LOT 16 & S1/2 LOT 17 BLOCK 10 CO ESTATES S/D.

ROMINE MICHAEL H/ROMINE MARIAESPER V
301 WACHUSETTE ST
SITKA, AK 99835

2026

34-3S-17-07069-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

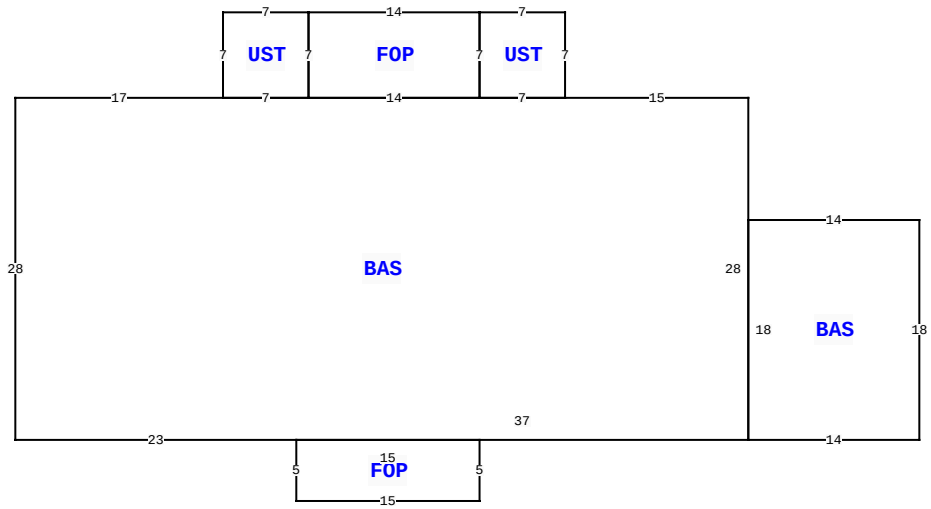
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	14,169
BAS	1,680	100		1,680	94,462
FOP	75	30		22	1,237
FOP	98	30		29	1,631
UST	49	45		22	1,237
UST	49	45		22	1,237
TOTALS	2,203			2,027	113,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,027	117.6000	99.96	202,619	1963	1990	0	0	0	43.75	56.25

1 DUPLEX 0% - 0 Heated Area: 1932 HX Base Yr



261 SE BEECH ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,973
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	132,473
SOH/AGL Deduction	0
ASSESSED VALUE	132,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,473
TOTAL JUST VALUE	132,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35044	MAINT/ALTR	75	03/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0186	3/06/2018	WD	Q	I	01	112,000
GRANTOR: ARTHUE J III & BEBE D						
GRANTEE: MICHAEL H & MARIAES						
1270/1014	2/27/2014	WD	U	I	11	100
GRANTOR: BEBE D MCQUILLAN						
GRANTEE: ARTHUE J III & BEBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S28 E23 FOP= S5 E15N5 W15$ E37 BAS= E14 N18 W14 S18$ N28 W15 UST= N7 W7 S7 E7$ W7 FOP= N7 W14 S7 E14$ W14 UST= N7 W7 S7 E7$ W7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0800	C	MULTI-FAM	0		RSF-2	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS