

COMM SE COR OF NE1/4 OF SE1/4
RUN N 253 FT FOR POB, W 863.25
FT, N 253 FT, E 863.41 FT, S

SANDOVAL EDUARDO/SANDOVAL RAUL EDUARDO
458 SW OLD WIRE RD
LAKE CITY, FL 32024-5397

2026

11-5S-16-03564-004



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	28,273
BAS	2,585	100		2,585	243,616
FGR	300	55		165	15,550
FOP	30	30		9	848
FOP	330	30		99	9,330
FOP	600	30	2023	180	16,964

TOTALS 4,145 3,338 314,580

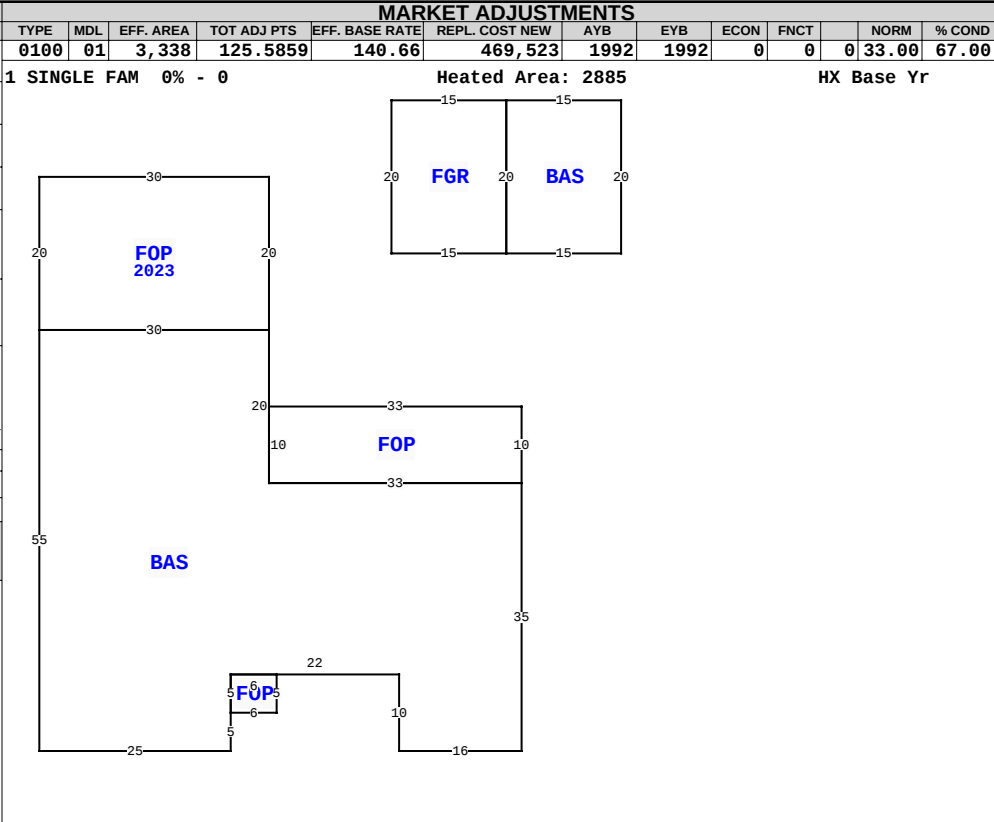
EXTRA FEATURES

L N	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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	1,364.00	UT	2.25	2.25	60	2010	2010	3	60	1,841	
3	0280	POOL R/CON	0	0	14	27	378.00	UT	70.00	70.00	100	2023	2022		95	25,137	
4	0166	CONC, PAVMT	0	0	0	0	1,074.00	UT	3.00	3.00	100	2023	2022		100	3,222	
5	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 12/02/2024 BY SYS



458 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
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5	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF 37,300

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	314,580
TOTAL MARKET OB/XF VALUE	37,300
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	406,880
SOH/AGL Deduction	0
ASSESSED VALUE	406,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,880
TOTAL JUST VALUE	406,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048745	Electrical Servic	0	11/28/2023
000044862	Swimming Pool and	86,250	07/01/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1398/2322	11/12/2019	WD	U	I	35
GRANTOR: BONICE D PHINNEY					
GRANTEE: EDUARDO SANDOVAL &					
1308/1127	1/25/2016	QC	U	I	11
GRANTOR: RANDALL ROBERT PHINNE					
GRANTEE: BONICE D PHINNEY					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S55 E25 N5 N5 E22 S10 E16 N35 W33 N20 \$
FOP=[ORIG=33,20] N10 W33 S10 E33 \$
BAS=[ORIG=46,-10] N20 W15 S20 E15 \$
FGR=[ORIG=31,-30] W15 S20 E15 N20 \$
FOP=[ORIG=-5,50] E6 N5 W6 S5 \$
FOP=[YR=2023;ORIG=-30,-20] E30 S20 W30 N20 \$
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