LOT 1 & E1/2 OF LOT 2 BLOCK 2
HOLLIDAY HEIGHTS REPLAT.

BEATY JERRY R/BEATY CARMEN
1210 NW DALIAN LN
LAKE CITY, FL 32055

2026

31-3S-17-06127-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

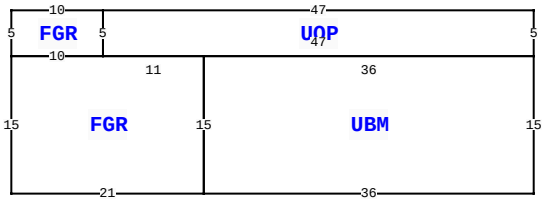
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

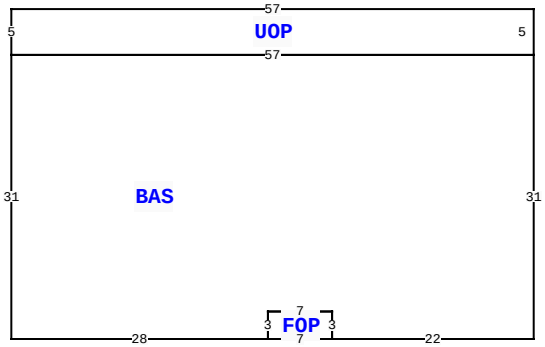
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100		1,746	140,466
FGR	50	55		28	2,253
FGR	315	55		173	13,918
FOP	21	30		6	483
UBM	540	20		108	8,689
UOP	235	20		47	3,781
UOP	285	20		57	4,586
TOTALS	3,192			2,165	174,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	110.5072	123.77	267,962	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1746 HX Base Yr 2014





1210 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		174,175
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		15,046
TOTAL MARKET VALUE		190,571
SOH/AGL Deduction		82,213
ASSESSED VALUE		108,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,636
TOTAL JUST VALUE		190,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/2551	7/26/2013	WD	Q	I	01	100,000

GRANTOR: DREWS T JOHNS & SARAH
GRANTEE: JERRY R & CARMEN BE

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N5 W57 S5 E57$ BAS= W57S31 E28 FOP= E7 N3 W7 S3$ N3 E7 S3 E22 N31$ PTR=N20 UBM= N15 UOP= N5 W47 S5 E47$ W36 FGR= W11 FGR= N5 W10 S5 E10$W10 S15 E21 N15$ S15 E36$ S20$.

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	750	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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-1	0.00	0.00	19,797.96	SF		1.00	1.00	0.80	0.95	0.76	15,046							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.45 Total Land Value: 15,046 Market: 0 Agricultural: 0 Common: 15,046 PRINTED 10/03/2025 BY SYS