BEG 855 FT N OF SE COR OF NW1/4
RUN N 295 FT, W TO SR-47, SW 301
POB. AKA TRACT # 4.

TRISKAL LLC
1231 WEST NORTHERN LIGHTS BLVD, #911
ANCHORAGE, AK 99503

2026

19-4S-17-08496-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

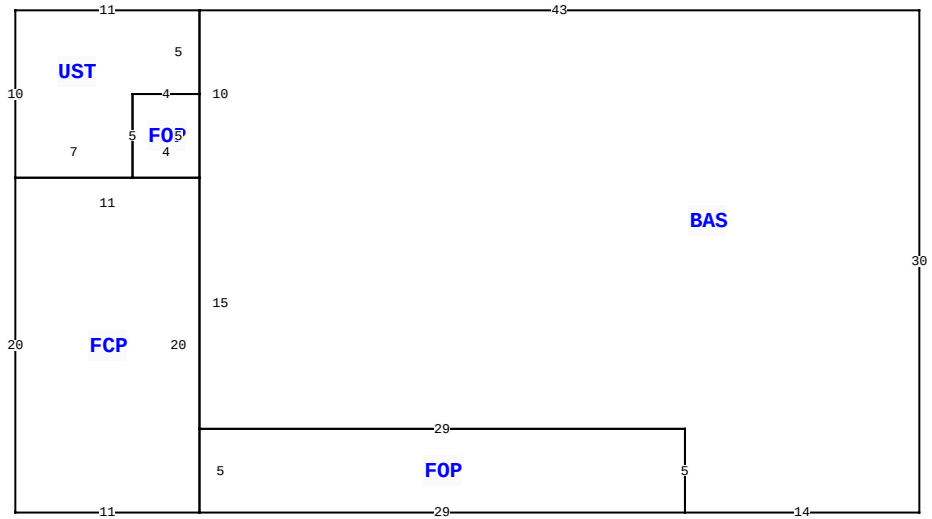
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100		1,145	78,250
FCP	220	25		55	3,759
FOP	20	30		6	410
FOP	145	30		44	3,007
UST	90	45		40	2,734
TOTALS	1,620			1,290	88,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,290	93.8790	105.14	135,631	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1145 HX Base Yr



2751 SW STATE ROAD 47 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,160
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	389,710
SOH/AGL Deduction	0
ASSESSED VALUE	389,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,710
TOTAL JUST VALUE	389,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044520	Roof Replacement	10,000	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1167	2/21/2024	WD	Q	I	01	485,000
GRANTOR: HIGH POINT SOUTH, LLC						
GRANTEE: TRISKAL LLC						
1463/1076	3/17/2022	WD	U	I	11	100
GRANTOR: REISSENER NANCY R						
GRANTEE: HIGH POINT SOUTH, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UST= W11 S10 E7 FOP= E4 N5 W4 S5$ N5 E4 N5$ S10 FCP= W11 S20 E11 N20$ S15 FOP= S5 E29 N5 W29$ E29 S5 E14 N30$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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		RMF-1	0.00	0.00	10.00	AC		1.00	1.00	0.60	50,000.00	30,000.00	300,000							

REVIEW DATE 04/22/2024 BY TP Total Acres: 10.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 11/11/2025 BY SYS