LOT 9 BLOCK E WEST LAKE CITY HIL

TD 1443-811, QC 1445-426, QC 149

GFY AS IDGAF LAND TRUST
TRUSTEE SERVICES, 9169 WEST STATE ST #1942
GARDEN CITY, ID 83714

2027

27-3S-16-02345-009

BUILDING CHARACTERISTICS

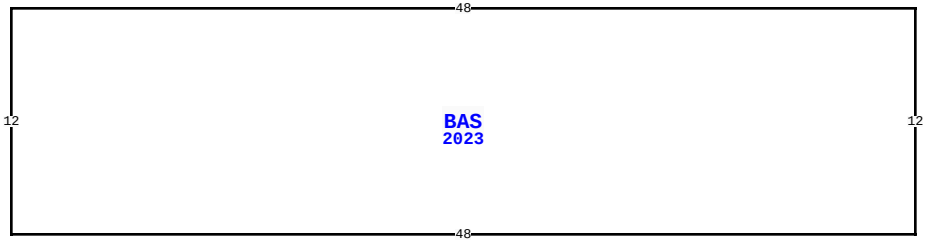
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2023	576	10,389
TOTALS	576			576	10,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	75.1500	45.09	25,972	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 576 HX Base Yr



172 NW WALLACE 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,389
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	29,389
SOH/AGL Deduction	120
ASSESSED VALUE	29,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,269
TOTAL JUST VALUE	29,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,389

XFOB:1:1: CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048111	Electrical Servic	0	09/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1026	6/09/2023	QC	U	I	11	100
GRANTOR: THE WALLACE 3191 LAND						
GRANTEE: GFY AS IDGAF LAND T						
1445/426	8/07/2021	QC	U	I	11	100
GRANTOR: PLEASANTON JORDAN						
GRANTEE: THE WALLACE 3191 LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,14] E48 S12 W48 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	102.00	214.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 09/25/2023 BY TW Total Acres: 0.50 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS