LOT 14 BLOCK 1 HOLLIDAY HEIGHTS REPLAT. 471-723, 667-633, 741-1050, DC 1186-2276,

WILLIAMS JONATHON
1209 NW DALIAN LN
LAKE CITY, FL 32055

**2026**

**31-3S-17-06115-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

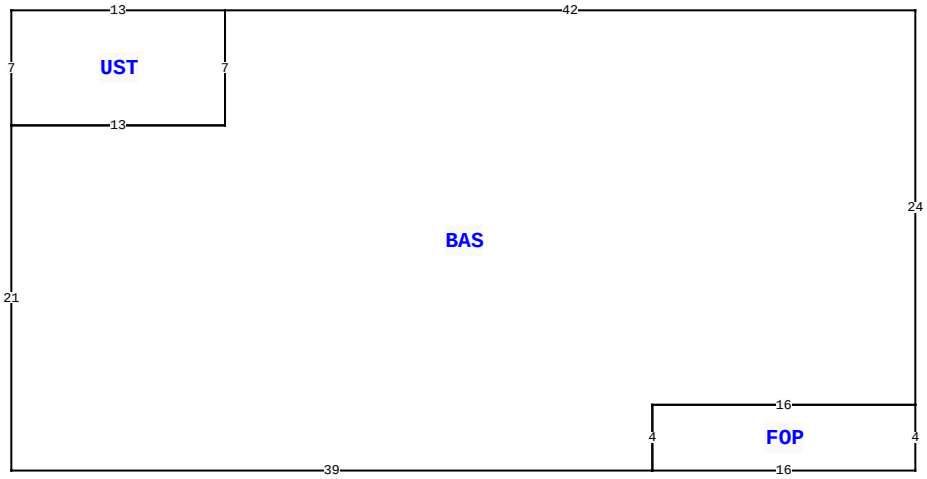
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,385 | 100 | | 1,385 | 120,589 |
| FOP | 64 | 30 | | 19 | 1,654 |
| UST | 91 | 45 | | 41 | 3,570 |
| TOTALS | 1,540 | | | 1,445 | 125,813 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,445 | 119.6000 | 133.95 | 193,558 | 1959 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1385 HX Base Yr 2019




1209 NW DALIAN LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 125,813 |
| TOTAL MARKET OB/XF VALUE | | 900 |
| TOTAL LAND VALUE - MARKET | | 11,385 |
| TOTAL MARKET VALUE | | 138,098 |
| SOH/AGL Deduction | | 38,940 |
| ASSESSED VALUE | | 99,158 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 48,436 |
| TOTAL JUST VALUE | | 138,098 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,098 |

SALE:2:1: LOT 14 BLOCK 1 HOLLIDAY HEIGHTS REPLAT.

SALE:1:1: LOT 14, BLOCK 1, HOLLIDAY HEIGHTS-DOT CH

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1335/0205 | 4/13/2017 | WD | Q | I | 01 | 104,000 |
| GRANTOR: DIANA BRADEN NKA DIAN | | | | | | |
| GRANTEE: JONATHON WILLIAMS | | | | | | |
| 1193/1927 | 4/30/2010 | WD | Q | I | 01 | 92,000 |
| GRANTOR: HENRY R KOPCIAL & NAN | | | | | | |
| GRANTEE: DIANA BRADEN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W42 UST= W13 S7 E13 N7$S7 W13 S21 E39 FOP= E16 N4 W16 S4$ N4 E16 N24$.

### 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 900

| 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-3 | 0.00 | 0.00 | 11,983.77 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 11,385 | | | | | | | |

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.28 Total Land Value: 11,385 Market: 0 Agricultural: 0 Common: 11,385 PRINTED 11/19/2025 BY SYS