LOT 15 BLOCK 1 HOLLIDAY HEIGHTS
482-487, AG 1286-2652

LUNA JANIS MALDONADO/GOMEZ LAURISA MARIA
1225 NW DALIAN LN
LAKE CITY, FL 32055

2027

31-3S-17-06116-000

BUILDING CHARACTERISTICS

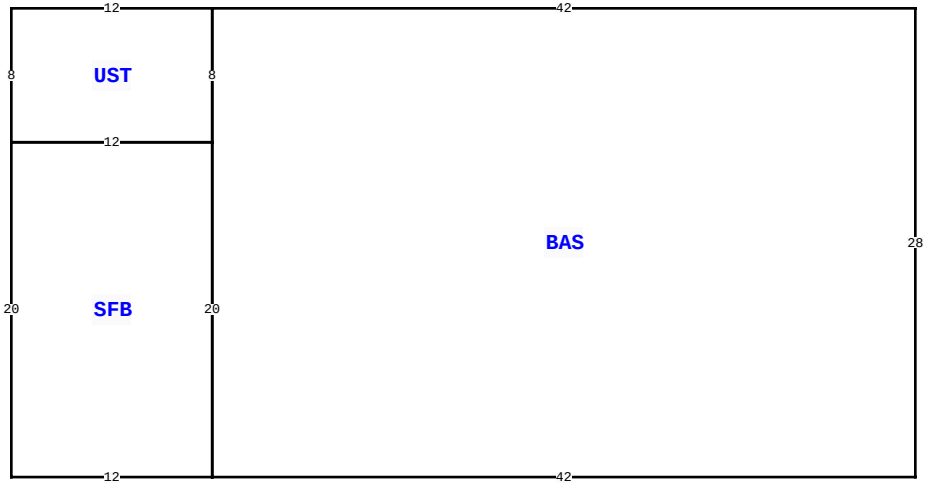
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,176	100		1,176	83,243
SFB	240	80		192	13,591
UST	96	45		43	3,044
TOTALS	1,512			1,411	99,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	99.0000	108.90	153,658	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1416 HX Base Yr 2026



1225 NW DALIAN LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,878
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	16,422
TOTAL MARKET VALUE	116,600
SOH/AGL Deduction	0
ASSESSED VALUE	116,600
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	65,189
TOTAL JUST VALUE	116,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045112	Roof Replacement	3,000	08/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/2652	12/29/2014	CD	U	I	40	65,000
GRANTOR: GLENN A & MARTHA JO K						
GRANTEE: JANIS MALDONADO LUN						
0435/0196	8/01/1979	03	Q	I		23,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W12 S8 E12 N8$S8 SFB= W12 S20 E12 N20$ S20 E42 N28$.

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	

LAND DESCRIPTION

TOTAL OB/XF 300

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	9,953.01	SF		1.00	1.00	1.10	1.50	1.65	16,422							

REVIEW DATE 04/27/2026 BY CM Total Acres: 0.23 Total Land Value: 16,422 Market: 0 Agricultural: 0 Common: 16,422 PRINTED 11/17/2026 BY SYS