05/20/2026 06:59 OWNERSHIP 618951000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
HERNANDEZ FELIPE 7740 NW 5TH ST HOLLYWOOD, FL 33024 DEED: 00459 0039 11/12/2021 $14,000	LT 10 PRESERVE BEACH MTN PLATBOOK/PAGE/DATE: 4 1252 NB: 00007 THE PRESERVE@ BEACH MTN	BRASSTOWN WARNE FIRE DISTRICT	543900487809 RECORD NUMBER: 2739 ROUTE: LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 10/30/2024 12:44:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			VIEW VALUE ADJUSTMENT BASED ON APPEALS FROM NEIGHBORHOOD	2.0000 (2.000)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		1.25		37500		1.000		37500
2	40WOOD LAND	1.000	10000		1.00		1.00		10000		1.000		10000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **47,500**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
				STHT BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #

IMPROVEMENT TYPE:		GRADE:		AYB:		EYB:		CONDITION:		DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:													

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
0																										
			HSF			TSF										RPCN=/HSF						VALU=/HSF				

STRUCTURE VALUE **0**

CARD VALUE **47,500**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	47,500				47,500	45,000	5.56%	**TOTAL VALUE** **47,500**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	47,500				47,500	45,000	5.56%	**NBHD ADJUSTMENT:** **1.00 * 47500 = 47,500**

(1038696) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	47,500
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	47,500