

COMM AT NE COR OF E1/2 OF SE  
1/4 OF SEC, RUN W 370.20 FT,  
FOR POB, RUN S 1145.04 FT TO

KHOMICH GRYGORIY  
2075 TOWNSHIP DRIVE  
WOODSTOCK, GA 30189

**2026**

20-2S-17-04755-006  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																		
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> TOTAL MARKET OB/XF VALUE 43,000 TOTAL LAND VALUE - MARKET 77,000 TOTAL MARKET VALUE 120,000 SOH/AGL Deduction 10,675 ASSESSED VALUE 109,325 TOTAL EXEMPTION VALUE 0 <b>BASE TAXABLE VALUE</b> 109,325 TOTAL JUST VALUE 120,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,000																																																		
DOR CODE		0700 MISC IMPROVED																				<b>PERMIT NUM</b> 000044787 New Residential C AMT 75,000 ISSUED 12/03/2025 32492 GARAGE AMT 261 ISSUED 11/25/2014																																																
MAP NUM		MKT AREA		03																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1122/2639 6/20/2007 WD Q V 03 112,000 GRANTOR: WG INVESTMENT PROP GRANTEE: GRYGORIY KHOMICH																																																		
NEIGHBORHOOD/LOC		20217.00		1.00/																<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																	
<b>TOTALS</b> 181 NE FROGS GLN, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU																																																																						
<b>EXTRA FEATURES</b> <table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0020</td> <td>BARN,FR</td> <td>0</td> <td>0</td> <td>36</td> <td>100</td> <td></td> <td>10.00</td> <td>10.00</td> <td>100</td> <td>2019</td> <td>2019</td> <td>3</td> <td>100</td> <td>36,000</td> <td></td> </tr> <tr> <td>2</td> <td>9945</td> <td>Well/Sept</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>7,000.00</td> <td>7,000.00</td> <td>100</td> <td></td> <td></td> <td>3</td> <td>100</td> <td>7,000</td> <td></td> </tr> </tbody> </table>																				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	0020	BARN,FR	0	0	36	100		10.00	10.00	100	2019	2019	3	100	36,000		2	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000	
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2	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000																																																							
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										43,000																																																		
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	0700	C	MISC RES	0		A-1	0.00	0.00	15.40	AC		1.00	1.00	1.00	5,000.00	5,000.00	77,000																																																					
<b>REVIEW DATE</b> 11/25/2019 <b>BY</b> HC Total Acres: 15.40 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 <b>PRINTED 03/25/2026 BY SYS</b>																																																																						