05/18/2026 03:37 OWNERSHIP 15917302	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
COPPEDGE WAYLAND T III C/O JOSEPH COPPEDGE 12245 BRADY RD JACKSONVILLE, FL 32223 DEED: 00390 0162 12/19/2013 $100,000	LOT 35J REV MTN HARBOUR PLATBOOK/PAGE/DATE: 5 751 NB: 00022 RIDGES @ MOUNTAIN HARBOUR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000084128 RECORD NUMBER: 3300 ROUTE: LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 1/30/2024 1:48:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			FORMERLY LOTS 33J 35J 36J BOER SWEEP	2.1800 (2.180)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	80000		1.00		1.00		80000		1.000		80000
2	40WOOD LAND	1.180	10000		1.00		1.00		10000		1.180		11800

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **91,800**

#	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 **91,800**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	91,800				91,800	51,800	77.22%	**TOTAL VALUE** **91,800**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	91,800				91,800	51,800	77.22%	**NBHD ADJUSTMENT:** **1.00 * 91800 = 91,800**

(1039597) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	91,800
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	91,800