05/18/2026 03:36 OWNERSHIP 6715301	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
TSAGARIS JOHN S ANDRESON DEAN J 2376 TERENCE COURT CLEARWATER, FL 33759 DEED: 00309 0160 8/28/2006 $70,000	LOT 31 BEAR COVE PLATBOOK/PAGE/DATE: 4 1467 NB: 00004 BEAR COVE	SWEETWATER HAYESVILLE FIRE DISTRICT	554200101413 RECORD NUMBER: 16286 ROUTE: 554100184A LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 12/8/2023 9:14:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			VIEW	1.1200 (1.120)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	40000		1.00		1.25		50000		1.000		50000
2	40WOOD LAND	0.120	10000		1.00		1.00		10000		0.120		1200

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **51,200**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

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:	
DIMENSIONS:													

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 **51,200**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	51,200				51,200	51,200	%	**TOTAL VALUE** **51,200**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	51,200				51,200	51,200	%	**NBHD ADJUSTMENT:** **1.00 * 51200 = 51,200**

(1043892) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	51,200
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	51,200