

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

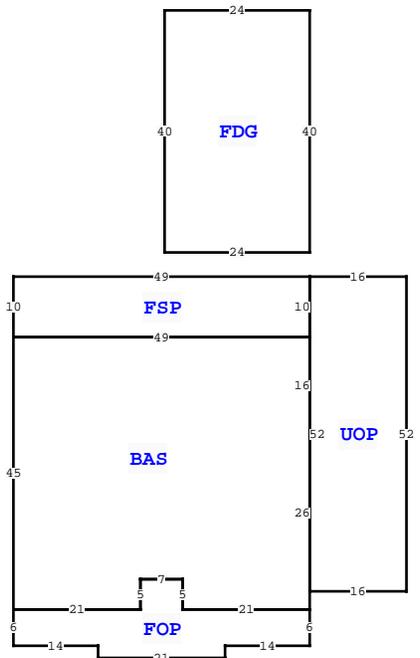
CAVE COUNTRY LODGING LLC
 14711 DRAPER VIEW COVE, C/O RANDALL THORNTON
 DRAPER, UT 84020

2026

03-7S-16-04118-013


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	261,739
FDG	960	60		576	69,475
FOP	371	30		111	13,388
FSP	490	40		196	23,641
UOP	832	20		166	20,022
TOTALS	4,823			3,219	388,266

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	148.91	479,341	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 BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			388,266
TOTAL MARKET OB/XF VALUE			3,545
TOTAL LAND VALUE - MARKET			63,700
TOTAL MARKET VALUE			455,511
SOH/AGL Deduction			0
ASSESSED VALUE			455,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			455,511
TOTAL JUST VALUE			455,511
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	25	550.00	UT	1.50	1.50	2010	2010	3	100	825	

BLD DATE		LGL DATE	
		05/06/2026	MLU

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																								
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							