

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  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,781	100	
FGR	462	55	
FOP	150	30	
FST	147	55	
TOTALS	2,540		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								

  

Heated Area: 1781		HX Base Yr	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			183,349
TOTAL MARKET OB/XF VALUE			760
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			202,609
SOH/AGL Deduction			98,529
ASSESSED VALUE			104,080
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			47,669
TOTAL JUST VALUE			202,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,393
LAND:1:1: 90 X 138.91 + 3,991 SF.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2485	SFR	187	11/22/2011
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1401/0782	12/16/2019	LE U	I 14
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\$.			

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
1	0166	CONC, PAVMT	0	100	0	0			0.00	100	0	0	3	100	400	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	60	
3	0294	SHED WOOD/	0	100	8	10			0.00	100	1993	1993	3	100	300	
TOTAL OB/XF 760																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF	2119.00	148.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							