

LOT 4 BLOCK 12 LAKE FOREST S/D U
320-313, DC 1401-399, LE 1401-78

MCDONALD ETHEL N
871 SW ALAMO DR
LAKE CITY, FL 32025

2026

31-3S-17-07944-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100		1,781	148,457
FGR	462	55		254	21,172
FOP	150	30		45	3,751
FST	147	55		81	6,752
TOTALS	2,540			2,161	180,133

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0258	PATIO	0	100	0	0		1.00 UT 0.00	0.00
3	0294	SHED WOOD/	0	100	8	10		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	2119.00	148.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,161	114.5000	128.24	277,127	1969	1969	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1781 HX Base Yr											
871 SW ALAMO DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0258	PATIO	0	100	0	0		1.00 UT 0.00	0.00
3	0294	SHED WOOD/	0	100	8	10		1.00 UT 0.00	0.00

TOTAL OB/XF									
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1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0258	PATIO	0	100	0	0		1.00 UT 0.00	0.00
3	0294	SHED WOOD/	0	100	8	10		1.00 UT 0.00	0.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY									
STANDARD									
Tax Group: 1									
Tax Dist:									
BUILDING MARKET VALUE									
180,133									
TOTAL MARKET OB/XF VALUE									
760									
TOTAL LAND VALUE - MARKET									
18,500									
TOTAL MARKET VALUE									
199,393									
SOH/AGL Deduction									
95,009									
ASSESSED VALUE									
104,384									
TOTAL EXEMPTION VALUE									
HX HB WX									
55,722									
BASE TAXABLE VALUE									
48,662									
TOTAL JUST VALUE									
199,393									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
199,393									
LAND:1:1: 90 X 138.91 + 3,991 SF.									
SALES DATA									
OFF RECORD									
Number									
DATE									
12/16/2019									
TYPE INST									
LE U									
V I									
I 14									
RSN CD									
100									
SALE PRICE									
1401/0782									
GRANTOR: ETHEL N MCDONALD (ENH									
GRANTEE: THOMAS H MCDONALD &									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W29 S5 W25 FST= W21 S7 E21 N7\$ S7 FGR= W21 S22 E21 N22\$									
S19 FOP= S6 E25 N6 W25\$ E25 S8 E29 N39\$.									