W1/2 OF LOT 2, LOT 3 & E 45
FT OF LOT LOT 4 BLOCK 2
HOLLIDAY HEIGHTS REPLAT.

COLLINS THOMAS/COLLINS CYNTHIA
1250 NW DALIAN LN
LAKE CITY, FL 32055

2026

31-3S-17-06127-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

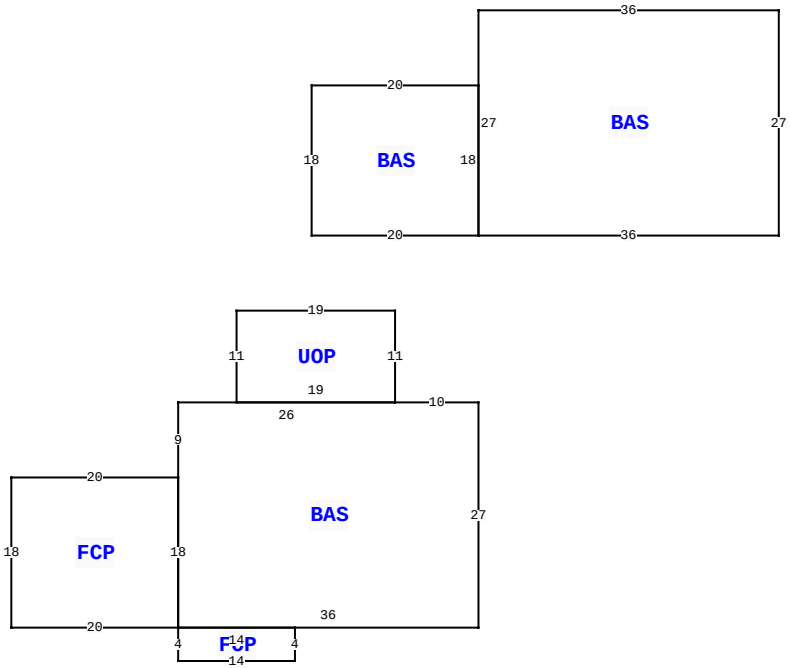
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	360	100		360	22,492
BAS	972	100		972	60,729
BAS	972	100		972	60,729
FCP	360	25		90	5,623
FOP	56	30		17	1,062
UOP	209	20		42	2,624
TOTALS	2,929			2,453	153,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	85.8211	96.12	235,782	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2304 HX Base Yr 2015



1250 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		153,258
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		16,267
TOTAL MARKET VALUE		170,425
SOH/AGL Deduction		73,283
ASSESSED VALUE		97,142
TOTAL EXEMPTION VALUE	HX HB 13	97,142
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044896	Solar Power Syste	56,312	04/04/2023
000044751	Electrical Servic	0	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0278	11/20/2014	WD	Q	I	01	95,500
GRANTOR: BRETT A HANLEY						
GRANTEE: THOMAS & CYNTHIA CO						
1258/1205	7/09/2013	WD	U	I	12	41,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BRETT A HANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N11 W19 S11 E19$ W26 S9 FCP= W20 S18 E20 N18$ S18 FOP= S4 E14 N4 W14$ E36 N27$ PTR=N20 BAS= N18 W20S18 E20$ BAS= E36 N27 W36 S27$ 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	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

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	-1 0.00	0.00	21,404.44	SF		1.00	1.00	0.80	0.95	0.76	16,267							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.49 Total Land Value: 16,267 Market: 0 Agricultural: 0 Common: 16,267 PRINTED 10/03/2025 BY SYS