

PARCEL 2 BLOCK C BROOKSIDE S/D.
753-293, 781-2043, LE 1545-2732,

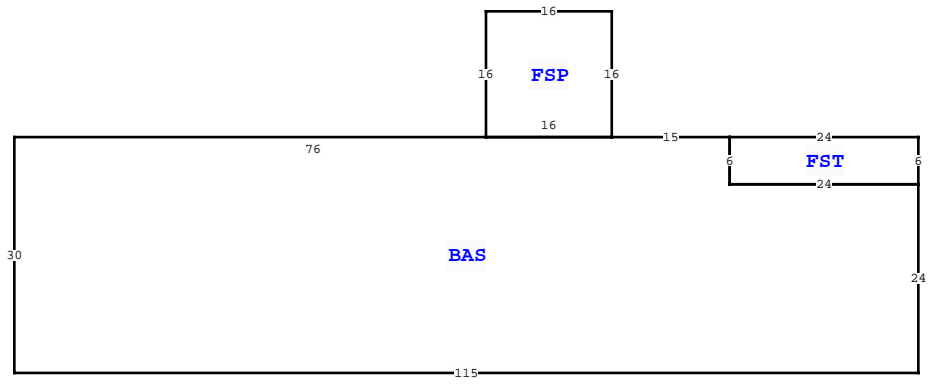
KHACHIGAN TRUST DATED AUGUST 13, 2025
362 NW STREAMSIDE COURT
LAKE CITY, FL 32055

2026

35-3S-16-02576-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0									
Heated Area: 3306 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,306	100		3,306	264,809
FSP	256	40		102	8,170
FST	144	55		79	6,328
TOTALS	3,706			3,487	279,307

NEIGHBORHOOD/LOC		35316.020 1.00/	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0258	PATIO	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	325	
2	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	100	1995	1995	3	40	14,336	
3	0060	CARPORT F	0	100	30	26		780.00	UT 4.50	100	2009	2009	3	100	3,510	
4	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2017	2017	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,500	
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 800.00	100	2024	2023		100	800	

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	100			0.00	0.00	1.68	AC		1.00	1.00	1.00	15,000.00	15,000.00	25,200							

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	279,307		
TOTAL MARKET OB/XF VALUE	21,671		
TOTAL LAND VALUE - MARKET	25,200		
TOTAL MARKET VALUE	326,178		
SOH/AGL Deduction	121,268		
ASSESSED VALUE	204,910		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	153,499		
TOTAL JUST VALUE	326,178		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	326,178		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054709	Electrical Servic		12/18/2025
9872	POOL	60	06/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2732	8/13/2025	LE U		I	14	100

GRANTOR: KHACHIGAN GLENN A
GRANTEE: KHACHIGAN TRUST DAT

0781/2043	10/28/1993	WD Q	I		145,000
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GRANTOR: LINDA PAGE
GRANTEE: GLENN A KHACHIGAN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= N16 W16 S16 E16\$ W76 S30 E115 N24 FST= N6W24 S6E24\$ W24 N6\$.