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

2027

23-3S-16-02272-018

BUILDING CHARACTERISTICS

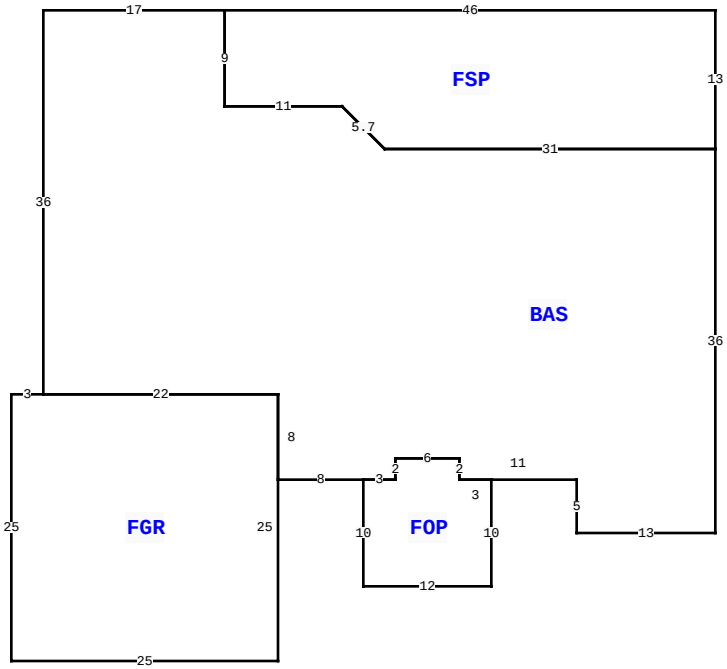
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	213,519
FGR	625	55		344	34,927
FOP	132	30		40	4,061
FSP	546	40		218	22,134
TOTALS	3,406			2,705	274,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	134.7500	148.22	400,935	1995	1995	0	0	0	31.50	68.50

1 SINGLE FAM 0% - 2022 Heated Area: 2103 HX Base Yr



169 NW LAKE VISTA GLN, 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	0	182.00	UT	3.50	3.50	100	1995	1995	3	100	637	
3	0166	CONC,PAVMT	0	0	0	0	1,643.00	UT	1.50	1.50	100	1995	1995	3	100	2,465	
4	0252	LEAN-TO W/	0	0	6	14	84.00	UT	2.00	2.00	100	1995	1995	3	100	168	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	274,640
TOTAL MARKET OB/XF VALUE	5,270
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	314,910
SOH/AGL Deduction	0
ASSESSED VALUE	314,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,910
TOTAL JUST VALUE	314,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,914

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,270

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-2	109.00	300.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/16/2023 BY KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS