

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

2024

11-5S-16-03564-004



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	11516.00 1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	24,956
BAS	2,585	100	2,585	215,037
FGR	300	55	165	13,725
FOP	30	30	9	749
FOP	330	30	99	8,235
FOP	600	30	180	14,974

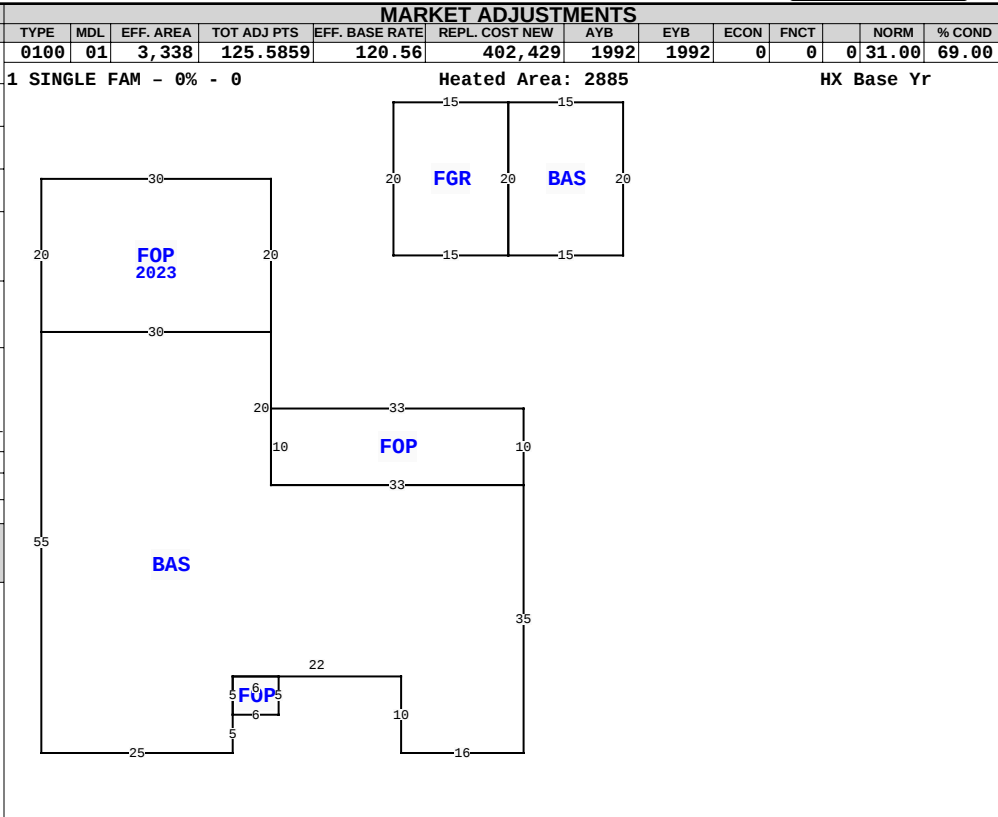
TOTALS	4,145	3,338	277,676
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EXTRA FEATURES

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		98	25,931	
4	0166	CONC, PAVMT	0	0	0	0	1,074.00	UT	3.00	3.00	100	2023	2022		100	3,222	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8,000.00	8,000.00	40,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	MLU

458 SW OLD WIRE RD, LAKE CITY

TOTAL OB/XF																	32,994
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,676
TOTAL MARKET OB/XF VALUE		32,994
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		350,670
SOH/AGL Deduction		0
ASSESSED VALUE		350,670
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		350,670
TOTAL JUST VALUE		350,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044862	Swimming Pool and	86,250	07/01/2022

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

SALES DATA

GRANTOR: BONICE D PHINNEY	
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GRANTEE: EDUARDO SANDOVAL &	
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1308/1127	1/25/2016	QC	U	I	11	100
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GRANTOR: RANDALL ROBERT PHINNE	
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GRANTEE: BONICE D PHINNEY	
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BUILDING NOTES

BUILDING DIMENSIONS	
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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 \$
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