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

2027

35-3S-16-02576-003

BUILDING CHARACTERISTICS

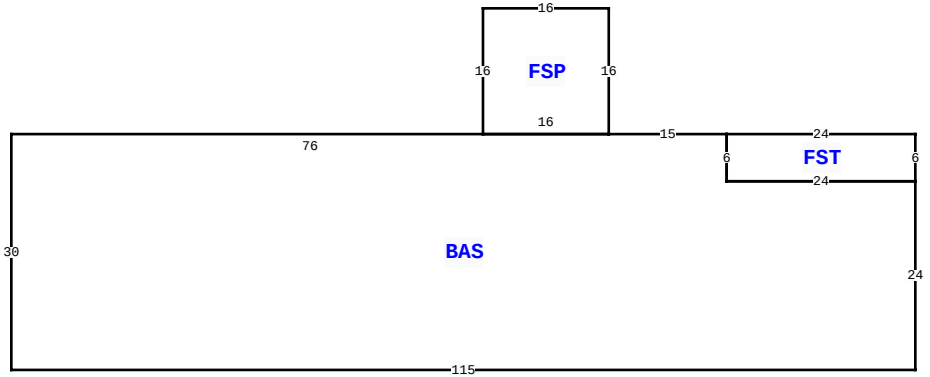
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,306	100		3,306	260,081
FSP	256	40		102	8,024
FST	144	55		79	6,215
TOTALS	3,706			3,487	274,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,487	110.0242	121.03	422,032	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3306 HX Base Yr



362 NW STREAMSIDE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,321
TOTAL MARKET OB/XF VALUE		21,671
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		321,192
SOH/AGL Deduction		110,135
ASSESSED VALUE		211,057
TOTAL EXEMPTION VALUE	HX HB 13	211,057
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		321,192
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
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$.

LAND DESCRIPTION

TOTAL OB/XF 21,671

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.68 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/16/2026 BY SYS