LOT 12 WOODGATE VILLAGE UNIT 3
809-2053, 815-1560, 971-377, AG

276 SW HOBBY PL LAKE CITY 32024 LAND TRUST
9169 WEST STATE STREET
GARDEN CITY, ID 83714

2027

08-4S-16-02810-312

BUILDING CHARACTERISTICS

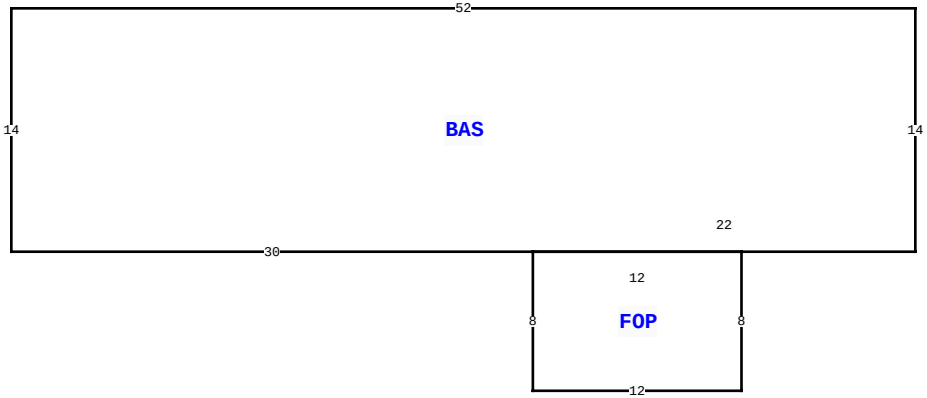
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	8416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	20,075
FOP	96	35		34	938
TOTALS	824			762	21,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	762	114.9000	68.94	52,532	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 728 HX Base Yr



276 SW HOBBY PL, 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,013
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	37,813
SOH/AGL Deduction	0
ASSESSED VALUE	37,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,813
TOTAL JUST VALUE	37,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,813

LAND:1:1: 0.50 AC. (RET. POND ON PART OF LOT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10192	M H	125	09/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1347	7/01/2022	WD	Q	I	01	35,000
GRANTOR: CONWAY BENJAMIN F						
GRANTEE: 276 SW HOBBY PL LAK						
1400/0070	11/27/2019	WD	U	I	11	100
GRANTOR: JEANNE O CONWAY						
GRANTEE: BENJAMIN F CONWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E30 FOP= S8 E12 N8 W12$ E22 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.60	22,500.00	13,500.00	13,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.51 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS