LOT 31 BROTHERS WELCOME AIRPARK.
ORB 721-426, 752-163, 871-961, W

GRANBERRY PHILIP G/GRANBERRY GLORIA J
3728 HELEVETIA DR
ANCOARGE, AK 99508

2026

12-4S-16-02935-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

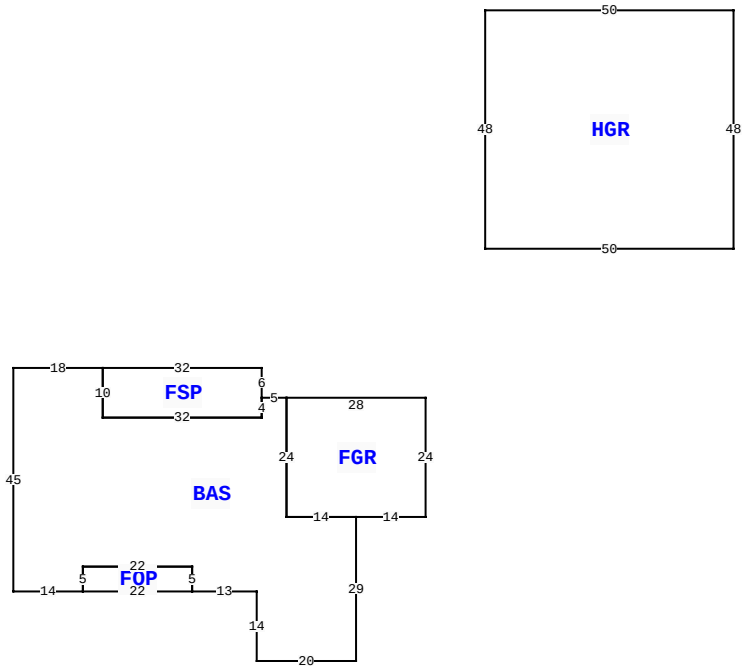
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,505	100		2,505	277,961
FGR	672	55		370	41,056
FOP	110	30		33	3,662
FSP	320	40		128	14,203
HGR	2,400	45		1,080	119,840
TOTALS	6,007			4,116	456,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,116	119.3682	133.69	550,268	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 2505 HX Base Yr



390 SW CESSNA CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	456,722
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	498,222
SOH/AGL Deduction	0
ASSESSED VALUE	498,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,222
TOTAL JUST VALUE	498,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26976	SFR	1,036	05/06/2008
26978	PLANE HNGR	480	05/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2750	3/31/2014	WD	Q	I	01	350,000
GRANTOR: FREDRICK J H & LEE AN						
GRANTEE: PHILIP G & GLORIA J						
1147/1656	4/04/2008	WD	Q	V	03	100,000
GRANTOR: DOORNEWEERD						
GRANTEE: FREDRICK & LEE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N6 W32 S10 E32 N4$ S4 W32 N10 W18 S45 E14 FOP= E22 N5 W22 S5$ N5 E22 S5 E13 S14 E20 N29 FGR= E14 N24 W28 S24 E14$ W14 N24$ PTR= N30 E40 HGR= E50 N48 W50 S48$ S30 W40$.

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	0166	CONC,PAVMT	0	0	0	0	3,095.00	UT	3.00	3.00	70	2008	2008	3	70	6,500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/02/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS