LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

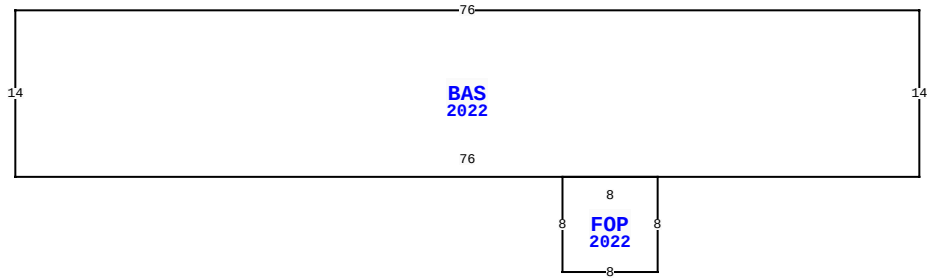
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2022	1,064	61,007
FOP	64	35	2022	22	1,262
TOTALS	1,128			1,086	62,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,086	110.9000	104.25	113,216	1980	1980	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 2022 Heated Area: 1064 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043407	Roof Replacement	5,000	12/17/2021
40932	ELECTRICAL	0	11/24/2020
21047	M H	125	09/05/2003
21048	M H	125	09/05/2003
21049	M H	125	09/05/2003
21050	M H	125	09/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,10] S14 E76 N14 W76 $
FOP=[YR=2022;ORIG=56,24] S8 E8 N8 W8 $
.

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	0210	GARAGE U	0	0	20	24	480.00	UT	14.40	14.40	100	0	0	3	100	6,912	
2	0259	MHP HOOKUP	0	0	0	0	25.00	UT	4,300.00	4,300.00	100	0	0	3	100	107,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 114,462

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	0210	C	TRLR PARK	0		RSF/MH	0.00	0.00	3.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,000							
2	0210	C	TRLR PARK	0		RSF/MH	25.00	312.00	0.90	AC		1.00	1.00	0.10	10,000.00	1,000.00	900							

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

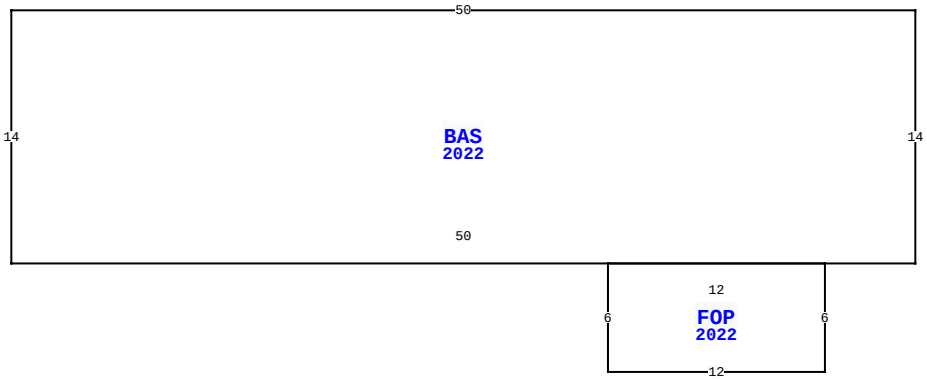
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2022	700	41,946
FOP	72	35	2022	25	1,498
TOTALS	772			725	43,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	725	115.9000	108.95	78,989	1987	1987	0	0	0	45.00	55.00

2 MANUF 1 – 0% - 2022 Heated Area: 700 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21051	M H	125	09/05/2003
20855	M H	125	07/11/2003
20061	M H	125	10/22/2002
20062	M H	125	10/22/2002
20063	M H	125	10/22/2002
20064	M H	125	10/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,10] S14 E50 N14 W50 $
FOP=[YR=2022;ORIG=43,24] S6 E12 N6 W12 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

