LOT 21 VILLAGE WOOD S/D UNIT 1.
473-317, WD 1546-2720,

KHACHIGAN TRUST DATED AUGUST 13, 2025
362 NW STREAMSIDE COURT
LAKE CITY, FL 32055

2026

15-4S-17-08360-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

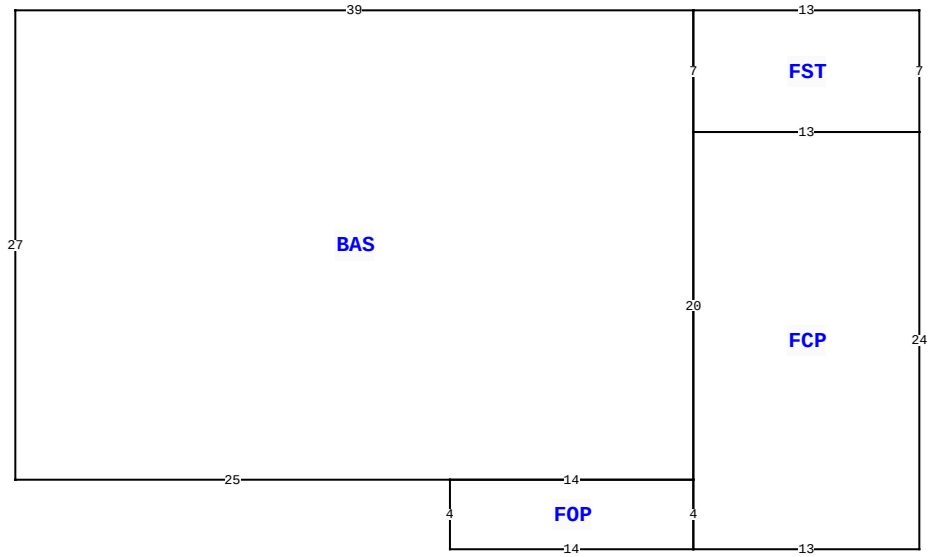
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	92,422
FCP	312	25		78	6,846
FOP	56	30		17	1,492
FST	91	55		50	4,389
TOTALS	1,512			1,198	105,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	120.5640	135.03	161,766	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1053 HX Base Yr



169 SE POLK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,148
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,498
SOH/AGL Deduction	0
ASSESSED VALUE	124,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,498
TOTAL JUST VALUE	124,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048380	Roof Replacement	6,350	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/2720	8/13/2025	WD	U	I	11	0
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: KHACHIGAN TRUST DAT						
0412/0313	6/01/1978	03	Q	I		28,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S27 E25 FOP= S4 E14 N4 W14$ E14 FCP= S4 E13 N24 W13 S20$ N20 FST= E13 N7W13 S7$ N7$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	0	9	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 850

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/11/2023 BY JS Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS