

PARCEL 2 BLOCK C BROOKSIDE S/D.
753-293, 781-2043, LE 1545-2732,

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

2026

35-3S-16-02576-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,306	100		3,306	264,809
FSP	256	40		102	8,170
FST	144	55		79	6,328
TOTALS	3,706			3,487	279,307

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
3	0060	CARPORT F	0	100	30	26	780.00	UT	4.50	4.50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.68	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,487	110.0242	123.23	429,703	1972	1980	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 3306 HX Base Yr													

362 NW STREAMSIDE CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,307	
TOTAL MARKET OB/XF VALUE		21,671	
TOTAL LAND VALUE - MARKET		25,200	
TOTAL MARKET VALUE		326,178	
SOH/AGL Deduction		120,669	
ASSESSED VALUE		205,509	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		154,787	
TOTAL JUST VALUE		326,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,178	

XFOB:3:1: AROUND POOL			
SALE:1:1: LOT 2 BLK C BROOKSIDE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
9872	POOL	60	06/22/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1546/2732	8/13/2025	LE U	I	I	14	100	
GRANTOR: KHACHIGAN GLENN A							
GRANTEE: KHACHIGAN TRUST DAT							
0781/2043	10/28/1993	WD Q	I			145,000	
GRANTOR: LINDA PAGE							
GRANTEE: GLENN A KHACHIGAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 FSP= N16 W16 S16 E16\$ W76 S30 E115 N24 FST= N6W24 S6E24\$ W24 N6\$.											