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

2027

14-5S-16-03612-013

BUILDING CHARACTERISTICS

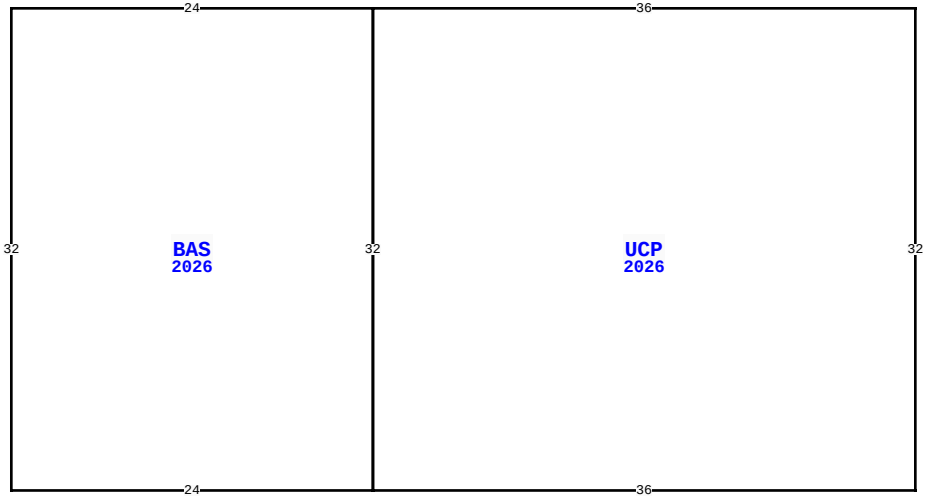
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2026	768	82,629
UCP	1,152	20	2026	230	24,746
TOTALS	1,920			998	107,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	998	97.8120	107.59	107,375	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 768 HX Base Yr 2026



1156 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
3	0030	BARN,MT	0	100	30	26	780.00	UT	15.00	15.00	100	2026	2025		100	11,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,375
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		184,735
SOH/AGL Deduction		0
ASSESSED VALUE		184,735
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,324
TOTAL JUST VALUE		184,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,691

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						

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

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	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 02/20/2026 BY CM Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS