| 05/18/2026 07:51 OWNERSHIP 621409000 | PROPERTY DESCRIPTION | TAX DESCRIPTION | MAP NUMBER | CARD# |
|---|---|---|---|---|
| O BRIEN WAYNE<br>CUTLER SHANA<br>7401 TIMBER RIDGE WAY<br>LAND O LAKES, FL 34637<br>DEED: 00469 0035 9/23/2022 $0 | LOT 11 BEAR COVE<br><br>PLATBOOK/PAGE/DATE: 4 1467<br>NB: 00004 BEAR COVE | SWEETWATER<br>HAYESVILLE FIRE DISTRICT | 554200306275<br>RECORD NUMBER: 11888<br>ROUTE: 554100184A<br>LISTER: JASON COLLIER 1/1/2026<br>REVIEWER: JASON COLLIER<br>12/14/2023 8:26:00 AM | 1 / 1 |

| TOPO | STREET | UTILITIES | NOTES | LT |
|---|---|---|---|---|
| | | | | 1.0400<br>(1.040) |

| # | LAND CLASS | SIZE | BASERATE | * | ACF | * | ADJ | = | ADJ RATE | * | UNITS | = | LNDVALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 50RESIDENTIAL | 1.000 | 40000 | | 1.00 | | 1.00 | | 40000 | | 1.000 | | 40000 |
| 2 | 40WOOD LAND | 0.040 | 10000 | | 1.00 | | 1.00 | | 10000 | | 0.040 | | 400 |

**ACREAGE FACTOR:** **FRONTAGE FACTOR:** **LAND VALUE** **40,400**

| # | OTHER FEATURES | SIZE | BASERATE | COND | ADJ RATE | UNITS | VALUE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

**OTHER FEATURES VALUE:** **0**

| FOUNDATION | XTR_FINISH | ROOF TYPE | ROOF MTRL | SIZE/QTY |
|---|---|---|---|---|
| | | | | STHT<br>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** **40,400**

| VALUATION | THIS CARD | + | OTHER CARD | = | VALUE | PREV-VAL | CHANGE | OTHER CARDS VALUE |
|---|---|---|---|---|---|---|---|---|
| **LAND** | 40,400 | | | | 40,400 | 40,400 | % | **TOTAL VALUE** **40,400** |
| **OTHER FEAT** | 0 | | | | 0 | 0 | % | |
| **STRUCTURE** | 0 | | | | 0 | 0 | % | |
| **TOTAL** | 40,400 | | | | 40,400 | 40,400 | % | **NBHD ADJUSTMENT:** **1.00 * 40400 = 40,400** |

| | | | | |
|---|---|---|---|---|
| **(1043381) Group:0** | **TAX YEAR: 2026** | | **APPRAISED VALUE** | 40,400 |
| **Clay County, NC** | **REVAL YEAR: 2026** | **DEFERRED VALUE** 0 | **TAXABLE VALUE** | 40,400 |