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

2027

12-4S-16-02935-033

BUILDING CHARACTERISTICS

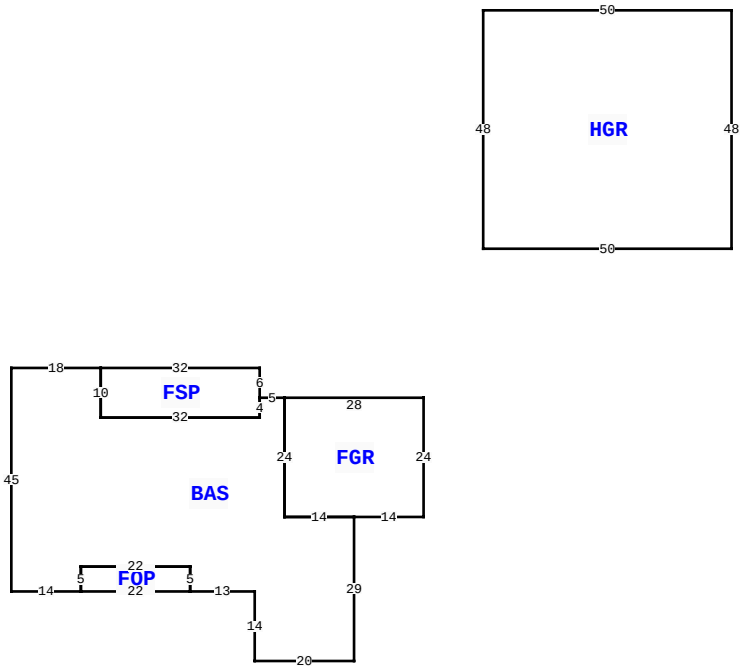
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	273,014
FGR	672	55		370	40,326
FOP	110	30		33	3,596
FSP	320	40		128	13,951
HGR	2,400	45		1,080	117,706
TOTALS	6,007			4,116	448,592

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	131.31	540,472	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	04/14/2026 MLU
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	448,592
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	490,092
SOH/AGL Deduction	0
ASSESSED VALUE	490,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,092
TOTAL JUST VALUE	490,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,222

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$.

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 11/16/2026 BY SYS