C DIV: S1/2 OF SE1/4 BLOCK 52.
622-708 & N1/2 OF SE1/4 BLOCK 52

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

**2026**

**00-00-00-12794-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

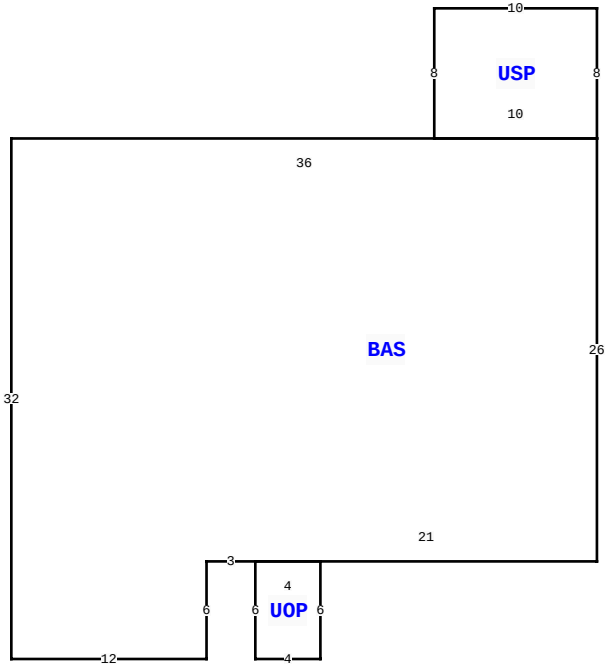
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 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 | 1200 | MXD RES/OFF/STO |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | | 1,008 | 67,584 |
| UOP | 24 | 20 | | 5 | 335 |
| USP | 80 | 35 | | 28 | 1,877 |
| TOTALS | 1,112 | | | 1,041 | 69,796 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,041 | 90.4800 | 103.15 | 107,379 | 1940 | 1940 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr




328 SW ALACHUA AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 110,768 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,459 |
| TOTAL MARKET VALUE | 131,227 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 131,227 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 131,227 |
| TOTAL JUST VALUE | 131,227 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,906 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 404 | MAINT/ALTR | 50 | 09/26/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1157/1677 | 9/02/2008 | QC | Q | V | 06 | 0 |

GRANTOR: THOMAS H MCDONALD
GRANTEE: ETHEL N MCDONALD

## BUILDING NOTES

## BUILDING DIMENSIONS

USP= N8 W10 S8 E10$ BAS= W36S32 E12 N6 E3 UOP= S6 E4 N6 W4$ E21 N26$.

## EXTRA FEATURES

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | *CG | 0.00 | 0.00 | 2,740.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 4,795 | | | | | | | |
| 2 | 1100 | C | STORE 1FLR | 0 | | 00 | 0.00 | 0.00 | 2,740.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 4,795 | | | | | | | |
| 3 | 1000 | C | VACANT COMME | 0 | | *CG | 0.00 | 0.00 | 6,211.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 10,869 | | | | | | | |

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.27 Total Land Value: 20,459 Market: 0 Agricultural: 0 Common: 20,459 PRINTED 05/08/2026 BY SYS

C DIV: S1/2 OF SE1/4 BLOCK 52.
622-708 & N1/2 OF SE1/4 BLOCK 52

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

**2026**

**00-00-00-12794-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 3 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

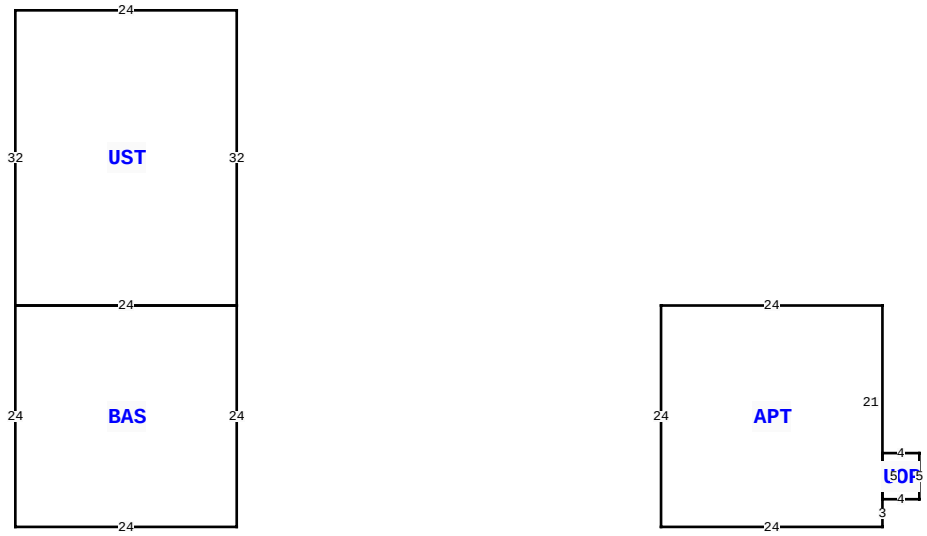
| | | | |
|---|---|---|---|
| DOR CODE | 1200 | MXD RES/OFF/STO | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 576 | 100 | | 576 | 16,131 |
| BAS | 576 | 100 | | 576 | 16,131 |
| UOP | 20 | 20 | | 4 | 112 |
| UST | 768 | 40 | | 307 | 8,598 |
| TOTALS | 1,940 | | | 1,463 | 40,972 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,463 | 80.0100 | 56.01 | 81,943 | 1945 | 1945 | 0 | 0 | 0 | 50.00 | 50.00 |

2 STORE RETL 0% - 0 Heated Area: 1152 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

328 SW ALACHUA AVE, LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 110,768 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,459 |
| TOTAL MARKET VALUE | 131,227 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 131,227 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 131,227 |
| TOTAL JUST VALUE | 131,227 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,906 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1157/1677 | 9/02/2008 | QC | Q | V | 06 | 0 |

GRANTOR: THOMAS H MCDONALD
GRANTEE: ETHEL N MCDONALD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N24 UST= N32 W24 S32 E24$ W24 S24 E24$ PTR=E46 APT= E24 N3 UOP= E4 N5 W4 S5$ N21 W24 S24$W46$.

## EXTRA FEATURES

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.27 Total Land Value: 20,459 Market: 0 Agricultural: 0 Common: 20,459 PRINTED 05/08/2026 BY SYS