LOT 36 EASTSIDE VILLAGE S/D.
658-277, WD 1075-1010, DC 1075-1

WILMER RAY LEWIS TRUSTEE
2991 DESIERTO VERDE
BULLHEAD CITY, AZ 86429

2026

34-3S-17-07018-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

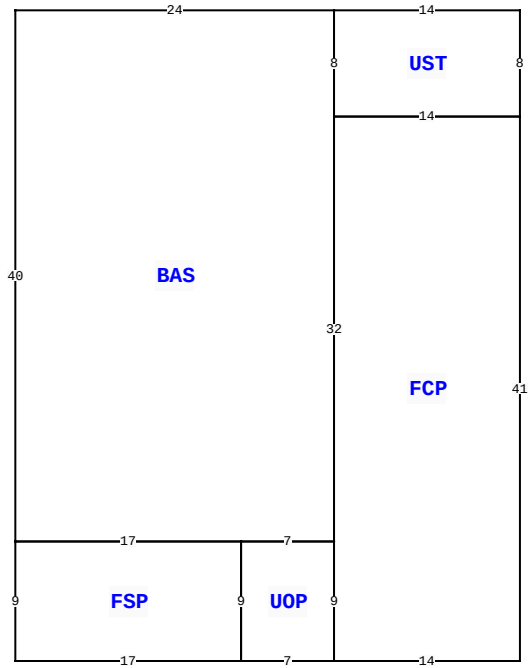
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	59,263
FCP	574	25		144	8,890
FSP	153	40		61	3,766
UOP	63	25		16	988
UST	112	45		50	3,087
TOTALS	1,862			1,231	75,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,231	119.4000	112.24	138,167	1987	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

168 SE BECKY TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,992
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	99,392
SOH/AGL Deduction	19,741
ASSESSED VALUE	79,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,651
TOTAL JUST VALUE	99,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,392

XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045579	Roof Replacement	8,600	09/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/1791	7/13/2018	WD	U	I	16	29,500
GRANTOR: GLENNA J AYCOCK(1/3 I						
GRANTEE: WILMER RAY LEWIS TR						
1364/1790	7/11/2018	WD	U	I	16	29,500
GRANTOR: SUSAN THOMAS JACKSON						
GRANTEE: WILMER RAY LEWIS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S40 FSP= S9 E17 N9 W17$ E17 UOP= S9 E7 N9 W7$ E7FCP= S9 E14 N41 W14 S32$ N32 UST= E14 N8 W14 S8 $ N8$.

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	0166	CONC,PAVMT	0	0	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/13/2025 BY SYS