05/18/2026 07:09 OWNERSHIP 623584000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
SELLERS WALLACE KENT TRUSTEE SELLERS TRACY L TRUSTEE 1454 MARKEL DRIVE WINTER GARDEN, FL 34787 DEED: 00483 0333 7/23/2024 $0	LOT 31 NELSON RDG PH 2 PLATBOOK/PAGE/DATE: 4 471 NB: 00039 NELSON RIDGE	TUSQUITTEE HAYESVILLE FIRE DISTRICT	558100948005 RECORD NUMBER: 14420 ROUTE: LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 2/16/2024 1:05:00 PM	1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
				1.3900 (1.390)

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	50RESIDENTIAL	1.000	30000		1.00		1.00		30000		1.000		30000
2	40WOOD LAND	0.390	10000		1.00		1.00		10000		0.390		3900

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **33,900**

#	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 **33,900**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	33,900				33,900	32,900	3.04%	**TOTAL VALUE** **33,900**
OTHER FEAT	0				0	0	%	
STRUCTURE	0				0	0	%	
TOTAL	33,900				33,900	32,900	3.04%	**NBHD ADJUSTMENT:** **1.00 * 33900 = 33,900**

(1046835) Group:0	**TAX YEAR: 2026**		**APPRAISED VALUE**	33,900
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE** 0	**TAXABLE VALUE**	33,900