N1/2 OF SE1/4 OF NW1/4 OF SE1/4.
516-478, 716-272, 779-1108, DC 8

LUND SCOTT/LUND HEATHER ELIZABETH
1423 KALEIGH CT
COEUR D ALENE, ID 83814

2027

35-6S-16-04070-003

BUILDING CHARACTERISTICS

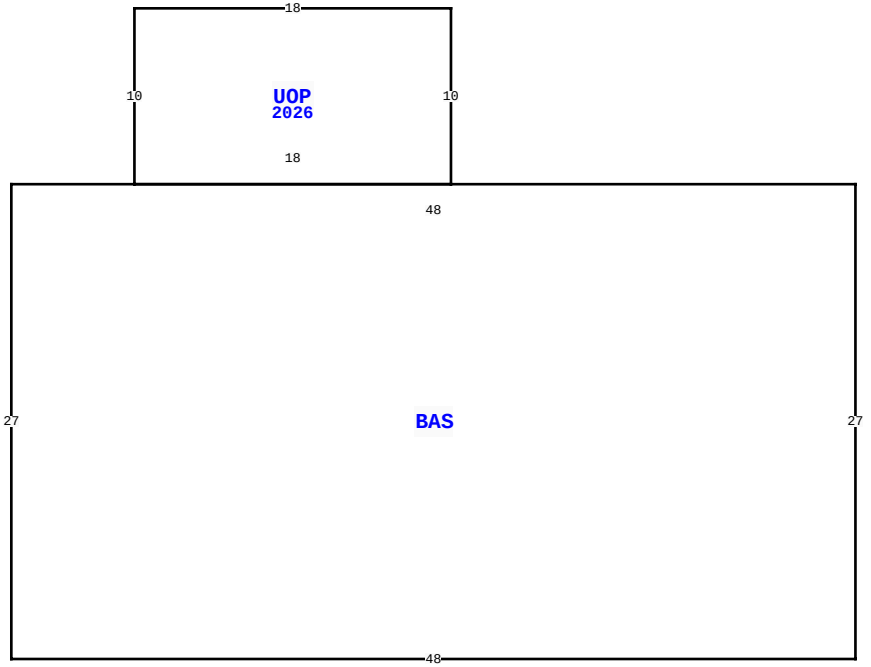
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	78,158
UOP	180	25	2026	45	2,714
TOTALS	1,476			1,341	80,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,341	117.9000	109.65	147,041	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr



284 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0070	CARPORT UF	0	0	12	20	240.00	UT	3.00	3.00	100	2000	2000	3	100	720	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
3	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 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,873
TOTAL MARKET OB/XF VALUE	9,320
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	155,193
SOH/AGL Deduction	0
ASSESSED VALUE	155,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,193
TOTAL JUST VALUE	155,193
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17416	M H	125	09/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1247	2/27/2023	WD	U	I	11	100
GRANTOR: DEVINE CATHERINE						
GRANTEE: LUND SCOTT						
1368/2787	9/11/2018	WD	Q	I	01	75,000
GRANTOR: CATHERINE DEVINE						
GRANTEE: SCOTT & HAETHER ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S27 E48 N27 $
UOP=[YR=2026;ORIG=-41,-10] E18 S10 W18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,320

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/20/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS