

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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE 43,000 TOTAL LAND VALUE - MARKET 92,400 TOTAL MARKET VALUE 135,400 SOH/AGL Deduction 26,075 ASSESSED VALUE 109,325 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 109,325 TOTAL JUST VALUE 135,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,000											
DOR CODE		0700 MISC IMPROVED																				PERMIT NUM 000044787 New Residential C AMT 75,000 ISSUED 12/03/2025 32492 GARAGE AMT 261 ISSUED 11/25/2014									
MAP NUM		20217.00 1.00/																				SALES DATA 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/																				BUILDING NOTES BUILDING DIMENSIONS									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS		181 NE FROGS GLN, LAKE CITY								BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/18/2026 MLU															
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	3,600.00	UT	10.00	10.00	100	2019	2019	3	100	36,000																	
2	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
TOTAL OB/XF 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	6,000.00	6,000.00	92,400														
REVIEW DATE 11/25/2019 BY HC Total Acres: 15.40 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 06/10/2026 BY SYS																															