

05/18/2026 02:25 OWNERSHIP 13559301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BRADSHAW ANTHONY J & WYNELLE E 4401 DRIFTWATER RD DULUTH, GA 30096 DEED: 00340 0031 4/17/2009 \$190,000	LOT 1 CYPRESS POINTE PLATBOOK/PAGE/DATE: 5 465 NB: 00203 CYPRESS POINT SUB	HIAWASSEE HAYESVILLE FIRE DISTRICT	547900517707 RECORD NUMBER: 1586 ROUTE: LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 10/1/2024 2:09:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT					
			BOAT SLIP 1	1.2700 (1.270)					
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE	
1	90WATER FRONT	1.000	500000	1.00	0.60	300000	1.000	300000	
2	40WOOD LAND	0.270	10000	1.00	0.60	6000	0.270	1620	
ACREAGE FACTOR:			FRONTAGE FACTOR:			LAND VALUE			301,600
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE		
1	07 C BOAT SLIP	12 * 12	76.50	0.90	76.50	144	11000		
OTHER FEATURES VALUE:							11,000		
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:
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DIMENSIONS:	
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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	312,600

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	301,600		301,600	152,000	98.42%	
OTHER FEAT	11,000		11,000	2,700	307.41%	
STRUCTURE	0		0	0	%	
TOTAL	312,600		312,600	154,700	102.07%	
NBHD ADJUSTMENT: 1.00 * 312600 =						312,600

(1036265) Group:0 Clay County, NC	TAX YEAR: 2026 REVAL YEAR: 2026	DEFERRED VALUE	0	APPRAISED VALUE	312,600	TAXABLE VALUE	312,600
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