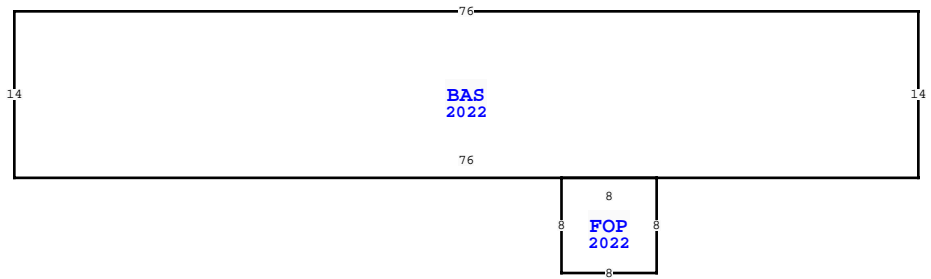


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 26 | ALM SIDING | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,064 | 100 | 2022 |
| FOP | 64 | 35 | 2022 |
| TOTALS | 1,128 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0201 | 02 | 1,086 | 110.9000 | 104.25 | 113,216 | 1980 | 1980 | 0 | 0 | 45.00 | 55.00 | |
| 1 MANUF 1 0% - 2022 Heated Area: 1064 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 24 | 2 |
|---------------------------|-----------|--------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 1,242,112 | |
| TOTAL MARKET OB/XF VALUE | | 114,462 | |
| TOTAL LAND VALUE - MARKET | | 34,900 | |
| TOTAL MARKET VALUE | | 1,391,474 | |
| SOH/AGL Deduction | | 31,408 | |
| ASSESSED VALUE | | 1,360,066 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 1,360,066 | |
| TOTAL JUST VALUE | | 1,391,474 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 1,391,474 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000043407 | Roof Replacement | 5,000 | 12/17/2021 |
| 40932 | ELECTRICAL | 0 | 11/24/2020 |
| 21047 | M H | 125 | 09/05/2003 |
| 21048 | M H | 125 | 09/05/2003 |
| 21049 | M H | 125 | 09/05/2003 |
| 21050 | M H | 125 | 09/05/2003 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| 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 | 0210 | GARAGE U | 0 | 0 | 20 | 24 | 480.00 | UT | 14.40 | 100 | 0 | 0 | 3 | 100 | 6,912 | |
| 2 | 0259 | MHP HOOKUP | 0 | 0 | 0 | 0 | 25.00 | UT | 4,300.00 | 100 | 0 | 0 | 3 | 100 | 107,500 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

| TOTAL OB/XF | | | | | | | | | | | | | 114,462 | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|---------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0210 | C | TRLR PARK | 0 | | RSF/MH | 0.00 | 0.00 | 3.40 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 34,000 | | | | | | | |
| 2 | 0210 | C | TRLR PARK | 0 | | RSF/MH | 25.00 | 312.00 | 0.90 | AC | | 1.00 | 1.00 | 0.10 | 10,000.00 | 1,000.00 | 900 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022;ORIG=10,10] S14 E76 N14 W76 \$ | | | | | | | | | | | | |
| FOP=[YR=2022;ORIG=56,24] S8 E8 N8 W8 \$ | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0210 | C | TRLR PARK | 0 | | RSF/MH | 0.00 | 0.00 | 3.40 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 34,000 | | | | | | | |
| 2 | 0210 | C | TRLR PARK | 0 | | RSF/MH | 25.00 | 312.00 | 0.90 | AC | | 1.00 | 1.00 | 0.10 | 10,000.00 | 1,000.00 | 900 | | | | | | | |

LOTS 6, 7, 8, 9, 10, 11, 12 & 13
 10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
 11 MORNING-SIDE HEIGHTS S/D & VA

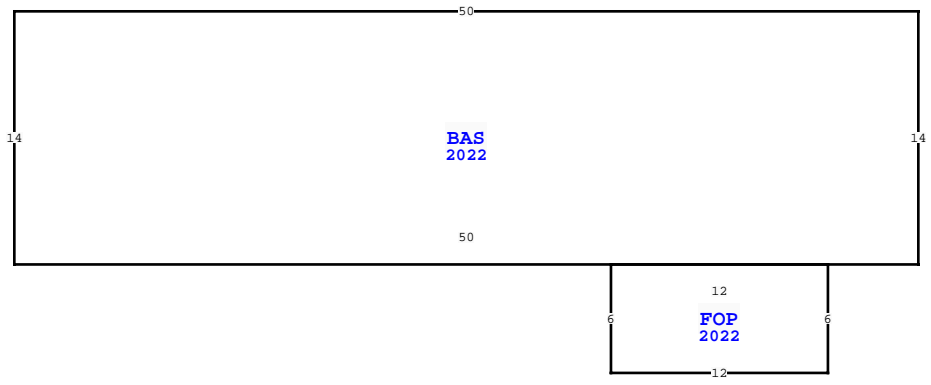
R & T DEVELOPMENT LLC
 2114 N CRESTWOOD BLVD
 PLEASANT GROVE, UT 84062

2026

33-3S-17-06432-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 26 | ALM SIDING 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 90 | |
| Interior Floor | 08 | SHT VINYL 10 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 1 100 | |
| Stories | 1. | 1. 100 | |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 700 | 100 | 2022 |
| FOP | 72 | 35 | 2022 |
| TOTALS | 772 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2021 | 02 | 725 | 115.9000 | 108.95 | 78,989 | 1987 | 1987 | 0 | 0 | 45.00 | 55.00 |
| 2 MANUF 1 0% - 2022 Heated Area: 700 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 24 | 2 |
|---------------------------|-----------|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 1,242,112 | | |
| TOTAL MARKET OB/XF VALUE | 114,462 | | |
| TOTAL LAND VALUE - MARKET | 34,900 | | |
| TOTAL MARKET VALUE | 1,391,474 | | |
| SOH/AGL Deduction | 31,408 | | |
| ASSESSED VALUE | 1,360,066 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,360,066 | | |
| TOTAL JUST VALUE | 1,391,474 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 1,391,474 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 21051 | M H | 125 | 09/05/2003 |
| 20855 | M H | 125 | 07/11/2003 |
| 20061 | M H | 125 | 10/22/2002 |
| 20062 | M H | 125 | 10/22/2002 |
| 20063 | M H | 125 | 10/22/2002 |
| 20064 | M H | 125 | 10/22/2002 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|---------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 171 SE LIMB PL, LAKE CITY | | | | | | | | | | | |
| TOTALS 0 | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2022;ORIG=10,10] S14 E50 N14 W50 \$ | |
| FOP=[YR=2022;ORIG=43,24] S6 E12 N6 W12 \$ | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| | | | | | | | | | | | | | | | | | | | | | | | | |

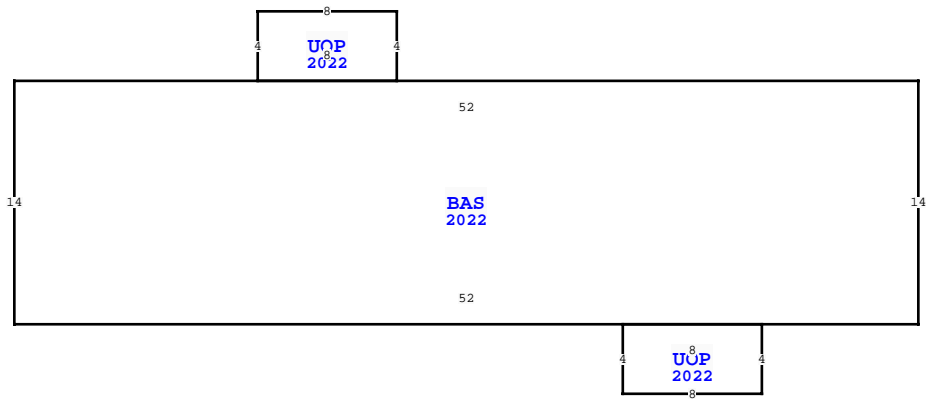
LOTS 6, 7, 8, 9, 10, 11, 12 & 13
 10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
 11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
 2114 N CRESTWOOD BLVD
 PLEASANT GROVE, UT 84062

2026

33-3S-17-06432-000


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Stories | 1. | 1. | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 728 | 100 | 2022 |
| UOP | 32 | 25 | 2022 |
| UOP | 32 | 25 | 2022 |
| TOTALS | 792 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 0201 | 02 | 744 | 110.9000 | 104.25 | 77,562 | 2000 | 2000 | 0 | 0 | 45.00 | 55.00 | | | | | | | | | | | | | |
| 3 MANUF 1 0% - 2022 Heated Area: 728 HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 3 of 24 | 2 |
|---------------------------|-----------|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 1,242,112 | | |
| TOTAL MARKET OB/XF VALUE | 114,462 | | |
| TOTAL LAND VALUE - MARKET | 34,900 | | |
| TOTAL MARKET VALUE | 1,391,474 | | |
| SOH/AGL Deduction | 31,408 | | |
| ASSESSED VALUE | 1,360,066 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,360,066 | | |
| TOTAL JUST VALUE | 1,391,474 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 1,391,474 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20065 | M H | 125 | 10/22/2002 |
| 16707 | M H | 125 | 03/08/2000 |
| 16708 | M H | 125 | 03/08/2000 |
| 16709 | M H | 125 | 03/08/2000 |
| 16710 | M H | 125 | 03/08/2000 |
| 16711 | M H | 125 | 03/08/2000 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD Q | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD U | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| 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 |
|-----------|---------|-------------|---|--------|-----------------|-------|
| | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022;ORIG=8,10] S14 E52 N14 W52 \$ | | | | | | | | | |
| UOP=[YR=2022;ORIG=43,24] S4 E8 N4 W8 \$ | | | | | | | | | |
| UOP=[YR=2022;ORIG=22,6] S4 E8 N4 W8 \$ | | | | | | | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 960 | 100 | 2022 |
| UOP | 32 | 25 | 2022 |
| UOP | 32 | 25 | 2022 |
| TOTALS | 1,024 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------|-----------|-------------|----------------|------------------|-----|-----|------------|------|------|--------|--|----------|--|----------|--|---------|--|-----------|--|----------|--|---------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 4 | MANUF | 1 | 0% | - 2022 | | | | | | | | | | | | | | | | | | | | |
| | | | | | Heated Area: 960 | | | HX Base Yr | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> | | | | | | | | | | | | | BLD DATE | | LGL DATE | | XF DATE | | LAND DATE | | INC DATE | | AG DATE | |
| BLD DATE | | LGL DATE | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 4 of 24 | 2 |
|---------------------------|-----------|--|--------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 1,242,112 | |
| TOTAL MARKET OB/XF VALUE | | | 114,462 | |
| TOTAL LAND VALUE - MARKET | | | 34,900 | |
| TOTAL MARKET VALUE | | | 1,391,474 | |
| SOH/AGL Deduction | | | 31,408 | |
| ASSESSED VALUE | | | 1,360,066 | |
| TOTAL EXEMPTION VALUE | | | 0 | |
| BASE TAXABLE VALUE | | | 1,360,066 | |
| TOTAL JUST VALUE | | | 1,391,474 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 1,391,474 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 6900 | M H | 60 | 03/01/1993 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| 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 |
|-----------|---------|-------------|---|--------|-----------------|-------|
| | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022;ORIG=0,10] S16 E60 N16 W60 \$ | | | | | | | | | |
| UOP=[YR=2022;ORIG=38,26] S4 E8 N4 W8 \$ | | | | | | | | | |
| UOP=[YR=2022;ORIG=14,6] S4 E8 N4 W8 \$ | | | | | | | | | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Stories | 1. | 1. | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 728 | 100 | 2022 |
| UOP | 32 | 25 | 2022 |
| UOP | 48 | 25 | 2022 |
| TOTALS | 808 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|------------------|-----|-----|------------|------|------|--------|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 13 | MANUF | 1 | 0% | - | 2022 | | | | | | | | | | | | | | | | | | | |
| | | | | | Heated Area: 728 | | | HX Base Yr | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 13 of 24 | 2 |
|---------------------------|--|---------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,242,112 | |
| TOTAL MARKET OB/XF VALUE | | 114,462 | |
| TOTAL LAND VALUE - MARKET | | 34,900 | |
| TOTAL MARKET VALUE | | 1,391,474 | |
| SOH/AGL Deduction | | 31,408 | |
| ASSESSED VALUE | | 1,360,066 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 1,360,066 | |
| TOTAL JUST VALUE | | 1,391,474 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 1,391,474 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| 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 |
| 171 SE LIMB PL, LAKE CITY | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2022;ORIG=-10,10] S14 E52 N14 W52 \$ | |
| UOP=[YR=2022;ORIG=22,24] S6 E8 N6 W8 \$ | |
| UOP=[YR=2022;ORIG=-1,6] S4 E8 N4 W8 \$ | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

