

LOT 6 UNIT 4 MAY-FAIR S/D.  
JTWRS ORB 942-119, QC 1001-2797,

BLIZZARD SUSAN/BLIZZARD JOHNNY  
818 SMOKEY BAY WAY, SUITE 120  
HOMER, AK 99603

2026

02-4S-16-02911-406



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 70  |
| Exterior Wall            | 31 | VINYL SID 30   |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 90      |
| Interior Floor           | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectural            | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 05   | 05            |
| DOR CODE | 0100 | SINGLE FAMILY |

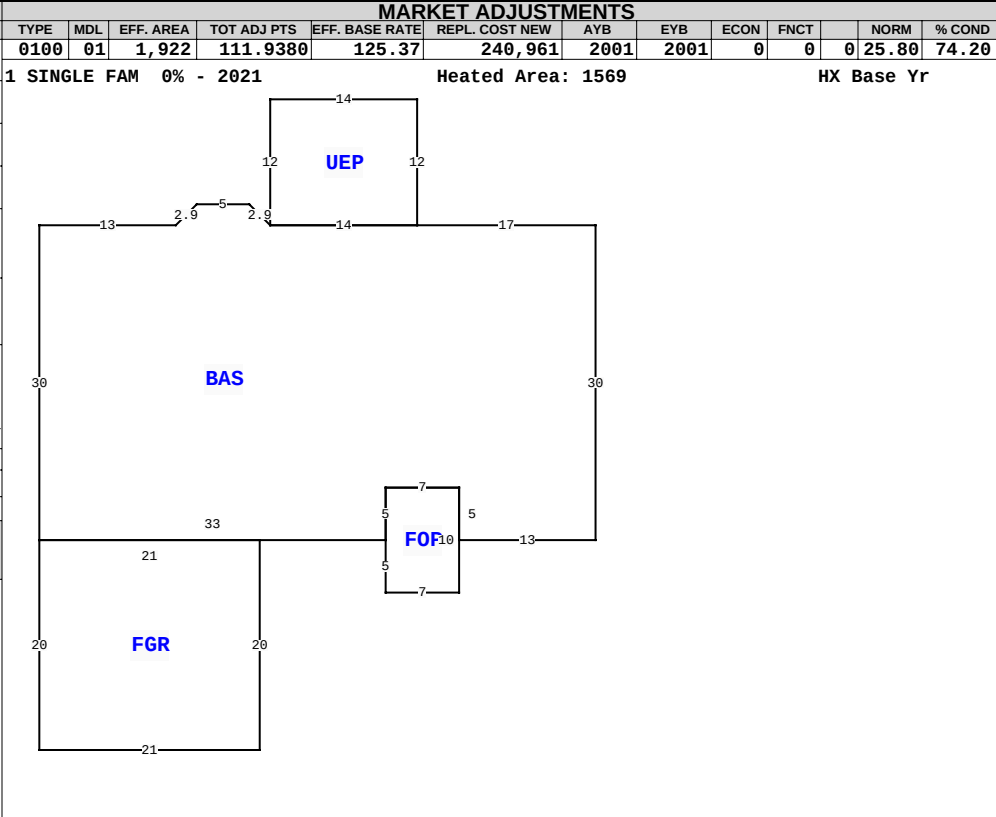
|                  |           |          |    |
|------------------|-----------|----------|----|
| MAP NUM          |           | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 2416.0300 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,569            | 100         |      | 1,569        | 145,956              |
| FGR       | 420              | 55          |      | 231          | 21,488               |
| FOP       | 70               | 30          |      | 21           | 1,954                |
| UEP       | 168              | 60          |      | 101          | 9,395                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,227 |  |  | 1,922 | 178,793 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0 | 857.00 | UT | 1.50  | 1.50           |       |
| 2              | 0120       | CLFENCE 4   | 0   | 0   | 27 | 8 | 216.00 | UT | 4.50  | 4.50           |       |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0  | 0 | 1.00   | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0100     | C   | SFR                  | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT        |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/03/2025 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,258       |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 178,793   |  |
| TOTAL MARKET OB/XF VALUE  |  | 3,258     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 217,051   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 217,051   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 217,051   |  |
| TOTAL JUST VALUE          |  | 217,051   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 219,629   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 19122      | ADDN SFR    | 50  | 01/16/2002 |
| 17912      | SFR         | 355 | 02/07/2001 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1250/0677                    | 2/27/2013 | QC        | U   | I   | 11     |
| GRANTOR: SUSAN BLIZZARD      |           |           |     |     |        |
| GRANTEE: SUSAN BLIZZARD & JO |           |           |     |     |        |
| 1249/1305                    | 2/12/2013 | QC        | U   | I   | 11     |
| GRANTOR: SUSAN BLIZZARD      |           |           |     |     |        |
| GRANTEE: SUSAN BLIZZARD      |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W17 UEP= N12 W14 S12 E14\$ W14 L2 U2 W5 D2 L2 W13 S30<br>FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 N30\$. |  |  |  |  |  |  |  |  |  |  |  |