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

BUILDING CHARACTERISTICS

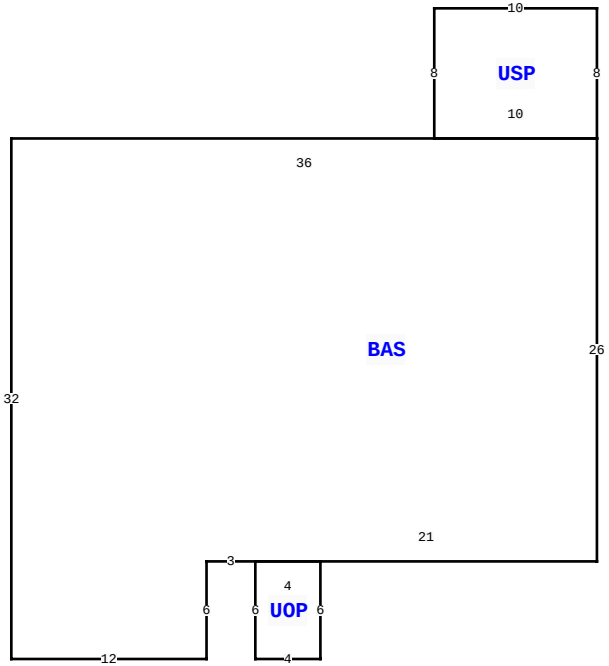
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	66,398
UOP	24	20		5	330
USP	80	35		28	1,845
TOTALS	1,112			1,041	68,572

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	101.34	105,495	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	106,032
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,459
TOTAL MARKET VALUE	126,491
SOH/AGL Deduction	0
ASSESSED VALUE	126,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,491
TOTAL JUST VALUE	126,491
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

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 06/22/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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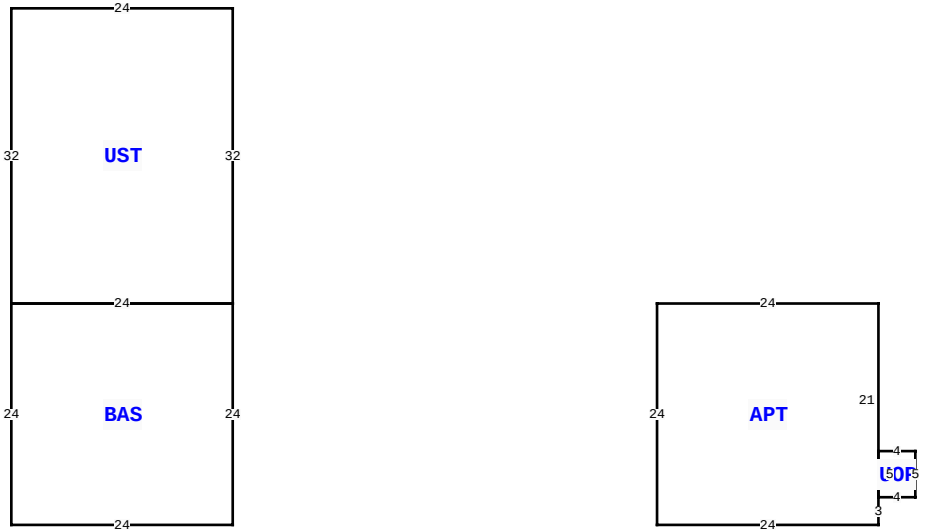
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1200	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	14,749
BAS	576	100		576	14,749
UOP	20	20		4	103
UST	768	40		307	7,861
TOTALS	1,940			1,463	37,460

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	51.21	74,920	1945	1945	0	0	0	50.00	50.00

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



328 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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$W46$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 06/22/2026 BY SYS