LOT 71 CYPRESS LANDING S/D

WD 1030-1581, WD 1038-2129, WD 1

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

2027

06-4S-17-08028-171

BUILDING CHARACTERISTICS

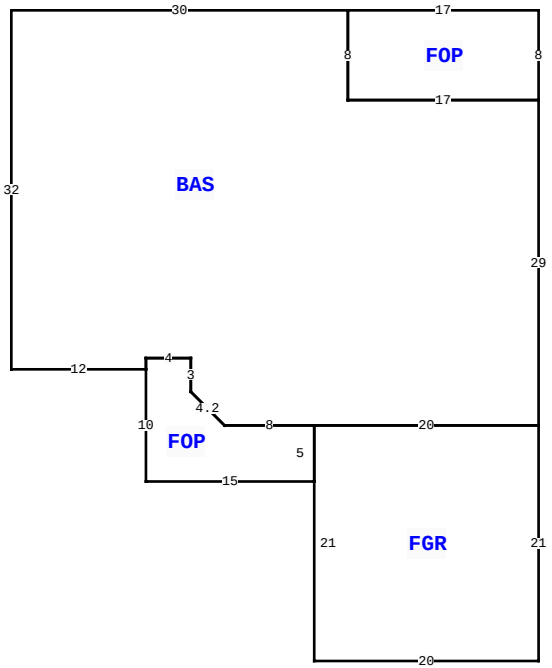
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	139,640
FGR	420	55		231	21,292
FOP	104	30		31	2,857
FOP	136	30		41	3,779
TOTALS	2,175			1,818	167,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	112.7000	123.97	225,377	2006	2006	0	0	0	25.65	74.35

1 SINGLE FAM 0% - 0 Heated Area: 1515 HX Base Yr



1466 SW INDIAN GLN, LAKE CITY

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

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	527.00	UT	2.50	2.50	100	2006	2006	3	100	1,318	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,568
TOTAL MARKET OB/XF VALUE	1,318
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	191,386
SOH/AGL Deduction	0
ASSESSED VALUE	191,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,386
TOTAL JUST VALUE	191,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,427

SALE:2:1: SALE IS FOR 12 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3575	SFR	486	01/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2724	8/13/2025	WD	U	I	11	100
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: KHACHIGAN TRUST DAT						
1086/0527	6/07/2006	WD	Q	I		166,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: GLENN & MARTHA JO K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S10 E15 N5 W8 U3 L3 N3 W4 S1 $ N1 E4 S3 R3 D3 E8 FGR= S21 E20 N21 W20$ E20 N29 FOP= N8 W17 S8 E17$ W17 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,318

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/26/2016 BY DF Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS