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

2027

03-7S-16-04118-013

BUILDING CHARACTERISTICS

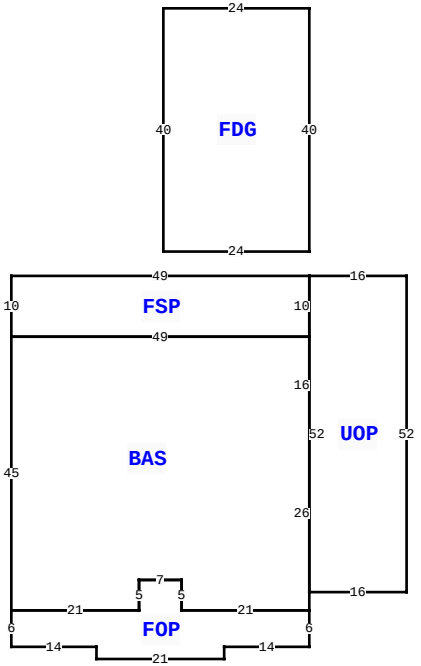
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	252,564
FDG	960	60		576	67,040
FOP	371	30		111	12,920
FSP	490	40		196	22,812
UOP	832	20		166	19,321
TOTALS	4,823			3,219	374,656

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	143.69	462,538	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	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	374,656
TOTAL MARKET OB/XF VALUE	3,545
TOTAL LAND VALUE - MARKET	63,700
TOTAL MARKET VALUE	441,901
SOH/AGL Deduction	0
ASSESSED VALUE	441,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,901
TOTAL JUST VALUE	441,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,706

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$.

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	13,000.00	13,000.00	63,700							

REVIEW DATE 06/05/2026 BY NH Total Acres: 4.90 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 11/17/2026 BY SYS