LOT 17 COLUMBIA CITY HOMESITES
UNIT 1. ORB 714-651, 727-672,
740-355, 740-659, 742-1561,

NICHOLS JAY D
P O BOX 478
HAWLEY, MN 56549

2026

15-5S-16-03626-317

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

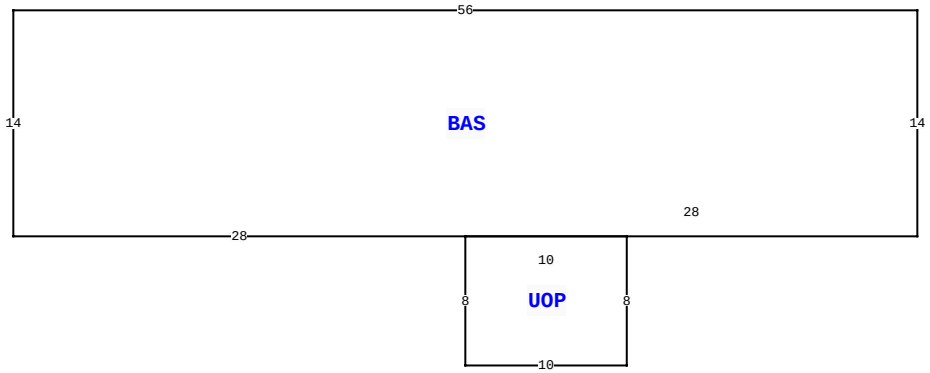
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,867
UOP	80	25		20	532
TOTALS	864			804	21,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	804	110.9000	66.54	53,498	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



9174 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,399
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	41,699
SOH/AGL Deduction	3,016
ASSESSED VALUE	38,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,683
TOTAL JUST VALUE	41,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,699

XFOB:1:1: 1984 CONNER MOBILE HOME ID#5058 ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1320/2524	8/19/2016	WD	Q	I	01	33,000
GRANTOR: JAMES H & JANET S RIV						
GRANTEE: JAY D NICHOLS (A MA						
0742/1561	2/27/1991	QC	Q	I	01	25,900
GRANTOR: BOURGEOIS						
GRANTEE: JANET RIVERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E28UOP= S8 E10 N8 W10$ E28 N14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0102	C	SFR/MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 09/30/2019 BY BC Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/19/2025 BY SYS