COMM AT NW COR OF NE1/4 OF NE 1/
FT, E 598.58 FT, S 335 FT FOR PO
FT, SW 834.55 FT, N 735.12 FT, E

CAVE COUNTRY LODGING LLC
14711 DRAPER VIEW COVE, C/O RANDALL THORNTON
DRAPER, UT 84020

**2026**

**03-7S-16-04118-013**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

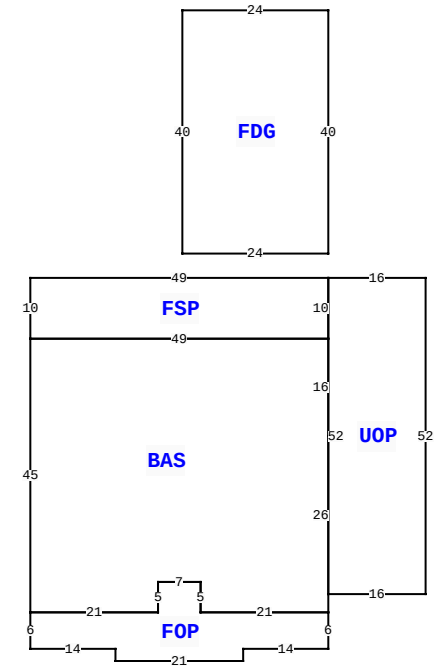
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,170 | 100 | | 2,170 | 257,152 |
| FDG | 960 | 60 | | 576 | 68,258 |
| FOP | 371 | 30 | | 111 | 13,154 |
| FSP | 490 | 40 | | 196 | 23,227 |
| UOP | 832 | 20 | | 166 | 19,672 |
| TOTALS | 4,823 | | | 3,219 | 381,461 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,219 | 130.6250 | 146.30 | 470,940 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2170 HX Base Yr




492 SW FIELDING WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 381,461 |
| TOTAL MARKET OB/XF VALUE | 3,545 |
| TOTAL LAND VALUE - MARKET | 49,000 |
| TOTAL MARKET VALUE | 434,006 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 434,006 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 434,006 |
| TOTAL JUST VALUE | 434,006 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 438,716 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24152 | SFR | 538 | 02/20/2006 |
| 24153 | GARAGE | 133 | 02/20/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1169/0928 | 3/16/2009 | WD | Q | I | 01 | 350,000 |
| GRANTOR: GERALD & DELORES HUET | | | | | | |
| GRANTEE: CAVE COUNTRY LODGIN | | | | | | |
| 1055/1051 | 7/29/2005 | WD | Q | V | 06 | 100 |
| GRANTOR: FIELDING | | | | | | |
| GRANTEE: HUETT & WILSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N16 FSP= N10 W49 S10 E49$ W49 S45 FOP= S6 E14 S2 E21 N2 E14 N6 W21 N5 W7 S5 W21$ E21 N5 E7 S5 E21 N3 UOP= E16 N52 W16 S52$ N26$ PTR= N30 FDG= N40 W24 S40 E24$ S30$.

## 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 10 | 24 | 240.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 720 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 22 | 25 | 550.00 | UT | 1.50 | 1.50 | 100 | 2010 | 2010 | 3 | 100 | 825 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,545

| 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 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 4.90 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 49,000 | | | | | | | |

REVIEW DATE 09/16/2010 BY DR Total Acres: 4.90 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/19/2025 BY SYS