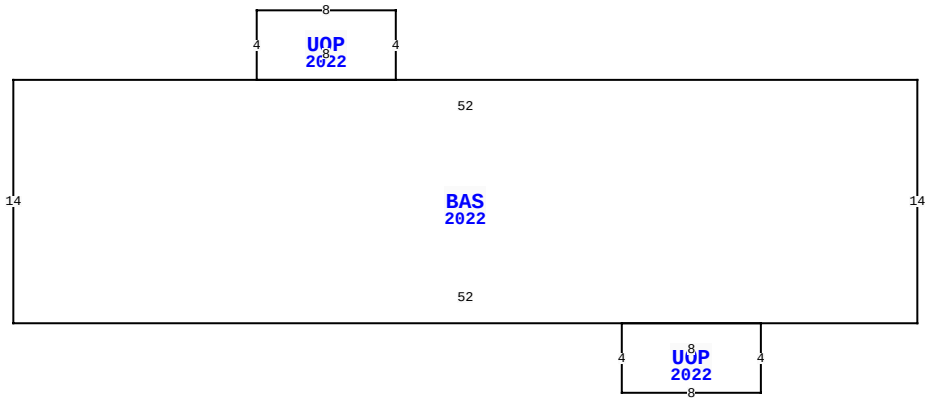
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2022	728	41,742
UOP	32	25	2022	8	459
UOP	32	25	2022	8	459
TOTALS	792			744	42,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	744	110.9000	104.25	77,562	2000	2000	0	0	0	45.00	55.00

3 MANUF 1 – 0% - 2022 Heated Area: 728 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20065	M H	125	10/22/2002
16707	M H	125	03/08/2000
16708	M H	125	03/08/2000
16709	M H	125	03/08/2000
16710	M H	125	03/08/2000
16711	M H	125	03/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=8,10] S14 E52 N14 W52 $
UOP=[YR=2022;ORIG=43,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=22,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

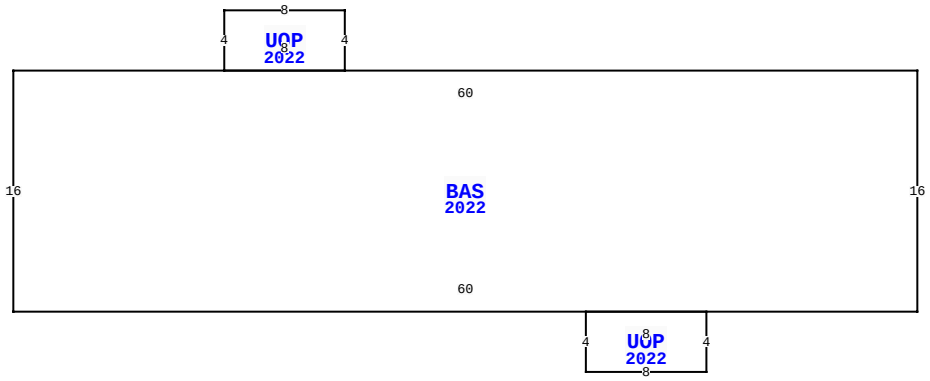
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	56,037
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	1,024			976	56,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	976	112.9000	106.13	103,583	2002	2002	0	0	0	45.00	55.00

4 MANUF 1 – 0% - 2022 Heated Area: 960 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6900	M H	60	03/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,10] S16 E60 N16 W60 $
UOP=[YR=2022;ORIG=38,26] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=14,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

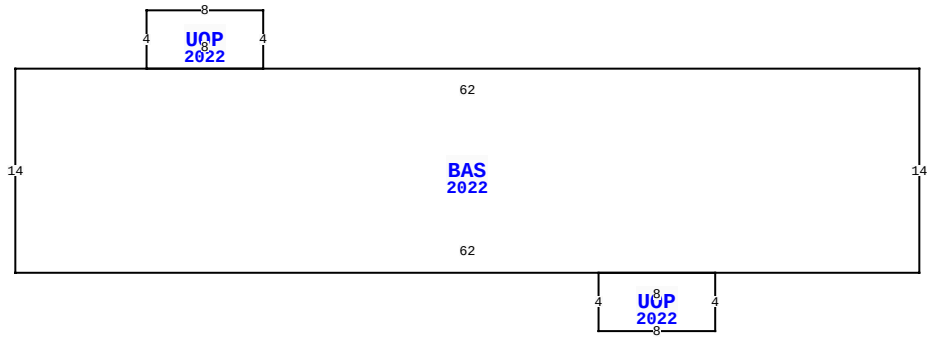
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	2002	2002	0	0	0	45.00	55.00

5 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-2,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=38,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=7,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

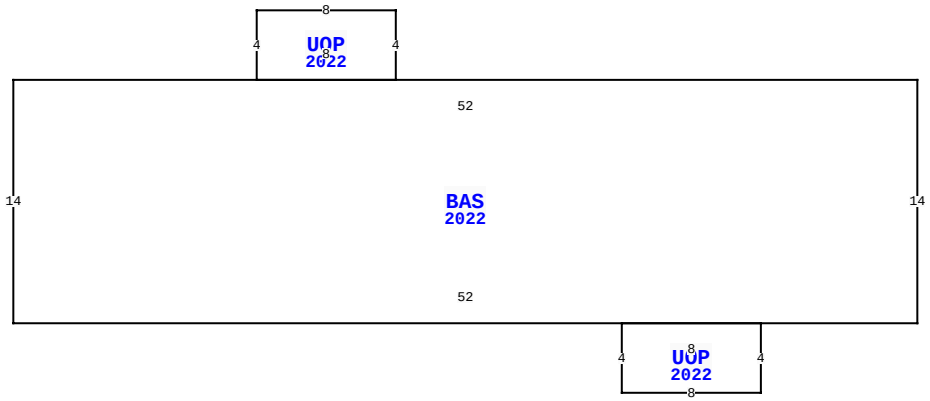
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2022	728	41,742
UOP	32	25	2022	8	459
UOP	32	25	2022	8	459
TOTALS	792			744	42,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	744	110.9000	104.25	77,562	1999	1999	0	0	0	45.00	55.00

6 MANUF 1 – 0% - 2022 Heated Area: 728 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-2,10] S14 E52 N14 W52 $
UOP=[YR=2022;ORIG=33,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=12,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

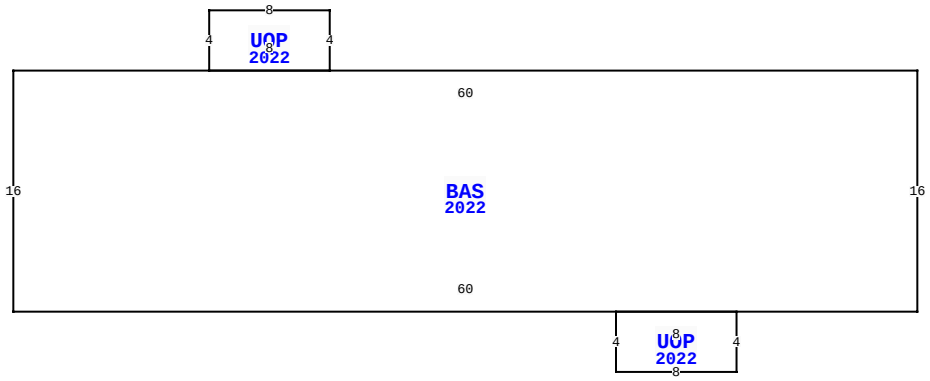
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	56,037
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	1,024			976	56,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	976	112.9000	106.13	103,583	2002	2002	0	0	0	45.00	55.00

7 MANUF 1 – 0% - 2022 Heated Area: 960 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S16 E60 N16 W60 $
UOP=[YR=2022;ORIG=30,26] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=3,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

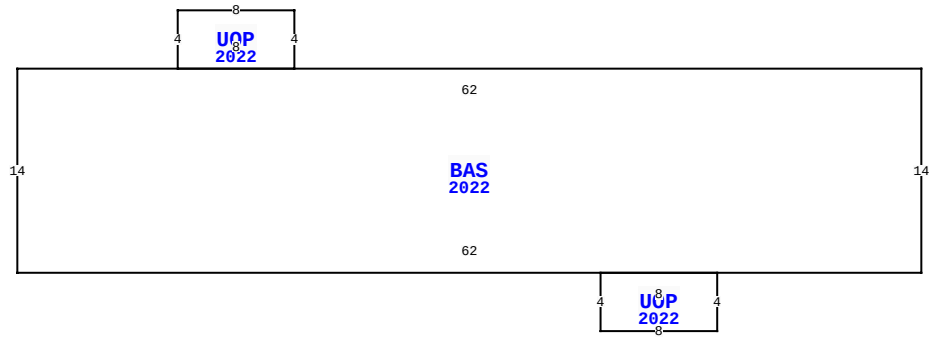
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	2002	2002	0	0	0	45.00	55.00

