

07/14/2026 07:32 OWNERSHIP 353301						PROPERTY DESCRIPTION						TAX DESCRIPTION						MAP NUMBER						CARD#																			
BRANT WILLIAM P & NANCY B						LOT 16 EAGLES VIEW						HIAWASSEE HAYESVILLE FIRE DISTRICT						548903211374 RECORD NUMBER: 1626 ROUTE: 548903 138 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 4/10/2024 11:52:00 AM						1 / 1																			
14109 MAGNOLIA COVE ROAD JACKSONVILLE, FL 32224 DEED: 00359 0082 7/8/2011 \$720,000						PLATBOOK/PAGE/DATE: 2 650 10/21/1991 NB: 00020 EAGLES VIEW 44 EAGLES VIEW WAY																																					
						TOPO		STREET		UTILITIES		NOTES						LT																									
												LAKE VIEW						0.8200 (0.820)																									
						#		LAND CLASS		SIZE		BASERATE		*		ACF		*		ADJ		=		ADJ RATE		*		UNITS		=		LNDVALUE											
						1		50RESIDENTIAL		1.000		60000				1.00				1.75				105000				1.000				105000											
						ACREAGE FACTOR:												FRONTAGE FACTOR:												LAND VALUE												105,000	
						#		OTHER FEATURES				SIZE		BASERATE		COND		ADJ RATE		UNITS		VALUE																					
OTHER FEATURES VALUE:																										0																	
FOUNDATION				XTR_FINISH				ROOF TYPE				ROOF MTRL				SIZE/QTY																											
2 SLAB 1 CRAWL SPACE				01 FRAME 03 STONE				02 GABLE				01 ASPHALT				1.0000 STHT 3 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:		A+25		AYB:		2005		EYB:		2005		CONDITION:		Average		DEPR TABLE:				SQ FT TABLE:																												
DIMENSIONS:		SFR=E9S3E16S8E10S2E13N4E2N4E11S3E13N9E11N17W2N6W11N2W2N4W13S4W2S10W9N12W5N4W11S4W5S2W14S8W8S2W3S16Area:2619;AFG=S12W24N3W13N21E13N4E24S16Area:945;OFF=W2S13E13N5E12N6W13N2W10Area:239;FSP=N9E4N13E14S20W8S2W10Area:328;CDK=Area:328;OFF=E14N11E21N6W35S17Area:364;CDK=Area:364;OFF=E5N4E11S4E5N9W21S9Area:145;CDK=Area:145;TotalArea:5477																																																			
STRUCTURE		SKETCH-SF		*		STHT		=		AREA		RATE		*		GRDE		+		HEAT		+		EXWL		*		WLHT		=		ADJRATE		*		AREA		=		RPCN		*		DEPF		*		CNDF		=		STR-VALUE	
SFR SFR SINGLE FAMILY		2619				1.00				2619		241.60				A		1.25		5.50								1.00				307.50				2619				805343				0.79				636221					
1 HALFBATHS		0								0																				5900.00				0				5900				0.79				4661							
100%FIN-BSMT		0								2619		144.96				1.25				3.30										184.50				2619				483206				0.79				381733							
2 CHIMNEY		0								0																				3750.00				0				7500				0.79				5925							
3 BATHS		0								0																				11000.00				0				33000				0.79				26070							
6 FIREPLACE		0								0																				3750.00				0				22500				0.79				17775							
OFF OFF OPEN FINISHED		239				1.00				239		140.00				1.25										1.00				175.00				239				41825				0.79				33042							
OFF OFF OPEN FINISHED		364				1.00				364		140.00				1.25								1.00						175.00				364				63700				0.79				50323							
OFF OFF OPEN FINISHED		145				1.00				145		140.00				1.25								1.00						175.00				145				25375				0.79				20046							
FSP FSP FINISHED SCREEN		328				1.00				328		82.50				1.25								1.00						103.13				328				33827				0.79				26723							
CDK CDK COVERED WOOD		328				1.00				328		27.00				1.25								1.00						33.75				328				11070				0.79				8745							
CDK CDK COVERED WOOD		145				1.00				145		27.00				1.25								1.00						33.75				145				4894				0.79				3866							
CDK CDK COVERED WOOD		364				1.00				364		27.00				1.25								1.00						33.75				364				12285				0.79				9705							
AFG AFG ATTACHED		945				1.00				945		87.00				1.25								1.00						108.75				945				102769				0.79				81188							
		6183				HSF				8096		TSF																		RPCN=267.3773/HSF				1653194				VALU=211.23/HSF								1306023							
STRUCTURE VALUE																										1,306,000																											
CARD 1 VALUE																										1,411,000																											
VALUATION		THIS CARD		+		OTHER CARD		=		VALUE		PREV-VAL		CHANGE		OTHER CARDS VALUE																																					
LAND		105,000								105,000		87,500		20%		TOTAL VALUE										1,411,000																											
OTHER FEAT		0								0		0		%																																							
STRUCTURE		1,306,000								1,306,000		809,100		61.41%																																							
TOTAL		1,411,000								1,411,000		896,600		57.37%		NBHD ADJUSTMENT: 1.00 * 1411000 = 1,411,000																																					
(1104557) Group:0 Clay Countv. NC						TAX YEAR: 2026 REVAL YEAR: 2026						DEFERRED VALUE						0						APPRAISED VALUE TAXABLE VALUE						1,411,000 1,411,000																							