05/18/2026 07:10 OWNERSHIP 618029000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
KEEN GLOBAL ENTERPRISE 1176 NW LEONARDO CIR PORT ST LUCIE, FL 34986-4346 DEED: 00436 0196 1/7/2020 $8,500	LOT 14 MTN HARB N PH 2 PLATBOOK/PAGE/DATE: 4 567 NB: 00289 PINNACLE @ MTN HARBOUR	HIAWASSEE HAYESVILLE FIRE DISTRICT	558000840269 RECORD NUMBER: 8565 ROUTE: LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/9/2024 12:19:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
			THE PINNACLE ADJUSTED BASED ON REVIEW OF NEIGHBORHOOD - VIA 2018 INFORMAL APPEALS - BOER SWEEP	0.7600 (0.760)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	0.760	40000		1.24		1.00		49600		0.760		37696

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **37,700**

#	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 **37,700**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	37,700				37,700	37,700	%	**TOTAL VALUE** **37,700**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	37,700				37,700	37,700	%	**NBHD ADJUSTMENT:** **1.00 * 37700 = 37,700**

(1038839) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	37,700
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	37,700