COMM AT NE COR OF E1/2 OF SE
1/4 OF SEC, RUN W 370.20 FT,
FOR POB, RUN S 1145.04 FT TO

**KHOMICH GRYGORIY**
2075 TOWNSHIP DRIVE
WOODSTOCK, GA 30189

**2026**

**20-2S-17-04755-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 20217.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

181 NE FROGS GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 43,000 |
| TOTAL LAND VALUE - MARKET | 77,000 |
| TOTAL MARKET VALUE | 120,000 |
| SOH/AGL Deduction | 10,675 |
| ASSESSED VALUE | 109,325 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 109,325 |
| TOTAL JUST VALUE | 120,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044787 | New Residential C | 75,000 | 06/24/2022 |
| 32492 | GARAGE | 261 | 11/25/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1122/2639 | 6/20/2007 | WD | Q | V | 03 | 112,000 |

GRANTOR: WG INVESTMENT PROP
GRANTEE: GRYGORIY KHOMICH

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0020 | BARN,FR | 0 | 0 | 36 | 100 | 3,600.00 | UT | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 100 | 36,000 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 43,000

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 15.40 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 77,000 | | | | | | | |

REVIEW DATE 11/25/2019 BY HC Total Acres: 15.40 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/14/2025 BY SYS