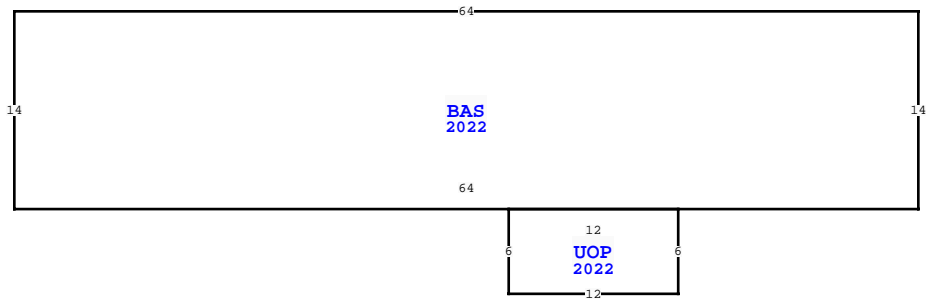
LOTS 6, 7, 8, 9, 10, 11, 12 & 13
 10 & LOTS 2, 3, 4, 5, 6, 7, 8 &
 11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC
 2114 N CRESTWOOD BLVD
 PLEASANT GROVE, UT 84062

2026

33-3S-17-06432-000


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2802MH PARK | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.060 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 896 | 100 | 2022 |
| UOP | 72 | 25 | 2022 |
| TOTALS | 968 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | |
| 0201 | 02 | 914 | 112.9000 | 106.13 | 97,003 | 2003 | 2003 | 0 | 0 | 45.00 | 55.00 | | | | | | | | | | | | |
| 24 MANUF 1 0% - 2022 Heated Area: 896 HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 24 of 24 | 2 |
|---------------------------|-----------|---------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 1,242,112 | | |
| TOTAL MARKET OB/XF VALUE | 114,462 | | |
| TOTAL LAND VALUE - MARKET | 34,900 | | |
| TOTAL MARKET VALUE | 1,391,474 | | |
| SOH/AGL Deduction | 31,408 | | |
| ASSESSED VALUE | 1,360,066 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,360,066 | | |
| TOTAL JUST VALUE | 1,391,474 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 1,391,474 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1456/1956 | 12/28/2021 | WD | Q | I | 01 | 1,200,000 |
| GRANTOR: BYRNES REALTY & DEVEL | | | | | | |
| GRANTEE: R & T DEVELOPMENT L | | | | | | |
| 1456/1947 | 12/28/2021 | WD | U | I | 11 | 100 |
| GRANTOR: OAKVIEW LAND COMPANY | | | | | | |
| GRANTEE: BYRNES REALTY & DEV | | | | | | |

| 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 |
| 171 SE LIMB PL, LAKE CITY | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS=[YR=2022;ORIG=-22,10] S14 E64 N14 W64 \$ |
| UOP=[YR=2022;ORIG=13,24] S6 E12 N6 W12 \$ |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 0 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |