

LOT 17 LAKE JEFFERY PHASE 1.
783-131, 798-1147, 1148, WD 1044

WEBB ROBERT ARTHUR JR/WEBB FLORENCE SUSAN
P O BOX 592
WARD COVE, AK 99928

2026

23-3S-16-02272-018



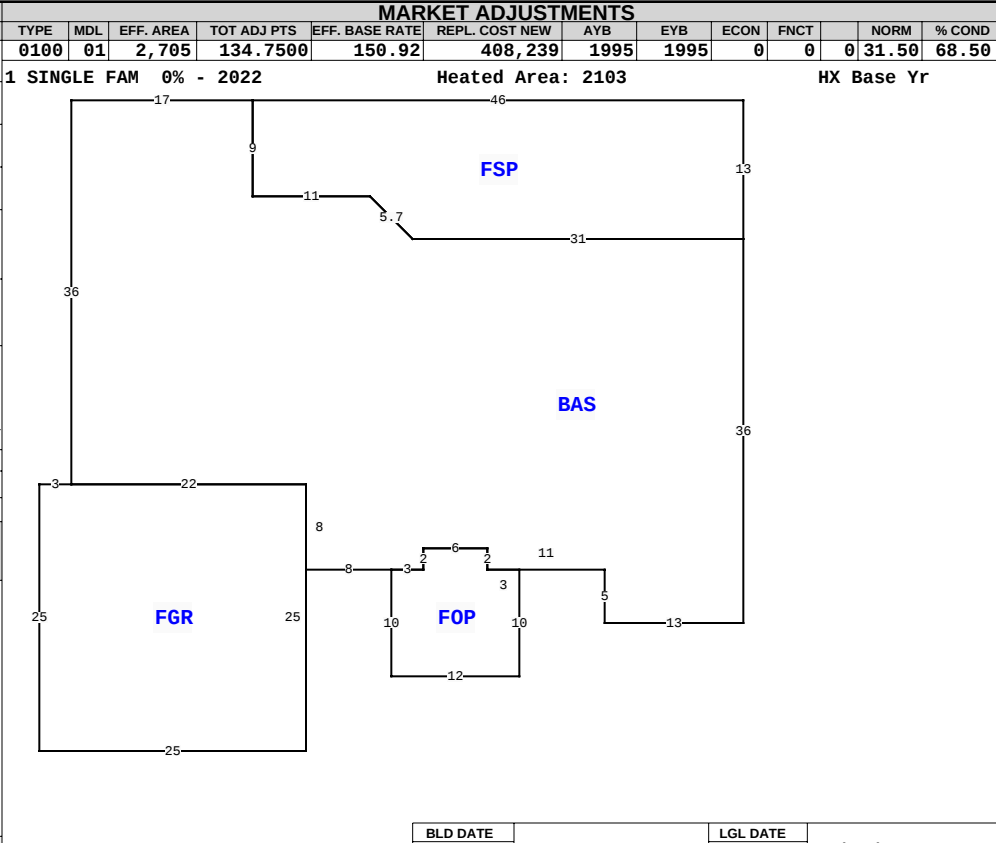
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC					
23316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,103	100		2,103	217,409
FGR	625	55		344	35,562
FOP	132	30		40	4,135
FSP	546	40		218	22,537
TOTALS	3,406			2,705	279,644

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0294	SHED WOOD/	0	0	0	0	182.00	UT	3.50
3	0166	CONC, PAVMT	0	0	0	0	1,643.00	UT	1.50
4	0252	LEAN-TO W/	0	0	6	14	84.00	UT	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-	2109.00	300.00	1.00



TOTAL OB/XF									
5,270									
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1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0294	SHED WOOD/	0	0	0	0	182.00	UT	3.50
3	0166	CONC, PAVMT	0	0	0	0	1,643.00	UT	1.50
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,644	
TOTAL MARKET OB/XF VALUE		5,270	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		319,914	
SOH/AGL Deduction		0	
ASSESSED VALUE		319,914	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		319,914	
TOTAL JUST VALUE		319,914	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		324,200	

SALE:3:1: RICHMOND ASSETS - 13 PARCELS
SALE:2:1: 1/2 INT LOT 17 LAKE JEFFERY-SEE 798-1147
SALE:1:1: 1/2 INTEREST LOT 17 LAKE JEFFERY-SEE PG1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30959	MAINT/ALTR	45	04/18/2013
9445	SFR	345	03/13/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1428/1365	1/14/2021	WD	Q	I	01	280,000	
GRANTOR: ADAMS JOHN PRENTISS &							
GRANTEE: WEBB ROBERT ARTHUR							
1252/1002	4/03/2013	WD	Q	I	01	205,000	
GRANTOR: GEORGE PRIDGEON JR &							
GRANTEE: JOHN PRENTISS ADAMS							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W17 S36 FGR= W3 S25 E25N25 W22\$ E22 S8 E8 FOP= S10 E12 N10 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E11 S5 E13 N36 FSP= N13 W46 S9 E11 R4 D4 E31\$ W31 U4 L4 W11 N9\$.							