LOT 4 COLUMBIA MEADOWS S/D.
643-471, WD 1062-1118, CT 1248-6

ANDERSON DANA R REVOCABLE TRUST DATED JUNE 9, 2020
4942 E 2725 NORTH
EDEN, UT 84310

2027

11-5S-16-03564-104

BUILDING CHARACTERISTICS

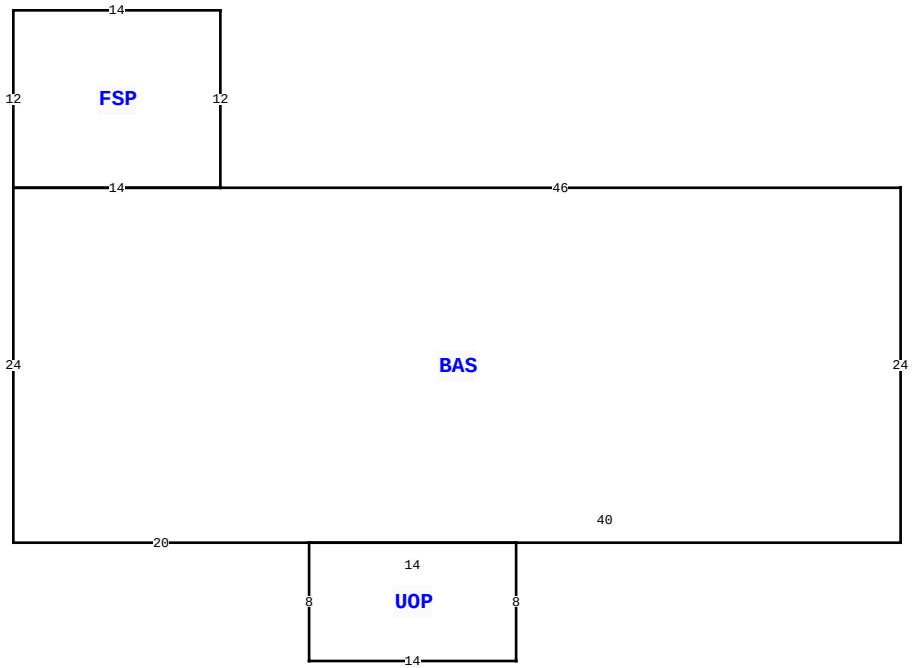
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,055
FSP	168	40		67	1,864
UOP	112	25		28	779
TOTALS	1,720			1,535	42,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,535	115.9000	69.54	106,744	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1440 HX Base Yr



383 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,307
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	201,307
SOH/AGL Deduction	0
ASSESSED VALUE	201,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,307
TOTAL JUST VALUE	201,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16846	M H	125	04/12/2000
11570	M H	125	08/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1782	12/04/2025	WD	Q	I	01	230,000
GRANTOR: HAIRSTON LOUIS						
GRANTEE: ANDERSON DANA R REV						
1514/2524	5/09/2024	LE	U	I	14	0
GRANTOR: HAIRSTON LOUIS						
GRANTEE: HAIRSTON LOUIS (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FSP= N12 W14 S12 E14$ W14 S24 E20 UOP= S8 E14 N8 W14$ E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							

REVIEW DATE 12/16/2025 BY TP Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

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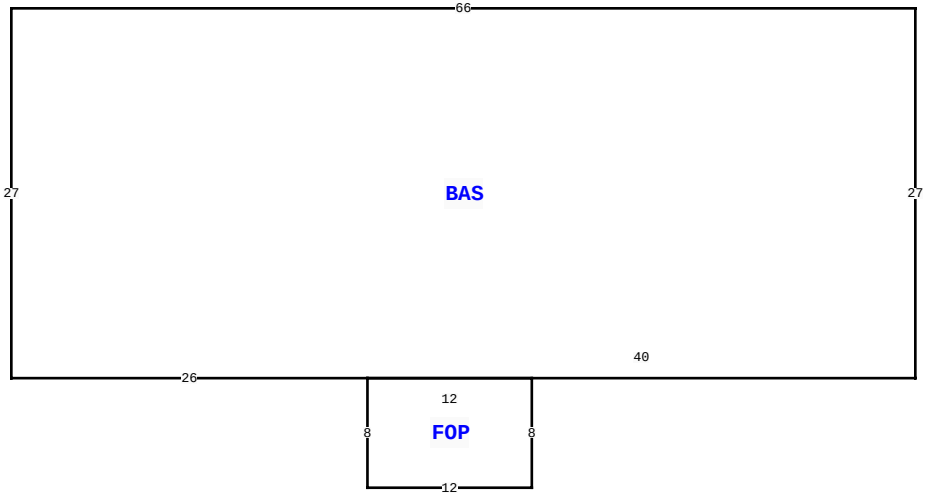
NEIGHBORHOOD/LOC 11516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	90,875
FOP	96	35		34	1,734
TOTALS	1,878			1,816	92,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,816	115.9000	92.72	168,380	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2026 Heated Area: 1782 HX Base Yr



383 SW PEACE DR, LAKE CITY

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XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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GRANTOR: HAIRSTON LOUIS						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E26 FOP= S8 E12 N8 W12$ E40 N27$.

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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