| 05/15/2026 06:44 OWNERSHIP 622633000 | PROPERTY DESCRIPTION | TAX DESCRIPTION | MAP NUMBER | CARD# |
|---|---|---|---|---|
| O'BRIEN JAMES A<br>O'BRIEN TINA L<br>12208 VIOLET JASPER DR<br>PARRISH, FL 34219-2586<br>DEED: 00478 0149 9/14/2023 $88,000 | LOT 4 COTTAGES AT CHAT<br><br>PLATBOOK/PAGE/DATE: 6 258 10/16/2020<br>NB: 00313 COTTAGES AT CHATUGE | HIAWASSEE<br>HAYESVILLE FIRE DISTRICT | 548901384636<br>RECORD NUMBER: 40155<br>ROUTE:<br>LISTER: TOM HYDER 1/1/2026<br>REVIEWER: TOM HYDER 5/30/2024 8:23:00 AM | 1 / 1 |

| TOPO | STREET | UTILITIES | NOTES | LT |
|---|---|---|---|---|
| | | | LAKEVIEW | 0.5610 |

| # | LAND CLASS | SIZE | BASERATE | * | ACF | * | ADJ | = | ADJ RATE | * | UNITS | = | LNDVALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 50RESIDENTIAL | 1.000 | 80000 | | 1.00 | | 1.25 | | 100000 | | 1.000 | | 100000 |

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

| # | OTHER FEATURES | SIZE | BASERATE | COND | ADJ RATE | UNITS | VALUE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
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| | | | | | | | |

**OTHER FEATURES VALUE:** **0**

| FOUNDATION | XTR_FINISH | ROOF TYPE | ROOF MTRL | SIZE/QTY |
|---|---|---|---|---|
| | | | | STHT<br>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 | 62,500 | 60% | **TOTAL VALUE** **100,000** |
| **OTHER FEAT** | 0 | | | | 0 | 0 | % | |
| **STRUCTURE** | 0 | | | | 0 | 0 | % | |
| **TOTAL** | 100,000 | | | | 100,000 | 62,500 | 60% | **NBHD ADJUSTMENT:** **1.00 * 100000 = 100,000** |

| | | | | | |
|---|---|---|---|---|---|
| **(1074643) Group:0** | **TAX YEAR: 2026** | | | **APPRAISED VALUE** | 100,000 |
| **Clay County, NC** | **REVAL YEAR: 2026** | **DEFERRED VALUE** | 0 | **TAXABLE VALUE** | 100,000 |