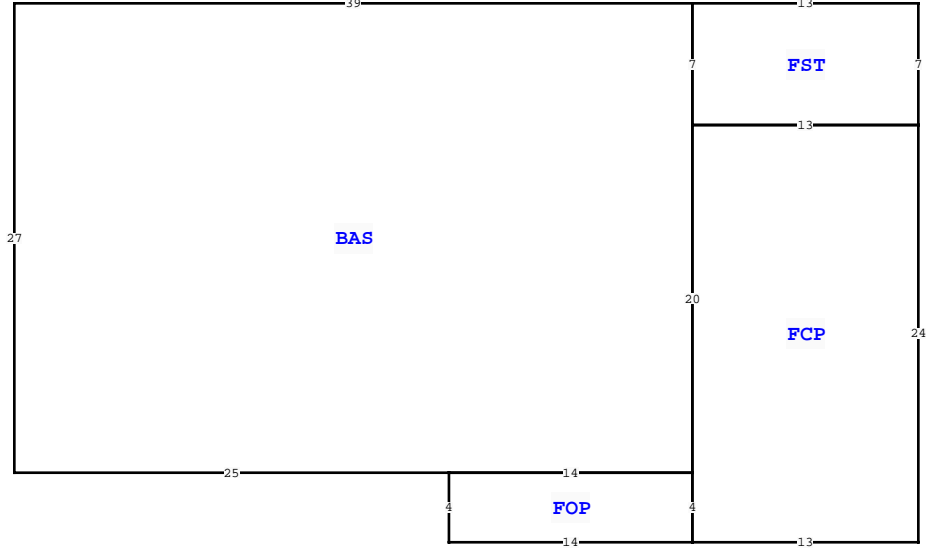


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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									



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			105,148
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			124,498
SOH/AGL Deduction			0
ASSESSED VALUE			124,498
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,498
TOTAL JUST VALUE			124,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,498

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	92,422
FCP	312	25		78	6,846
FOP	56	30		17	1,492
FST	91	55		50	4,389
TOTALS	1,512			1,198	105,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048380	Roof Replacement	6,350	10/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2720	8/13/2025	WD	U	I	11	0
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: KHACHIGAN TRUST DAT						
0412/0313	6/01/1978	03	Q	I		28,100
GRANTOR:						
GRANTEE:						

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	400	
2	0294	SHED WOOD/	0	0	9	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

TOTAL OB/XF										
										850
BLD DATE										LGL DATE
XF DATE										LAND DATE
INC DATE										AG DATE
169 SE POLK LN, LAKE CITY										04/21/2023 MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W39 S27 E25 FOP= S4 E14 N4 W14\$ E14 FCP= S4 E13 N24 W13 S20\$ N20 FST= E13 N7W13 S7\$ N7\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							