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

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

2027

12-4S-16-02935-045

BUILDING CHARACTERISTICS

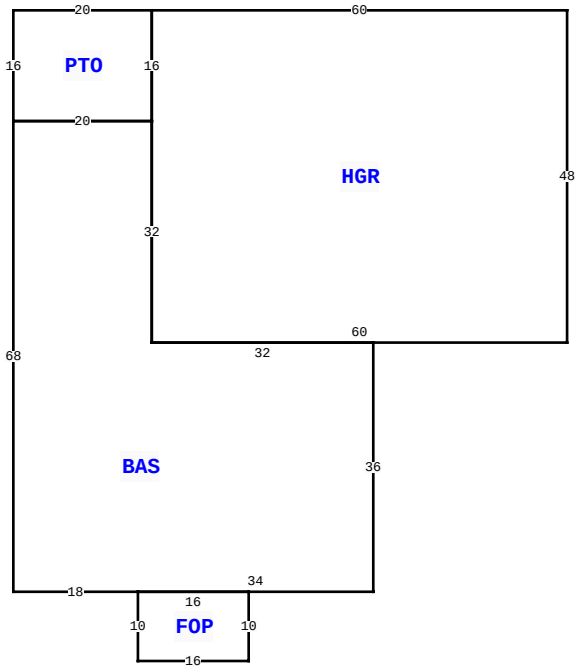
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100		2,512	232,946
FOP	160	30		48	4,452
HGR	2,880	45		1,296	120,182
PTO	320	5		16	1,484
TOTALS	5,872			3,872	359,063

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	125.74	486,865	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 2023 Heated Area: 2512 HX Base Yr



375 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	359,063
TOTAL MARKET OB/XF VALUE	6,240
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	400,303
SOH/AGL Deduction	0
ASSESSED VALUE	400,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,303
TOTAL JUST VALUE	400,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,842

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

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$.

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	3,120.00	UT	2.00	2.00	100	2004	2004	3	100	6,240	

LAND DESCRIPTION

TOTAL OB/XF 6,240

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 11/17/2026 BY SYS