

LOT 43 BROTHERS WELCOME AIRPARK.
723-735, 906-728, WD 1462-862,

ELLIS JAMES F
3131 N LAZY EIGHT CT
WASILLA, AK 99654

2026

12-4S-16-02935-045



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	12416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,512	100
FOP	160	30
HGR	2,880	45
PTO	320	5
TOTALS	5,872	

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	3,120.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,872	114.3135	128.03	495,732	2004	2004	0	0	26.25	73.75	
1 SINGLE FAM 0% - 2023 Heated Area: 2512 HX Base Yr												
TOTALS	5,872		3,872	365,602								

375 SW CESSNA CT, LAKE CITY	BLD DATE		LGL DATE	04/03/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	365,602		
TOTAL MARKET OB/XF VALUE	6,240		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	406,842		
SOH/AGL Deduction	0		
ASSESSED VALUE	406,842		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	406,842		
TOTAL JUST VALUE	406,842		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	413,039		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18289	SFR	890	05/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/862	3/17/2022	WD	Q	I	01	350,000
GRANTOR: RANKIN PHILIP G						
GRANTEE: ELLIS JAMES F						
0906/0728	7/10/2000	WD	Q	V		29,000
GRANTOR: RONALD JOHNSON						
GRANTEE: PHILIP RANKIN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 S68 E18 FOP= S10 E16 N10 W16\$ E34 N36 W32 N32\$ HGR= S32 E60 N48 W60 S16\$ PTO= N16 W20 S16 E20\$.									