

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



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
00	N/A 0				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
03	CONC FINSH 100				
00	N/A 0				
03	CENTRAL 100				
03	FORCED AIR 100				
1	100				
1	100				
02	WOOD FRAME 100				
0	0 100				
0	0 100				
03	03 100				
01	01 100				
04	04				
0100	SINGLE FAMILY				
			02		
		14516.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2026	768	84,134
UCP	1,152	20	2026	230	25,197
TOTALS	1,920			998	109,331

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,331	
TOTAL MARKET OB/XF VALUE		12,100	
TOTAL LAND VALUE - MARKET		65,260	
TOTAL MARKET VALUE		186,691	
SOH/AGL Deduction		0	
ASSESSED VALUE		186,691	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		135,280	
TOTAL JUST VALUE		186,691	
NCON VALUE		121,231	
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		1156 SW OLD WIRE RD, LAKE CITY														
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	0296	SHED METAL	0	100	0	0		1.00	UT 200.00	100	2021	2020		100	200	
4	0296	SHED METAL	0	100	0	0		1.00	UT 200.00	100	2026	2025		100	200	
5	0030	BARN, MT	0	100	30	26		780.00	UT 15.00	100	2026	2025		100	11,700	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

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												
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							