BEG 396.18 FT E OF SW COR OF NE1
158.75 FT, E 324.85 FT, S 158.75
TO POB.

EVELYN JULIE ANN/EVELYN ROBERT GRANT
368 WEST 700 NORTH
LINDON, UT 84042

2027

28-3S-16-02366-021

BUILDING CHARACTERISTICS

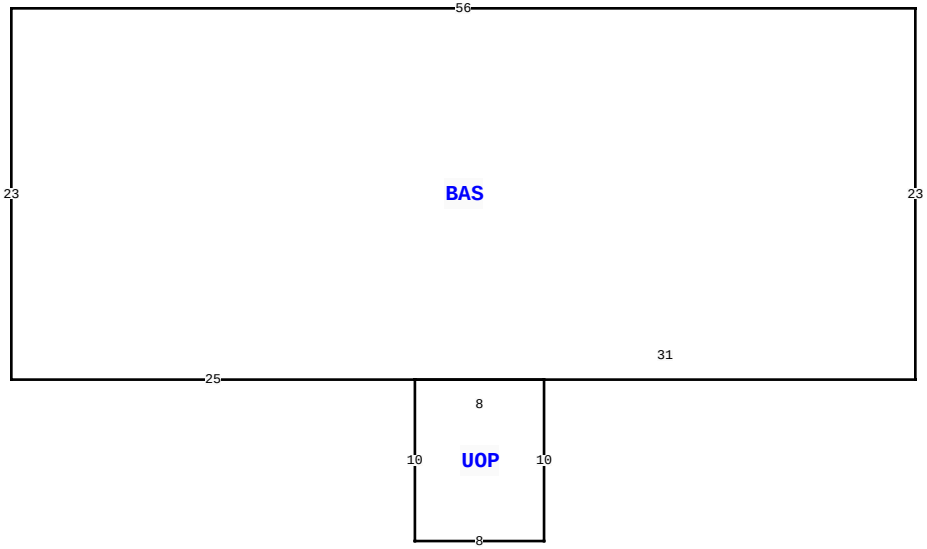
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	27,708
UOP	80	25		20	430
TOTALS	1,368			1,308	28,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,308	89.6400	53.78	70,344	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1288 HX Base Yr



115 NW MADELIENE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,138
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	15,340
TOTAL MARKET VALUE	53,678
SOH/AGL Deduction	0
ASSESSED VALUE	53,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,678
TOTAL JUST VALUE	53,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13124	M H	125	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1476	10/17/2022	WD	Q	I	01	53,000
GRANTOR: BAURLE DOUGLAS						
GRANTEE: EVELYN JULIE ANN						
1425/2694	10/21/2020	LE	U	I	14	100
GRANTOR: BAURLE DOUGLAS						
GRANTEE: MCCLENDON AMANDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E25 UOP= S10 E8 N10 W8$ E31 N23$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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		RSF/MH	0.00	0.00	1.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	15,340							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.18 Total Land Value: 15,340 Market: 0 Agricultural: 0 Common: 15,340 PRINTED 11/17/2026 BY SYS