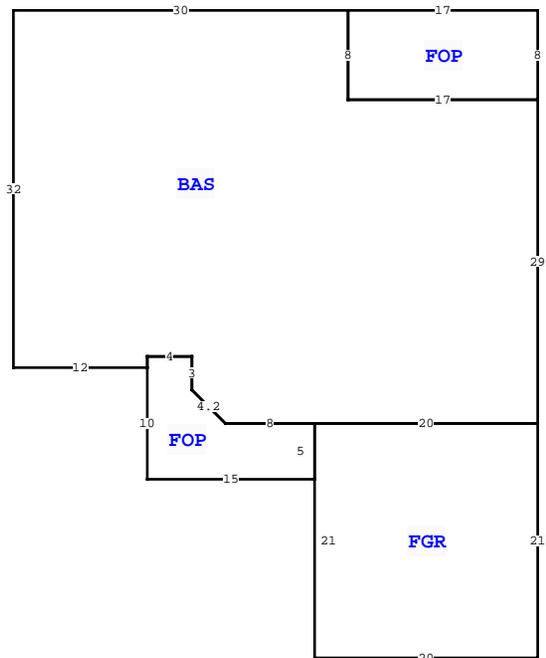


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	144,720
FGR	420	55		231	22,066
FOP	104	30		31	2,961
FOP	136	30		41	3,917
<b>TOTALS</b>	<b>2,175</b>			<b>1,818</b>	<b>173,664</b>

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		2.50	100	2006	2006	3	100	1,318	

EXTRA FEATURES	
TOTALS	2,175

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			173,664
TOTAL MARKET OB/XF VALUE			1,318
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			197,482
SOH/AGL Deduction			0
ASSESSED VALUE			197,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,482
TOTAL JUST VALUE			197,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,525

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							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							