

06/13/2026 09:41 OWNERSHIP 622954000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
HEFF'S HEAVENLY HUTS LLC 1260 LAKESIDE DRIVE VENICE, FL 34293 DEED: 00481 0137 12/21/2023 \$460,000	OFF HWY 64 AT RIVER PLATBOOK/PAGE/DATE: 6 4 01/03/2019 NB: 00040 HIAWASSEE RIVER ESTATE 204 HIAWASSEE RIVER RD	BRASSTOWN BRASSTOWN FIRE DISTRICT	552100237637 RECORD NUMBER: 17169 ROUTE: 552100081 LISTER: BRANDAN ALFRED 1/1/2026 REVIEWER: BRANDAN ALFRED 2/18/2025	1 / 1

TOPO	STREET	UTILITIES	NOTES	AC
			RIVER FRONT	1.7200

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDCVALUE
1	91RIVERFRONT	1.000	60000	1.00	1.00		60000	1.000		60000
2	40WOOD LAND	0.720	10000	1.00	1.00		10000	0.720		7200

ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		67,200
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#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE:	0
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FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
1 CRAWL SPACE 2 SLAB	07 ALUMINUM/VINYL 03 STONE	02 GABLE	01 ASPHALT	1.0000 SHTT 4 BDRM
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	10 VINYL	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC 03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE: C+10	AYB: 2007	EYB: 2024	CONDITION: Good	DEPR TABLE:	SQ FT TABLE:
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DIMENSIONS: SFR=W64N28E64S28Area:1792;FSTG=E8S5W8N5Area:40;OFP=E8S7W8N7Area:56;FSP=E8S24W8N24Area:192;OFP=W64S8E64N8Area:512;FSP=N18W8S26E8N8Area:208;WDK=E5N5W5S5Area:25;TotalArea:2825

STRUCTURE	SKETCH-SF *	STHT =	AREA	RATE *	GRDE +	HEAT +	EXWL *	WLHT =	ADJRATE *	AREA =	RPCN *	DEPF *	CNDF =	STR-VALUE
SFR SFR SINGLE FAMILY	1792	1.00	1792	161.10	C 1.10	5.50		1.00	182.71	1792	327416	0.98		320868
2 BATHS	0		0						7398.00	0	14796	0.98		14500
2 FIREPLACE	0		0						5000.00	0	10000	0.98		9800
50%FIN-BSMT	0		896	96.66	1.10	3.30			109.63	896	98228	0.98		96263
OFP OFP OPEN FINISHED	512	1.00	512	100.00	1.10			1.00	110.00	512	56320	0.98		55194
OFP OFP OPEN FINISHED	56	1.00	56	100.00	1.10			1.00	110.00	56	6160	0.98		6037
WDK WDK WOOD DECK	25	1.00	25	13.00	1.10			1.00	14.30	25	358	0.98		351
FSP FSP FINISHED SCREEN	208	1.00	208	55.00	1.10			1.00	60.50	208	12584	0.98		12332
FSP FSP FINISHED SCREEN	192	1.00	192	55.00	1.10			1.00	60.50	192	11616	0.98		11384
FSTG FSTG FINISHED	40	1.00	40	28.00	1.10			1.00	30.80	40	1232	0.98		1207

2688 HSF 3721 TSF RPCN=200.4129/HSF 538710 VALU=196.40/HSF 527936

STRUCTURE VALUE 527,900

CARD 1 VALUE 595,100

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	67,200				67,200	67,200	%	TOTAL VALUE
OTHER FEAT	0				0	0	%	
STRUCTURE	527,900				527,900	233,200	126.37%	
TOTAL	595,100				595,100	300,400	98.1%	595,100

NBHD ADJUSTMENT: 1.00 * 595100 = 595,100

(1103957) Group:0 TAX YEAR: 2026 APPRAISED VALUE 595,100
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 595,100