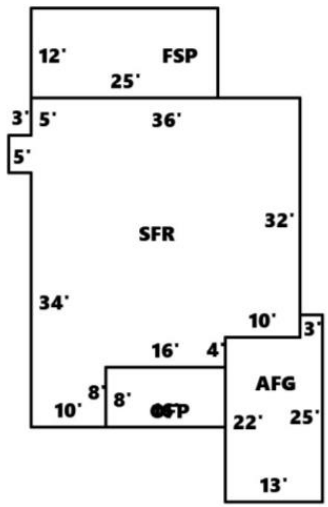


05/18/2026 03:44 OWNERSHIP 615811000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
BENDER JOSEPH C BENDER PAMELA F 9850 EAGLE PRESERVE DR ENGLEWOOD, FL 34224-7763 DEED: 00413 0211 9/18/2017 \$395,000	PH 2 LT 2J WATERS EDGE PLATBOOK/PAGE/DATE: 5 381 NB: 00239 WATERS EDGE@ CHATUGE 903 ELF SCHOOL RD	HIAWASSEE HAYESVILLE FIRE DISTRICT	547902962632L2J RECORD NUMBER: 15768 ROUTE: LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 5/7/2025 12:05:00 PM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT						
				0.0600						
#	LAND CLASS	SIZE	BASERATE	* ACF *	ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	150000	1.00	1.00	=	150000	1.000	=	150000
ACREAGE FACTOR:			FRONTAGE FACTOR:			LAND VALUE			150,000	
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE			
1	07 C BOAT SLIP	1 * 1	85.00	0.00	85.00	119	10100			
OTHER FEATURES VALUE:							10,100			
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY						
2 SLAB	14 CONCRETE LAP SIDING 08 WOOD SHINGLE	02 GABLE	01 ASPHALT	1.5000 SHTH 2 BDRM						
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #						
01 DRYWALL	01 HARDWOOD 02 TILE 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1						

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE: B+10	AYB: 2017	EYB: 2017	CONDITION: Good	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	1351	1.50		2027	201.40	B 1.10	5.50		0.85		192.98	2027		391170	0.94	1.5000		551550
1 CHIMNEY	0			0							3125.00	0		3125	0.94	1.5000		4406
1 FIREPLACE	0			0							3125.00	0		3125	0.94	1.5000		4406
1 HALFBATHS	0			0							4800.00	0		4800	0.94	1.5000		6768
2 BATHS	0			0							9180.00	0		18360	0.94	1.5000		25888
OFP OFP OPEN FINISHED	128	1.00		128	124.00	1.10			1.00		136.40	128		17459	0.94	1.5000		24617
FSP FSP FINISHED SCREEN	300	1.00		300	68.76	1.10			1.00		75.64	300		22692	0.94	1.5000		31996
AFG AFG ATTACHED	295	2.00		590	72.00	1.10			0.92		72.86	590		42987	0.94	1.5000		60612

2617 HSF 3045 TSF RPCN=192.4791/HSF 503718 VALU=271.40/HSF 710243

STRUCTURE VALUE **710,200**

CARD 1 VALUE **870,300**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	150,000				150,000	40,000	275%	
OTHER FEAT	10,100				10,100	2,500	304%	
STRUCTURE	710,200				710,200	348,300	103.9%	
TOTAL	870,300				870,300	390,800	122.7%	

(1101672) Group:0 **TAX YEAR: 2026** **DEFERRED VALUE** **0** **APPRAISED VALUE** **870,300**
Clay County, NC **REVAL YEAR: 2026** **TAXABLE VALUE** **870,300**