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

2027

11-5S-16-03564-004

BUILDING CHARACTERISTICS

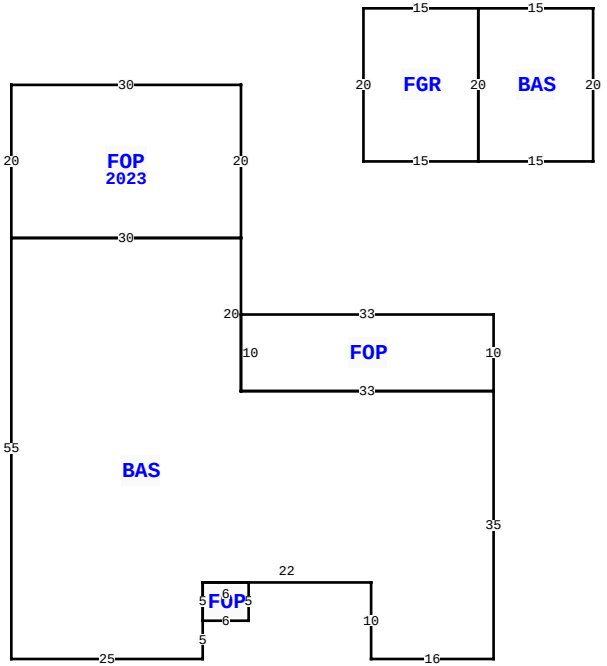
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	27,766
BAS	2,585	100		2,585	239,252
FGR	300	55		165	15,271
FOP	30	30		9	833
FOP	330	30		99	9,163
FOP	600	30	2023	180	16,660
TOTALS	4,145			3,338	308,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,338	125.5859	138.14	461,111	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 0 Heated Area: 2885 HX Base Yr



458 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	308,944
TOTAL MARKET OB/XF VALUE	37,300
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	406,244
SOH/AGL Deduction	0
ASSESSED VALUE	406,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,244
TOTAL JUST VALUE	406,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,880

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	SALE PRICE
1398/2322	11/12/2019	WD	U	I	35	369,900
GRANTOR: BONICE D PHINNEY						
GRANTEE: EDUARDO SANDOVAL &						
1308/1127	1/25/2016	QC	U	I	11	100
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 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 37,300

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS