

LOT 113 HI-DRI ACRES UNIT 2.
443-50, 637-488, 639-001, 774-37

NICHOLS JAY AKA JAMIE D
277 SW KESTREL WAY
LAKE CITY, MN 32024

2026

15-5S-16-03626-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,980	100
UOP	240	25
TOTALS	2,220	2,040 120,133

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	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
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	2,040	113.9000	107.07	218,423	2005	2005	0	0	0	45.00	55.00	
2 MANUF 1 100% - 2025 Heated Area: 1980 HX Base Yr 2025													
TOTALS 2,220 2,040 120,133													

277 SW KESTREL WAY, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/07/2025 MLU											

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 2													
3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 148,891													
TOTAL MARKET OB/XF VALUE 12,400													
TOTAL LAND VALUE - MARKET 14,000													
TOTAL MARKET VALUE 175,291													
SOH/AGL Deduction 0													
ASSESSED VALUE 175,291													
TOTAL EXEMPTION VALUE HX HB 50,722													
BASE TAXABLE VALUE 124,569													
TOTAL JUST VALUE 175,291													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 175,291													
XFOB:1:1: NEW MOON MH													
PERMIT NUM DESCRIPTION AMT ISSUED													
31997 M H 500 04/25/2014													
30043 M H 537 03/30/2012													
17793 M H 125 01/03/2001													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1290/1324 3/05/2015 QC U I 11 100													
GRANTOR: SAMANTHA C WARNER													
GRANTEE: JAY (JAMIE) D NICHOLSON													
1271/0973 3/19/2014 QC U I 11 100													
GRANTOR: JAY NICHOLS													
GRANTEE: JAY NICHOLS & SAMAN													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W34 UOP= N10 W24 S10 E24\$ W32 S30 E66 N30\$.													

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual Units	01	CONV 100 0 100

Quality		05 05			
DOR CODE		0202 MOBILE HOME/M HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC		15516.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,924
FOP	288	35		101	2,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,025	116.9000	70.14	71,894	1996	1996	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025

Heated Area: 924

HX Base Yr 2025

14

66

14

66

24

12

24

12

BAS

FOP

BLD DATE		LGL DATE	01/07/2025	MLA
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