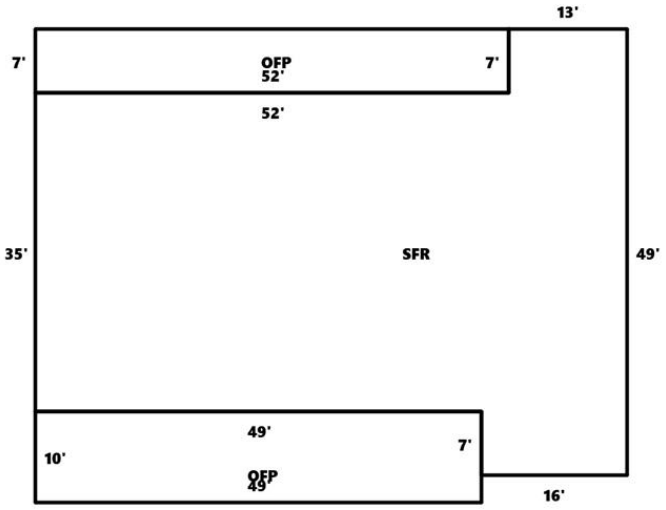
05/18/2026 04:53 OWNERSHIP 9542304	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
SAUNDERS CAROLINE M TRUSTEE 1150 SAUNDERS LANE WAUCHULA, FL 33873 DEED: 00308 0133 8/4/2006 $449,000	LOT 100A MTN HARBOUR PLATBOOK/PAGE/DATE: NB: 00022 RIDGES @ MOUNTAIN HARBOUR 18 FOXFIRE COURT	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000250454 RECORD NUMBER: 14199 ROUTE: 558000244 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/14/2024	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			GOLF VIEW	0.7200 (0.720)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	0.720	80000		1.28		1.25		128000		0.720		92160

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **92,200**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: **0**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	14 CONCRETE LAP SIDING	02 GABLE	01 ASPHALT	1.5000 STHT 4 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	01 HARDWOOD 02 TILE 05 CARPET	11 CENTRAL AIR CONDI 01 FORCED HOT AIR	03 GAS	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	B+10	AYB:	1998	EYB:	1998	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	

DIMENSIONS: SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	*	STHT	=	AREA	RATE	*	GRDE	+	HEAT	+	EXWL	*	WLHT	=	ADJRATE	*	AREA	=	RPCN	*	DEPF	*	CNDF	=	STR-VALUE
SFR SINGLE FAMILY	2478		1.50		3717	201.40		B 1.10		5.00				0.85		192.56		3717		715746		0.72				515337
1 CHIMNEY	0				0											3125.00		0		3125		0.72				2250
1 FIREPLACE	0				0											3125.00		0		3125		0.72				2250
4 BATHS	0				0											9180.00		0		36720		0.72				26438
50%FIN-BSMT	0				1239	120.84		1.10		3.00						135.92		1239		168405		0.72				121252
50%UNF-BSMT	0				1239	40.28		1.10								44.31		1239		54900		0.72				39528
OFP OPEN FINISHED PORCH	490		1.00		490	124.00		1.10						1.00		136.40		490		66836		0.72				48122
OFP OPEN FINISHED PORCH	364		1.00		364	124.00		1.10						1.00		136.40		364		49650		0.72				35748
PATIO PATIO	490		1.00		490	3.75		1.10						1.00		4.13		490		2024		0.72				1457
	4956	HSF			7539	TSF										RPCN=222.0603/HSF				1100531		VALU=159.88/HSF				792382

STRUCTURE VALUE **792,400**

CARD 1 VALUE **884,600**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	92,200				92,200	46,100	100%	**TOTAL VALUE** **884,600**
OTHER FEAT	0				0	0	%	
STRUCTURE	792,400				792,400	413,500	91.63%	
TOTAL	884,600				884,600	459,600	92.47%	**NBHD ADJUSTMENT:** **1.00 * 884600 = 884,600**

(1075597) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	884,600
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	884,600