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

2027

31-3S-17-07944-000

BUILDING CHARACTERISTICS

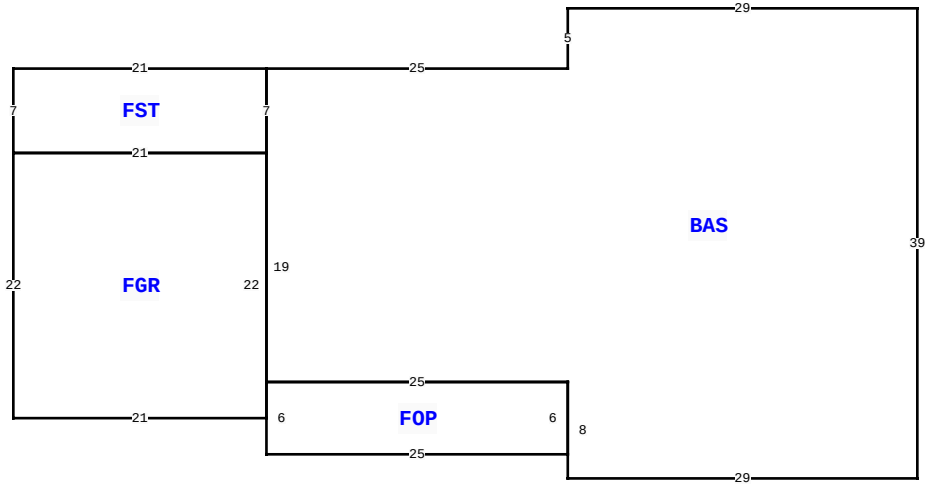
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	145,806
FGR	462	55		254	20,794
FOP	150	30		45	3,684
FST	147	55		81	6,631
TOTALS	2,540			2,161	176,916

MARKET ADJUSTMENTS

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	125.95	272,178	1969	1969	0	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		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,916
TOTAL MARKET OB/XF VALUE		760
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,176
SOH/AGL Deduction		88,974
ASSESSED VALUE		107,202
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		50,791
TOTAL JUST VALUE		196,176
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 / U	V / I	RSN CD	SALE PRICE
1401/0782	12/16/2019	LE	U	I	14	100

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$.

LAND DESCRIPTION

TOTAL OB/XF 760

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	100		RSF-2	119.00	148.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS