05/18/2026 03:37 OWNERSHIP 3989303	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
ENTRUST ADMIN SERV INC FBO UTRECHT STEVEN 801 INTERNATIONAL PKWY FL 5 LAKE MARY, FL 32746-4762 DEED: 00307 0088 7/7/2006 $127,000	LOT 13C MTN HARBOUR PLATBOOK/PAGE/DATE: NB: 00022 RIDGES @ MOUNTAIN HARBOUR ASH BRANCH CIR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000167300 RECORD NUMBER: 4818 ROUTE: 558000267 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/1/2024 9:22:00 AM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			BOER SWEEP	0.9900 (0.990)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	0.990	80000		1.01		1.25		101000		0.990		99990

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **100,000**

#	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 **100,000**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	100,000				100,000	50,000	100%	**TOTAL VALUE** **100,000**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	100,000				100,000	50,000	100%	**NBHD ADJUSTMENT:** **1.00 * 100000 = 100,000**

(1033580) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	100,000
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	100,000