



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	264,809
FSP	256	40		102	8,170
FST	144	55		79	6,328

TOTALS 3,706 3,487 279,307

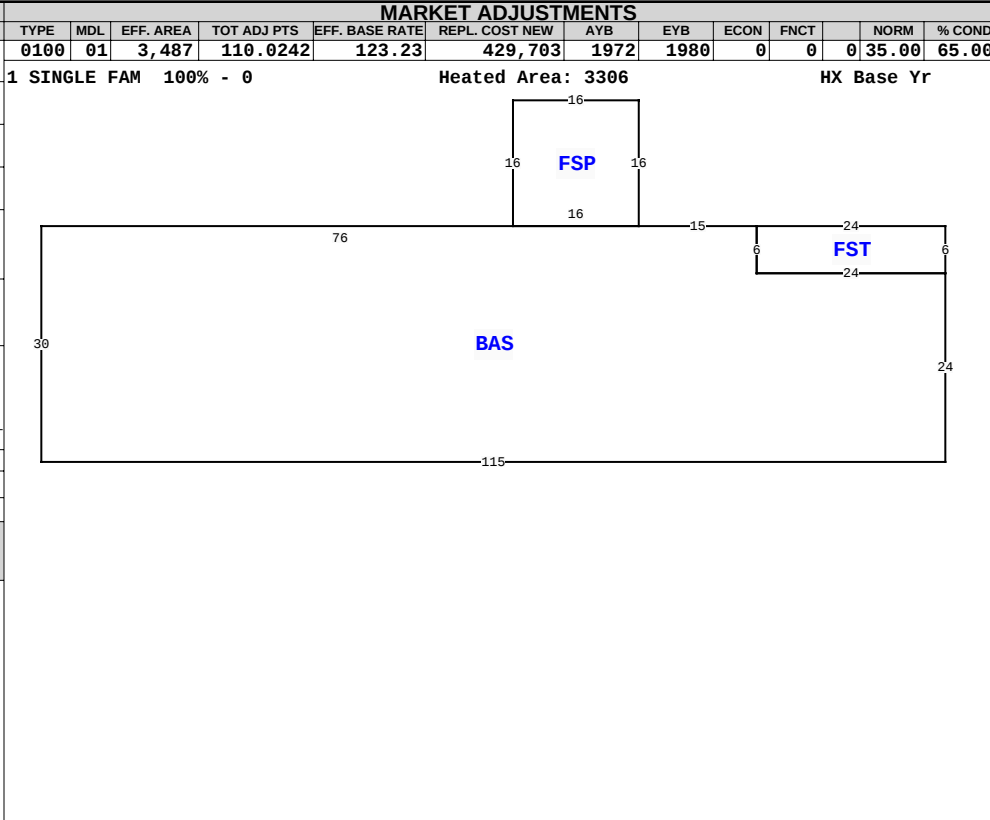
EXTRA FEATURES

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	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	

LAND DESCRIPTION

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							

REVIEW DATE 07/12/2023 BY JB



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

TOTAL OB/XF																21,671
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TOTAL OB/XF																21,671
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Total Acres: 1.68 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
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		120,669
ASSESSED VALUE		205,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,787
TOTAL JUST VALUE		326,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,178

XFOB:3:1: AROUND POOL

SALE:1:1: LOT 2 BLK C BROOKSIDE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	
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BAS= W15 FSP= N16 W16 S16 E16\$ W76 S30 E115 N24 FST= N6W24 S6E24\$ W24 N6\$.

BUILDING DIMENSIONS	
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