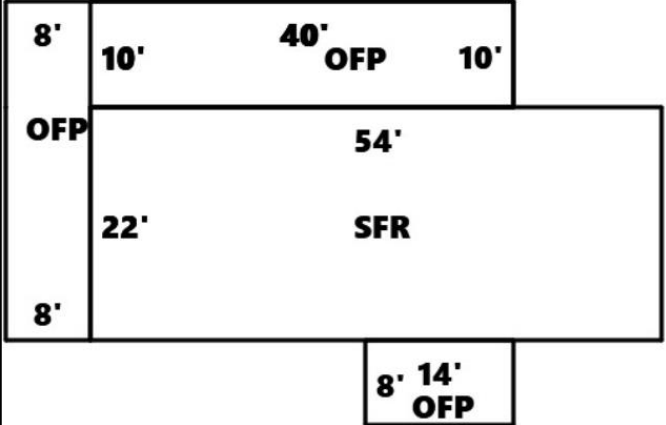


05/18/2026 12:22 OWNERSHIP 621726000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
FEREDAY MICHAEL ROBERT FEREDAY TAMMY KELLY 1190 CHARLIE RHODUS RD OSYKA, MS 39657 DEED: 00471 0023 11/29/2022 \$389,000	LOT 3 & LOT 4 UNIT 1 SMOKERISE PLATBOOK/PAGE/DATE: 2 459 NB: 00072 SMOKERISE 7 LAKEVIEW DR	HAYESVILLE HAYESVILLE FIRE DISTRICT	544900930544 RECORD NUMBER: 16248 ROUTE: 544900302 LISTER: JASON COLLIER 1/1/2026 REVIEWER: JASON COLLIER 3/14/2024 11:46:00 AM	1 / 1



TOPO	STREET	UTILITIES	NOTES	LT
			GOOD VIEW	2.0000

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	50RESIDENTIAL	2.000	30000	1.00	1.50	45000	2.000	90000

ACREAGE FACTOR: FRONTAGE FACTOR: LAND VALUE 90,000

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE

OTHER FEATURES VALUE: 0

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	07 ALUMINUM/VINYL	02 GABLE	01 ASPHALT	1.0000 STHT 2 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
01 DRYWALL	05 CARPET 10 VINYL	11 CENTRAL AIR CONDI 01 FORCED HOT AIR	02 ELECTRIC	1

IMPROVEMENT TYPE:	SINGLE FAMILY	GRADE:	C	AYB:	1988	EYB:	1988	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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DIMENSIONS: SFR=W54S22E54N22Area:1188;OFP=S22W8N22N10E8E40S10W40Area:656;PATIO=Area:656;OFP=S8E14N8W14Area:112;OFP=S10W40N10E40Area:400;CDK=Area:400;TotalArea:3412

STRUCTURE	SKETCH-SF	* STHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
SFR SFR SINGLE FAMILY	1188	1.00	1188	161.10	C	5.00		1.00	166.10	1188	197327	0.62		122343
1 CHIMNEY	0		0						2500.00	0	2500	0.62		1550
3 BATHS	0		0						7398.00	0	22194	0.62		13760
1 FIREPLACE	0		0						2500.00	0	2500	0.62		1550
100%FIN-BSMT	0		1188	96.66		3.00			99.66	1188	118396	0.62		73406
OFP OFP OPEN FINISHED	400	1.00	400	100.00				1.00	100.00	400	40000	0.62		24800
OFP OFP OPEN FINISHED	112	1.00	112	100.00				1.00	100.00	112	11200	0.62		6944
OFP OFP OPEN FINISHED	656	1.00	656	100.00				1.00	100.00	656	65600	0.62		40672
CDK CDK COVERED WOOD	400	1.00	400	18.00				1.00	18.00	400	7200	0.62		4464
PATIO PATIO PATIO	656	1.00	656	3.00				1.00	3.00	656	1968	0.62		1220

2376 HSF 4600 TSF RPCN=197.3421/HSF 468885 VALU=122.35/HSF 290709

STRUCTURE VALUE 290,700 CARD 1 VALUE 380,700

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	90,000		90,000	90,000	%	TOTAL VALUE 380,700
OTHER FEAT	0		0	0	%	
STRUCTURE	290,700		290,700	132,900	118.74%	
TOTAL	380,700		380,700	222,900	70.79%	

(1075591) Group:0 TAX YEAR: 2026 APPRAISED VALUE 380,700
Clay County, NC REVAL YEAR: 2026 DEFERRED VALUE 0 TAXABLE VALUE 380,700

NBHD ADJUSTMENT: 1.00 * 380700 = 380,700