8 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=30,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=1,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

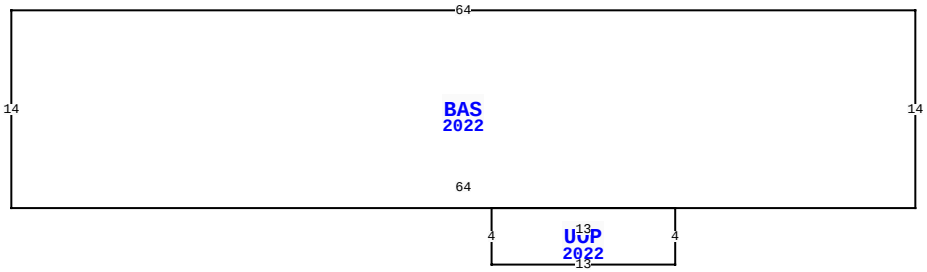
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	52	25	2022	13	759
TOTALS	948			909	53,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	909	112.9000	106.13	96,472	2001	2001	0	0	0	45.00	55.00

9 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=24,24] S4 E13 N4 W13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

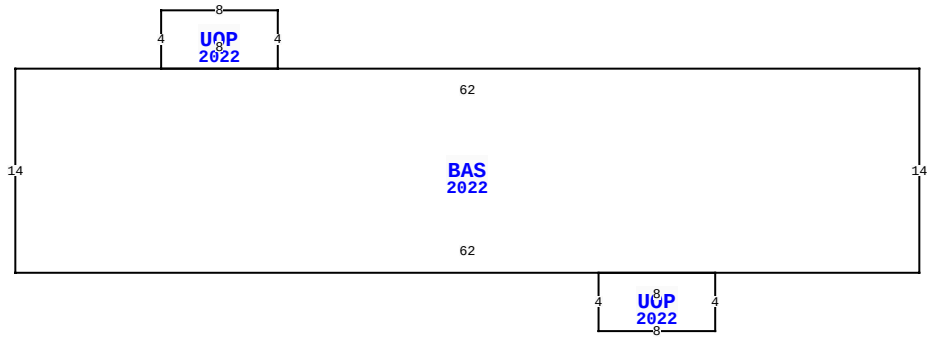
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	2002	2002	0	0	0	45.00	55.00

10 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=30,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=0,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

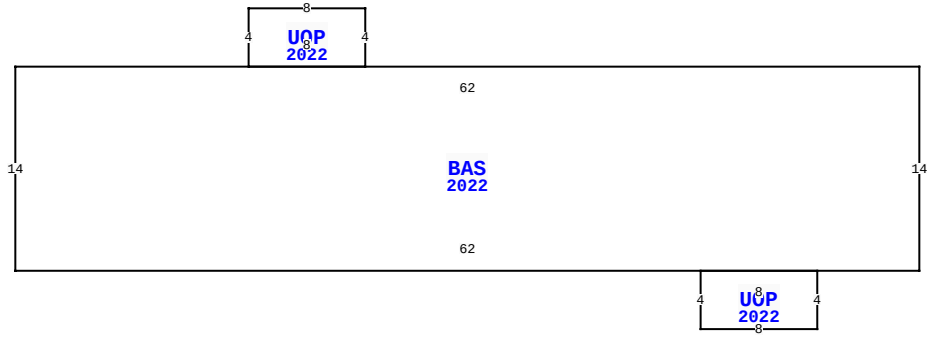
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	1999	1999	0	0	0	45.00	55.00

11 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
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SOH/AGL Deduction	155,050
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=37,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=6,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

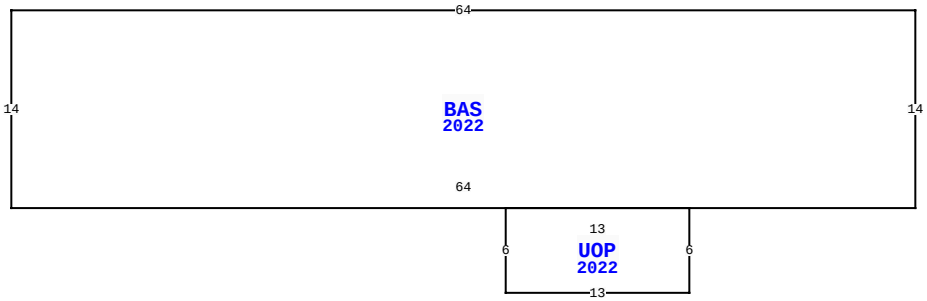
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	78	25	2022	20	1,168
TOTALS	974			916	53,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	916	112.9000	106.13	97,215	2001	2001	0	0	0	45.00	55.00

12 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=25,24] S6 E13 N6 W13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

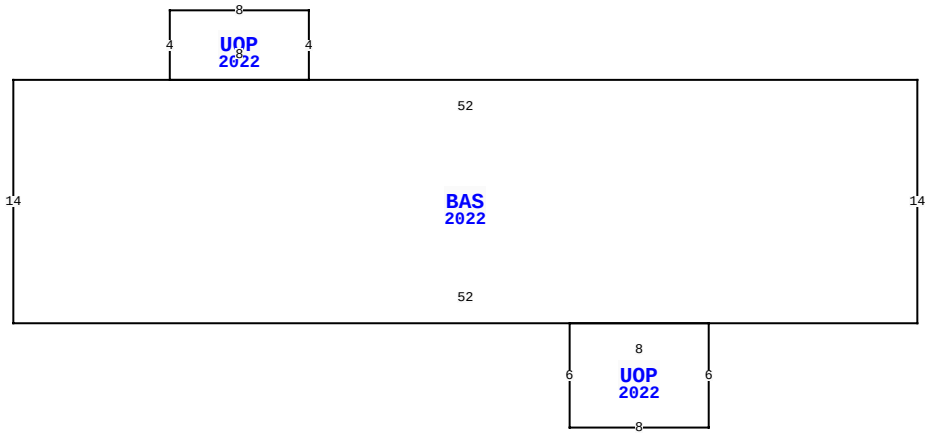
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2022	728	41,742
UOP	32	25	2022	8	459
UOP	48	25	2022	12	688
TOTALS	808			748	42,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	748	110.9000	104.25	77,979	1999	1999	0	0	0	45.00	55.00

13 MANUF 1 – 0% - 2022 Heated Area: 728 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-10,10] S14 E52 N14 W52 $
UOP=[YR=2022;ORIG=22,24] S6 E8 N6 W8 $
UOP=[YR=2022;ORIG=-1,6] S4 E8 N4 W8 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

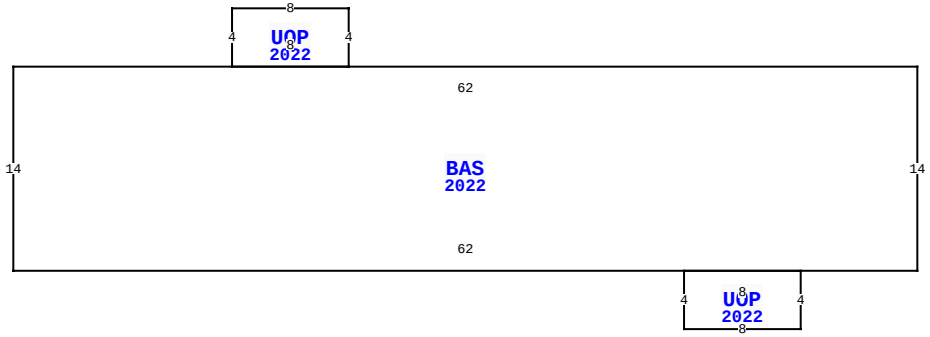
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	1999	1999	0	0	0	45.00	55.00

14 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-20,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=26,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=-5,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

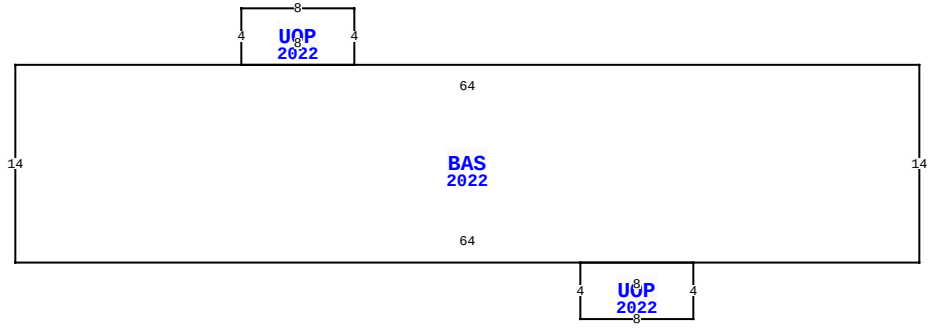
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	32	25	2022	8	467
UOP	32	25	2022	8	467
TOTALS	960			912	53,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	912	112.9000	106.13	96,791	2001	2001	0	0	0	45.00	55.00

15 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=18,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=-6,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
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R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

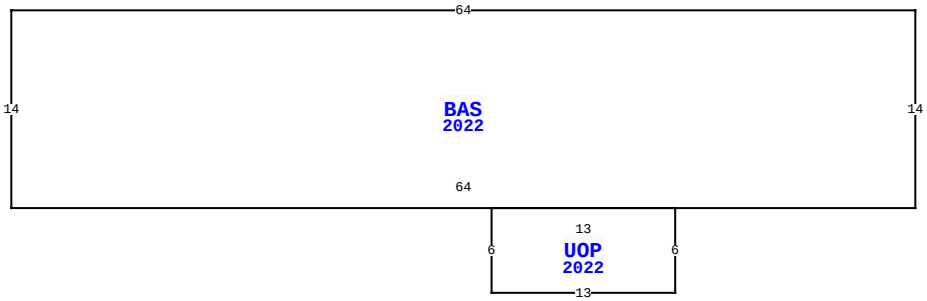
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	78	25	2022	20	1,168
TOTALS	974			916	53,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	916	112.9000	106.13	97,215	2001	2001	0	0	0	45.00	55.00

16 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=12,24] S6 E13 N6 W13 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
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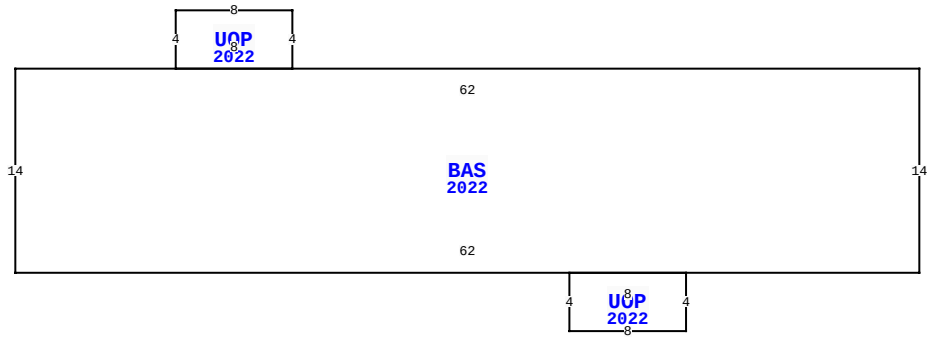
UOP	32	25	2022	8	467
TOTALS	932			884	51,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	884	112.9000	106.13	93,819	2001	2001	0	0	0	45.00	55.00

17 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-20,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=18,24] S4 E8 N4 W8 $
UOP=[YR=2022;ORIG=-9,6] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

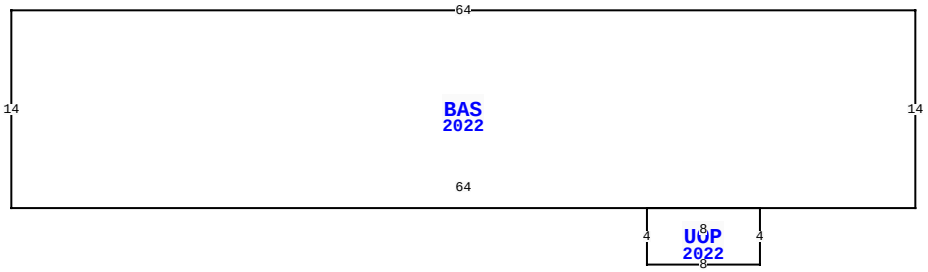
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	32	25	2022	8	467
TOTALS	928			904	52,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	904	112.9000	106.13	95,942	2000	2000	0	0	0	45.00	55.00

18 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=23,24] S4 E8 N4 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

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R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

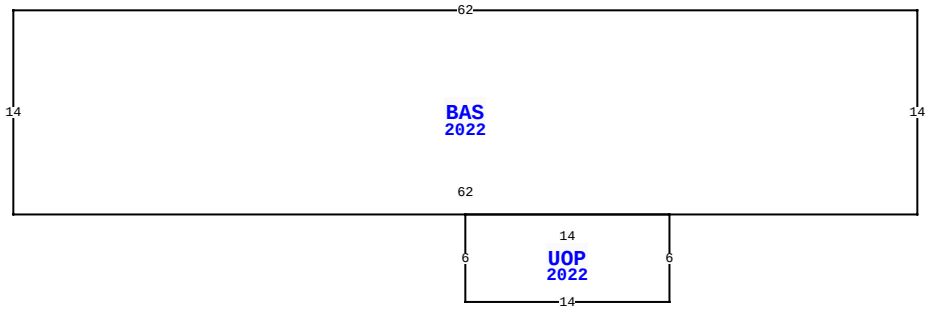
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2022	868	50,667
UOP	84	25	2022	21	1,226
TOTALS	952			889	51,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	889	112.9000	106.13	94,350	2002	2002	0	0	0	45.00	55.00

19 MANUF 1 – 0% - 2022 Heated Area: 868 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
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ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-20,10] S14 E62 N14 W62 $
UOP=[YR=2022;ORIG=11,24] S6 E14 N6 W14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

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R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

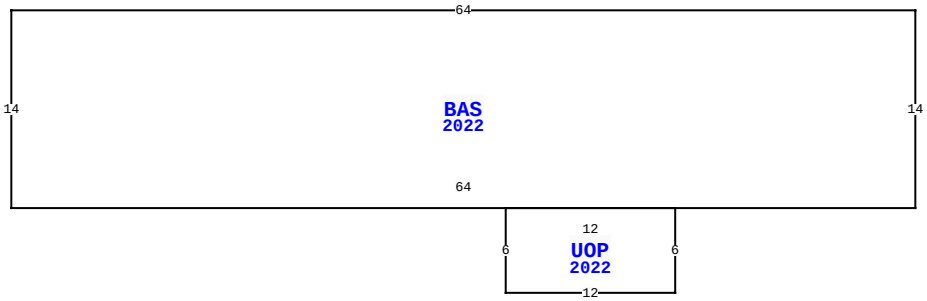
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	72	25	2022	18	1,051
TOTALS	968			914	53,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	914	112.9000	106.13	97,003	2003	2003	0	0	0	45.00	55.00

20 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=13,24] S6 E12 N6 W12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

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R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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Roof Cover	03	COMP SHNGL 100
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Stories	1.	1. 100
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Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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UOP	72	25	2022	18	1,051
TOTALS	968			914	53,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
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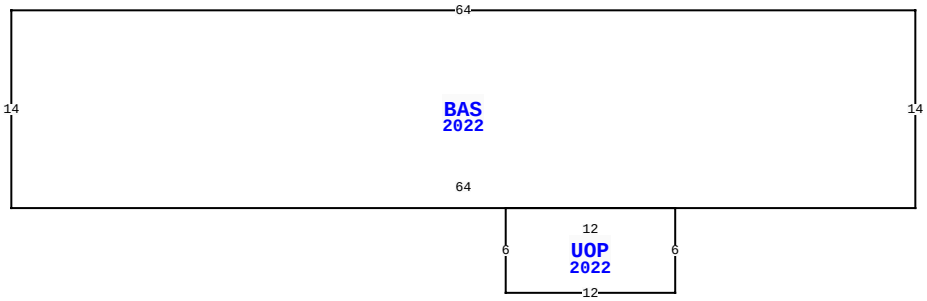
21 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=13,24] S6 E12 N6 W12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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TOTALS	968			914	53,352

MARKET ADJUSTMENTS

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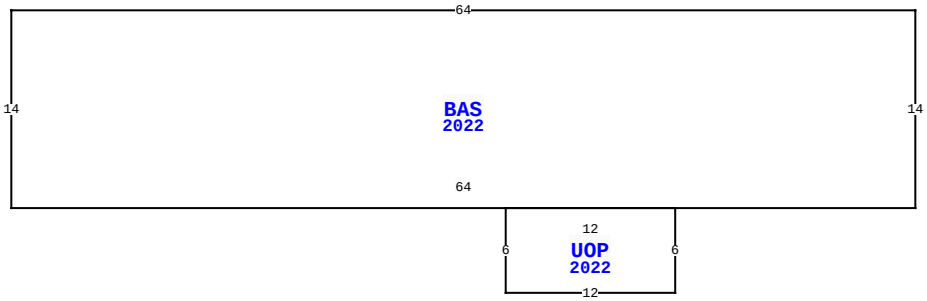

171 SE LIMB PL, LAKE CITY

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BUILDING NOTES

BUILDING DIMENSIONS

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2025

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DOR CODE	2802	MH PARK
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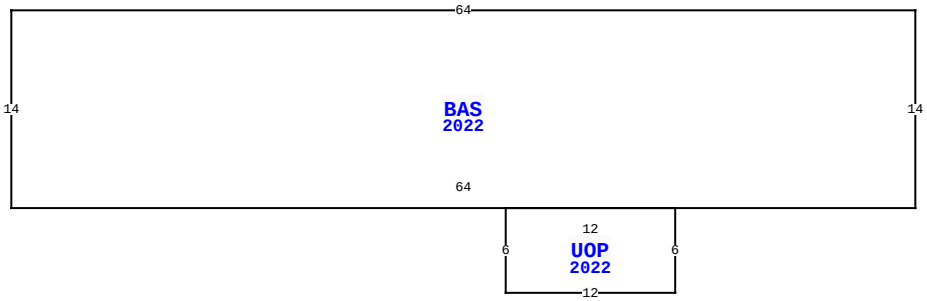

171 SE LIMB PL, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
UOP=[YR=2022;ORIG=13,24] S6 E12 N6 W12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2022 BY ME Total Acres: 4.30 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 05/16/2025 BY SYS

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
2114 N CRESTWOOD BLVD
PLEASANT GROVE, UT 84062

2025

33-3S-17-06432-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

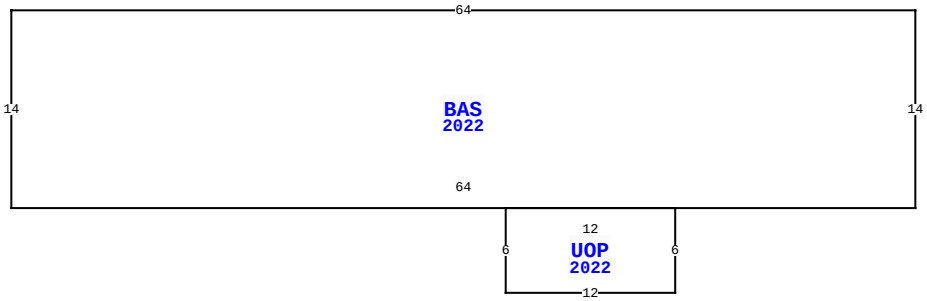
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2022	896	52,301
UOP	72	25	2022	18	1,051
TOTALS	968			914	53,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	914	112.9000	106.13	97,003	2003	2003	0	0	0	45.00	55.00

24 MANUF 1 – 0% - 2022 Heated Area: 896 HX Base Yr



171 SE LIMB PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,242,112
TOTAL MARKET OB/XF VALUE	114,462
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	1,391,474
SOH/AGL Deduction	155,050
ASSESSED VALUE	1,236,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,236,424
TOTAL JUST VALUE	1,391,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,298,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 $
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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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