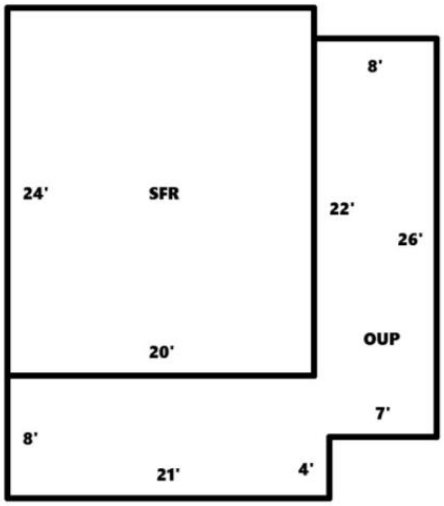
05/18/2026 03:47 OWNERSHIP 624498000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
VARGAS HEATHER BOND TRUSTEE HILLYER FAMILY TRUST ONE DAYTONA BLVD DAYTONA BEACH, FL 32114 DEED: 00127 0155 $0	LOT 13 GARLAND RIDEGE PLATBOOK/PAGE/DATE: NB: 00121 GARLAND RIDGE 526 GARLAND RIDGE DR	HIAWASSEE HAYESVILLE FIRE DISTRICT	548903002181 RECORD NUMBER: 7034 ROUTE: 548903 075 LISTER: 1/1/2026 REVIEWER: TOM HYDER 2/17/2025	1 / 2



TOPO	STREET	UTILITIES	NOTES	LT
			NICE VIEW	0.7500 (0.750)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	40000		1.00		1.25		50000		1.000		50000

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **50,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	01 FRAME	02 GABLE	04 METAL	1.0000 STHT 1 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL 02 PANELING	05 CARPET 10 VINYL	13 WINDOW AIR CONDIT 02 ELECTRIC BASE BOA	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	D	AYB:	1984	EYB:	1984	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
DIMENSIONS:	SFR=E20N24W20S24Area:480;OUP=S8E21N4E7N26W8S22W20Area:372;TotalArea:852												

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SFR SINGLE FAMILY	480		1.00		480	160.70		D		1.80				1.00		162.50		480		78000		0.58				45240
1 BATHS	0				0											5550.00		0		5550		0.58				3219
OUP OUP OPEN UNFINISHED	372		1.00		372	32.00								1.00		32.00		372		11904		0.58				6904
	480	HSF			852	TSF										RPCN=198.8625/HSF				95454		VALU=115.34/HSF				55363

STRUCTURE VALUE **55,400**

CARD 1 VALUE **105,400**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	
LAND	50,000		0		50,000	50,000	%	**OTHER CARDS VALUE** **316,100**
OTHER FEAT	0		0		0	0	%	**TOTAL VALUE** **421,500**
STRUCTURE	55,400		316,100		371,500	193,100	92.39%	
TOTAL	105,400		316,100		421,500	243,100	73.39%	**NBHD ADJUSTMENT:** **1.00 * 421500 = 421,500**

(1075593) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	421,500
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	421,500

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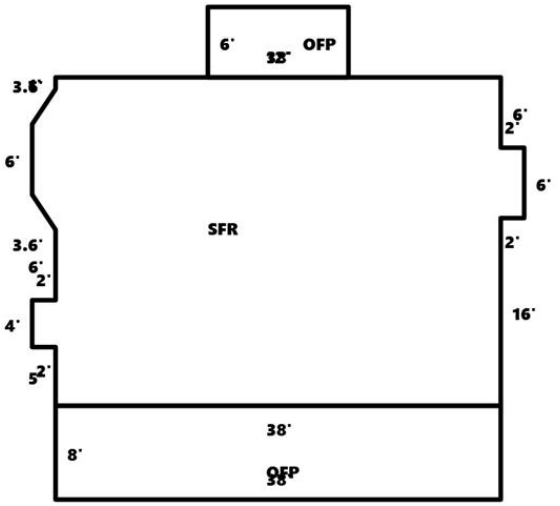

TOPO	STREET	UTILITIES	NOTES
			NICE VIEW

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **50,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
2 SLAB	14 CONCRETE LAP SIDING 08 WOOD SHINGLE	02 GABLE	01 ASPHALT	1.5200 STHT 2 BDRM
WALL FINISH	**FLOORS**	**HEAT&AIR**	**HEAT FUEL**	**BUILDING #**
01 DRYWALL	01 HARDWOOD 05 CARPET	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	2

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C+10	AYB:	2003	EYB:	2003	CONDITION:	Good	DEPR TABLE:		SQ FT TABLE:	

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 SINGLE FAMILY	1102		1.52		1675	168.45		C 1.10		5.50				0.85		162.18		1675		271652		0.84				228188
1 CHIMNEY	0				0											2500.00		0		2500		0.84				2100
1 FIREPLACE	0				0											2500.00		0		2500		0.84				2100
100%UNF-BSMT	0				1102	33.69		1.10								37.06		1102		40840		0.84				34306
2 BATHS	0				0											7398.00		0		14796		0.84				12429
OFP OPEN FINISHED PORCH	304		1.00		304	100.00		1.10						1.00		110.00		304		33440		0.84				28090
OFP OPEN FINISHED PORCH	72		1.00		72	100.00		1.10						1.00		110.00		72		7920		0.84				6653
CPATIO COVERED PATIO	304		1.00		304	8.00		1.10						1.00		8.80		304		2675		0.84				2247
	1675	HSF			3457	TSF										RPCN=224.6704/HSF				376323		VALU=188.72/HSF				316113

STRUCTURE VALUE **316,100**

CARD 2 VALUE **105,400**