

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

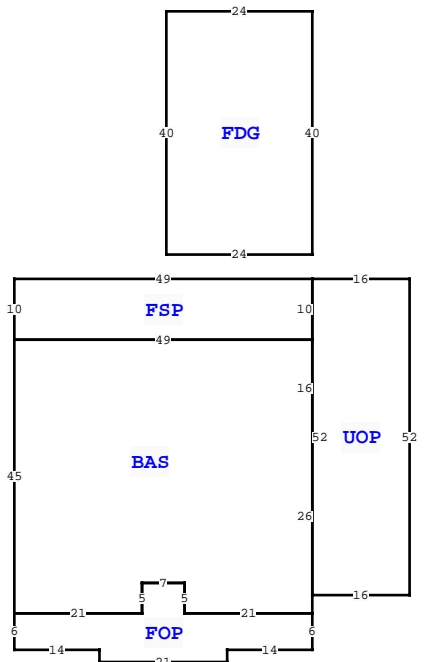
CAVE COUNTRY LODGING LLC
 14711 DRAPER VIEW COVE, C/O RANDALL THORNTON
 DRAPER, UT 84020

2026

03-7S-16-04118-013


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,170	100	
FDG	960	60	
FOP	371	30	
FSP	490	40	
UOP	832	20	
TOTALS	4,823		

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	19.00	81.00		
1 SINGLE FAM 0% - 0 Heated Area: 2170 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			63,700
TOTAL MARKET VALUE			448,706
SOH/AGL Deduction			0
ASSESSED VALUE			448,706
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			448,706
TOTAL JUST VALUE			448,706
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	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						

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
1	0180	FPLC 1STRY	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	240.00	UT	3.00	3.00	100	2006	2006	3	100	720	
3	0070	CARPORT UF	0	0	22	550.00	UT	1.50	1.50	100	2010	2010	3	100	825	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							