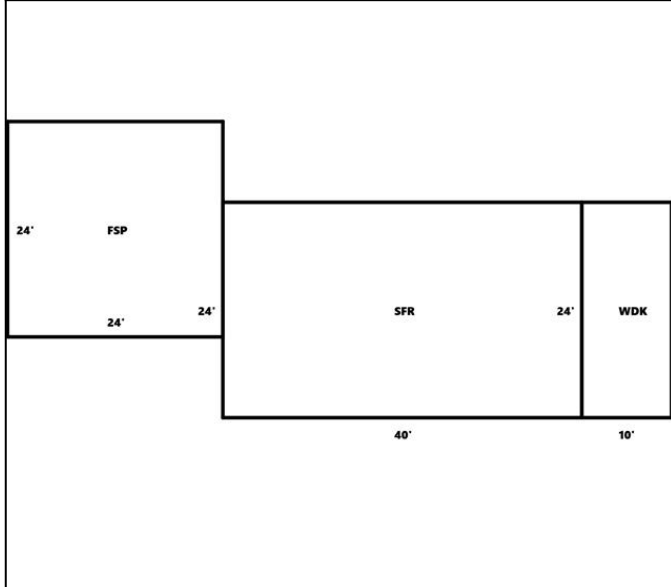


05/18/2026 05:43 OWNERSHIP 2961301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
STEWART AMEDA W 17651 SE 108TH AVE SUMMERFIELD, FL 34491 DEED: 00131 0126 \$0	LOT 28 PINE HILLS SUB PLATBOOK/PAGE/DATE: NB: 00147 PINE HILLS 263 WELLS RD	BRASSTOWN BRASSTOWN FIRE DISTRICT	541900449525 RECORD NUMBER: 15419 ROUTE: 541900091 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 3/17/2025 9:40:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
				1.6400

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	50RESIDENTIAL	1.000	20000	1.00	1.00	20000	1.000	20000
2	40WOOD LAND	0.640	10000	1.00	1.00	10000	0.640	6400

ACREAGE FACTOR:	FRONTAGE FACTOR:	LAND VALUE	26,400
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#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	18 C GARAGE W/LIVING QUAR	30 * 30	39.66	0.90	39.66	900	35700

OTHER FEATURES VALUE:	35,700
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FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	01 FRAME	02 GABLE	04 METAL	1.0000 STHT 2 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 02 PANELING	02 TILE 05 CARPET	04 HEAT PUMP	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	1973	EYB:	1973	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS:	SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H
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STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SINGLE FAMILY	960	1.00	960	184.20	C 1.10	3.50		1.00	206.12	960	197875	0.65		128619
1 BATHS	0		0						7398.00	0	7398	0.65		4809
1 CHIMNEY	0		0						2500.00	0	2500	0.65		1625
1 FIREPLACE	0		0						2500.00	0	2500	0.65		1625
15%FINATTIC	0		144	55.26	1.10	1.05			61.84	144	8905	0.65		5788
WDK WOOD DECK	240	1.00	240	13.00	1.10			1.00	14.30	240	3432	0.65		2231
FSP FINISHED SCREEN	576	1.00	576	55.00	1.10			1.00	60.50	576	34848	0.65		22651

1104 HSF	1920 TSF	RPCN=233.2047/HSF	257458	VALU=151.58/HSF	167348
STRUCTURE VALUE					167,300

				CARD 1 VALUE	229,400
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VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	26,400		26,400	34,800	-24.14%	
OTHER FEAT	35,700		35,700	35,700	%	
STRUCTURE	167,300		167,300	90,000	85.89%	
TOTAL	229,400		229,400	160,500	42.93%	

(1041784) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	NBHD ADJUSTMENT: 1.00 * 229400 = 229,400	APPRAISED VALUE	229,400
					TAXABLE VALUE	229,400