05/18/2026 05:55 OWNERSHIP 619709000	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
MCDANIEL 3 HOLDINGS LLC 2030 UNION CHURCH RD BISHOP, GA 30621 DEED: 00451 0033 3/31/2021 $0	SR 1353 PLATBOOK/PAGE/DATE: NB: 40001 SHOOTING CREEK TWNSP 3452 OLD HWY 64 E	SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT	640900059405 RECORD NUMBER: 1384 ROUTE: 640900030 LISTER: 1/1/2026 REVIEWER: TOM HYDER 2/11/2025	1 / 1

TOPO	STREET	UTILITIES	NOTES	AC
			SWMH	1.8300

#	LAND CLASS	SIZE	BASERATE	*	ACF	*	ADJ	=	ADJ RATE	*	UNITS	=	LNDVALUE
1	11HOMESITE-PAVED	1.000	32500		1.00		0.00		32500		1.000		32500
2	21OPEN LAND-PAVED	0.830	10000		1.00		0.00		10000		0.830		8300

ACREAGE FACTOR: **FRONTAGE FACTOR:** **LAND VALUE** **40,800**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	13 C CANOPY-RESIDENTIAL	12 * 16	8.19	0.00	8.19	192	1600
2	48 C OPEN PORCH-RESIDENTI	12 * 32	22.00	0.00	22.00	384	8400
3	32 C POLE SHED	18 * 20	3.44	0.00	3.44	360	1200
4	26 E M/H HOOKUP	1 * 8	7000.00	0.00	7000.00	8	56000
5	62 C Carport Metal	20 * 25	3.00	0.00	3.00	500	1500
6	62 C Carport Metal	20 * 35	3.00	0.00	3.00	700	2100
7	55 C WOOD DECK	8 * 10	22.50	0.00	22.50	80	1800
8	41 C STORAGE-METAL UTILIT	8 * 10	2.95	0.00	2.95	80	200
9	41 C STORAGE-METAL UTILIT	6 * 7	3.00	0.00	3.00	42	100
10	11 C CABIN	10 * 30	48.28	0.00	48.28	300	14500
11	55 C WOOD DECK	12 * 16	22.50	0.00	22.50	192	4300
12	55 C WOOD DECK	4 * 18	22.50	0.00	22.50	72	1600
13	51 B PATIO-RESIDENTIAL	10 * 16	3.75	0.00	3.75	160	600
14	51 B PATIO-RESIDENTIAL	10 * 10	3.75	0.00	3.75	100	400
15	51 B PATIO-RESIDENTIAL	8 * 8	3.75	0.00	3.75	64	200
16	55 C WOOD DECK	4 * 12	22.50	0.00	22.50	48	1100
17	48 C OPEN PORCH-RESIDENTI	11 * 13	22.00	0.00	22.00	143	3100
18	48 C OPEN PORCH-RESIDENTI	6 * 18	22.00	0.00	22.00	108	2400
19	48 C OPEN PORCH-RESIDENTI	6 * 27	22.00	0.00	22.00	162	3600
20	57 C HOT TUB-SPA	1 * 1	2500.00	0.00	2500.00	1	7500
21	62 C Carport Metal	16 * 20	6.00	2.00	6.00	320	1900

OTHER FEATURES VALUE: **114,100**

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 **154,900**

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	40,800				40,800	30,400	34.21%	**TOTAL VALUE** **154,900**
OTHER FEAT	114,100				114,100	56,500	101.95%	
STRUCTURE	0				0	0	%	
TOTAL	154,900				154,900	86,900	78.25%	**NBHD ADJUSTMENT:** **1.00 * 154900 = 154,900**

(1100155) Group:0	**TAX YEAR: 2026**			**APPRAISED VALUE**	154,900
Clay County, NC	**REVAL YEAR: 2026**	**DEFERRED VALUE**	0	**TAXABLE VALUE**	154,900