

LOT 18 SUZANNE S/D UNIT 3.
DC 997-364, WD 997-365, DC 1033-

257 SOUTH EAST FAYE LANE LAKE CITY TRUST
9169 W STATE ST # 1942
GARDEN CITY, ID 83714

2025

03-4S-17-07570-092



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3417.0200 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
UEP	64	70
UEP	80	70
UOP	128	25
USP	80	35
TOTALS	1,072	881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	881	58.2000	34.92	30,765	1974	1974	0	0	60.00	40.00

1 MOBILE HME 0% - 2023

Heated Area: 720

HX Base Yr

Diagram showing a mobile home layout with dimensions. The main structure is 32' wide and 12' high. A central area is 16' wide and 16' high. A side area is 19' wide and 8' high. A front area is 33' wide and 5' high. A back area is 16' wide and 5' high. A side area is 12' wide and 8' high. A front area is 12' wide and 8' high. A side area is 16' wide and 8' high. A back area is 16' wide and 8' high. A side area is 16' wide and 8' high. A back area is 16' wide and 8' high.

EXTRA FEATURES

L N	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	0294	SHED WOOD/	0	0	12	16		1.00	UT 0.00				0	3	100	100
2	0120	CLFENCE 4	0	0	0	0		1.00	UT 0.00						200	
3	9947	Septic	0	0	0	0		1.00	UT 3,000.00					3	100	3,000
4	0285	SALVAGE	0	0	0	0		1.00	UT 0.00					3	100	100

LAND DESCRIPTION

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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,306
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	34,206
SOH/AGL Deduction	0
ASSESSED VALUE	34,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,206
TOTAL JUST VALUE	34,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,770

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/879	4/13/2022	QC	U	I	11	0

GRANTOR: SNEAD DEREK AS TRUSTE

GRANTEE: 257 SOUTH EAST FAYE

1370/2638 10/19/2018 WD Q I 01 14,600

GRANTOR: ALPHONSO & LINDA G FL

GRANTEE: DEREK SNEAD AS TRUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N8 W16 S8 E16\$W32 S12 E8 UEP= S8 E8 N8 W8\$ E19 UEP= S5 USP= S5 E16 N5 W16\$ E16 N5 W16\$ E33 N12\$.

REVIEW DATE

03/06/2017

BY

DF

Total Acres: 0.46

Total Land Value: 18,500

Market: 0

Agricultural: 0

Common: 18,500

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