

COMM NE COR, RUN S 1965.70 FT FO  
 CONT S 341.64 FT, RUN W 660.54 F  
 FT, W 40.28 FT, N 84.64 FT, E 70

NADAL XOMIR L/NEGRON XASHLIE  
 1156 SW OLD WIRE RD  
 LAKE CITY, FL 32024

**2026**

14-5S-16-03612-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories		0 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	2026
UCP	1,152	20	2026
TOTALS	1,920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 768					HX Base Yr	2026

BAS 2026
UCP 2026

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				111,287	
TOTAL MARKET OB/XF VALUE				12,100	
TOTAL LAND VALUE - MARKET				65,260	
TOTAL MARKET VALUE				188,647	
SOH/AGL Deduction				0	
ASSESSED VALUE				188,647	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				137,236	
TOTAL JUST VALUE				188,647	
NCON VALUE				123,187	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				63,040	
SALE:2:1: 16.90 ACRES					
SALE:1:1: GIVING UP THIER UNDIV INT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
40402	ELECTRICAL	0	08/20/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/548	7/21/2023	QC	U	I	11	100
GRANTOR: NADAL XOMIR L						
GRANTEE: NADAL XOMIR L						
1402/0851	12/30/2019	WD	Q	V	01	43,000
GRANTOR: NORTH FLORIDA LAND GR						
GRANTEE: XOMIR L NADAL & EDD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100
5	0030	BARN, MT	0	100	30	26	780.00	UT	15.00	15.00	100

TOTAL OB/XF												12,100			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU		
1156 SW OLD WIRE RD, LAKE CITY															

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=2026;ORIG=-16,-10] E36 S32 W36 N32 \$											
BAS=[YR=2026;ORIG=-40,-10] E24 S32 W24 N32 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,100			
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	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260										