

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

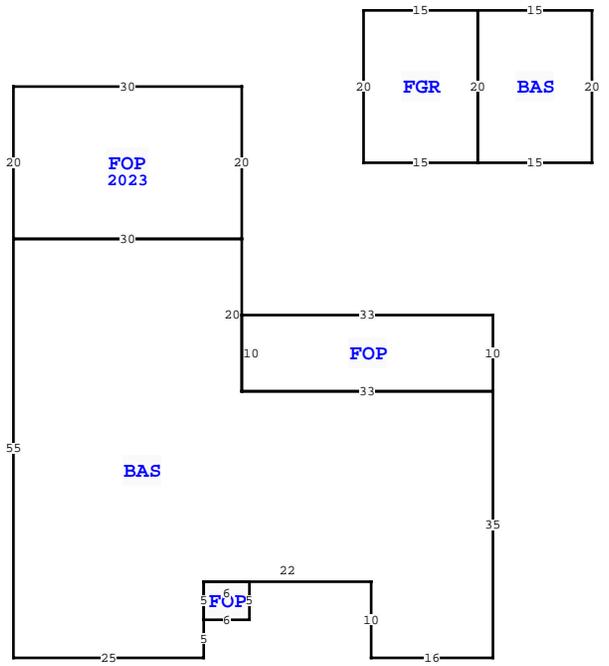
SANDOVAL EDUARDO/SANDOVAL RAUL EDUARDO  
 458 SW OLD WIRE RD  
 LAKE CITY, FL 32024-5397

**2026**

11-5S-16-03564-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	143.17	477,901	1992	1992	0	0	0	33.00	67.00		
1 SINGLE FAM 0% - 0 Heated Area: 2885 HX Base Yr														



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	28,777
BAS	2,585	100		2,585	247,963
FGR	300	55		165	15,827
FOP	30	30		9	864
FOP	330	30		99	9,497
FOP	600	30	2023	180	17,267
TOTALS	4,145			3,338	320,194

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	

TOTAL OB/XF													
37,300													

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	12,000.00	12,000.00	60,000							

TOTAL OB/XF													
37,300													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			320,194
TOTAL MARKET OB/XF VALUE			37,300
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			417,494
SOH/AGL Deduction			0
ASSESSED VALUE			417,494
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			417,494
TOTAL JUST VALUE			417,494
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	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													
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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 \$													