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

2027

03-4S-17-07570-092

BUILDING CHARACTERISTICS

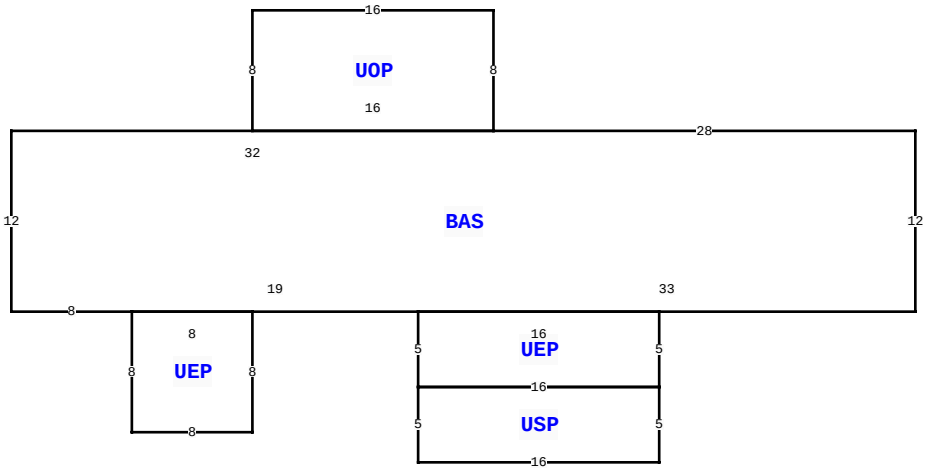
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	10,057
UEP	64	70		45	628
UEP	80	70		56	782
UOP	128	25		32	447
USP	80	35		28	391
TOTALS	1,072			881	12,306

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	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 720 HX Base Yr



257 SE FAYE LN, 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	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

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	22,500
TOTAL MARKET VALUE	38,206
SOH/AGL Deduction	0
ASSESSED VALUE	38,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,206
TOTAL JUST VALUE	38,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/06/2017 BY DF Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS