

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

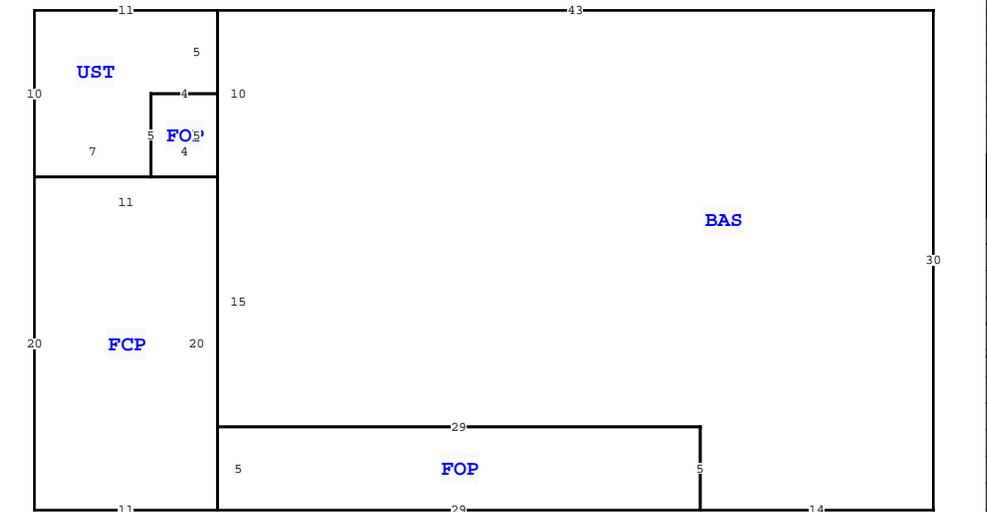
TRISKAL LLC
 1231 WEST NORTHERN LIGHTS BLVD, #911
 ANCHORAGE, AK 99503

2026

19-4S-17-08496-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

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	35.00	65.00



Quality					
DOR CODE	CD				
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

2751 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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			324,000
TOTAL MARKET VALUE			413,710
SOH/AGL Deduction			0
ASSESSED VALUE			413,710
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			413,710
TOTAL JUST VALUE			413,710
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	Q	I	01	485,000
GRANTOR: HIGH POINT SOUTH, LLC						
GRANTEE: TRISKAL LLC						
1463/1076	3/17/2022	WD U	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\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	54,000.00	32,400.00	324,000							