ALL LOT 5 & THE W 45 FT OF LOT 4
HOLLIDAY HEIGHTS REPLAT.

STRAWDER ALMEDA
1276 NW DALIAN LANE
LAKE CITY, FL 32055

2026

31-3S-17-06129-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

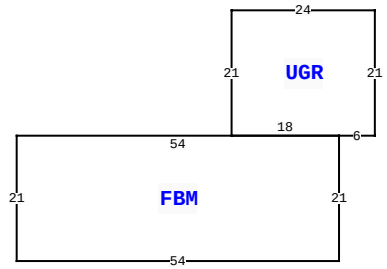
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

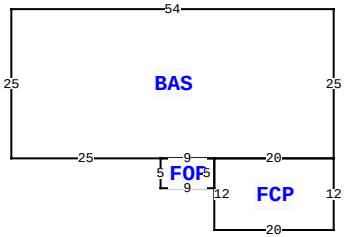
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	52,099
FBM	1,134	80		907	35,003
FCP	240	25		60	2,316
FOP	45	30		14	540
UGR	504	45		227	8,761
TOTALS	3,273			2,558	98,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,558	76.5696	85.76	219,374	1967	1967	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2014 Heated Area: 2484 HX Base Yr 2014





1276 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	98,718
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	13,708
TOTAL MARKET VALUE	113,026
SOH/AGL Deduction	48,512
ASSESSED VALUE	64,514
TOTAL EXEMPTION VALUE	HX HB 39,514
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	113,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047379	Roof Replacement	18,000	06/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/2302	9/20/2013	WD	Q	I	01	60,000
GRANTOR: SCOTT VINSON (SINGLE)						
GRANTEE: ALMEDA STRAWDER						
1192/1625	4/09/2010	WD	U	I	11	100
GRANTOR: DONALD A DOHRN						
GRANTEE: SCOTT VINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S25 E25 FOP= S5 E9 N5 W9$ E9 FCP= S12 E20 N12 W20$ E20 N25$ PTR=N30 FBM= E54 N21 UGR= E6 N21 W24 S21 E18$ W54 S21$ S30$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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	16,032.77	SF		1.00	1.00	0.90	0.95	0.86	13,708							

REVIEW DATE 08/01/2023 BY jerry Total Acres: 0.37 Total Land Value: 13,708 Market: 0 Agricultural: 0 Common: 13,708 PRINTED 10/03/2025 BY SYS