

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
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	1. 100			
Architectual Units	05	CONV 100 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	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	136,254
FCP	400	25		100	8,248
FST	160	55		88	7,258
UOP	256	20		51	4,206
TOTALS	2,468			1,891	155,967

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,891	113.2960	126.89	239,949	1963	1963	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1652 HX Base Yr												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			155,967
TOTAL MARKET OB/XF VALUE			440
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			174,907
SOH/AGL Deduction			0
ASSESSED VALUE			174,907
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,907
TOTAL JUST VALUE			174,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2722	8/13/2025	WD	U	I	11	100
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: KHACHIGAN TRUST DAT						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W40 UOP= N16 W16 S16 E16\$ W19 FST= W20 S8 E20N8\$S8 FCP= W20 S20 E20 N20\$S20 E59 N28\$.	

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
TOTAL OB/XF 440																	

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		*RSF	202.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							