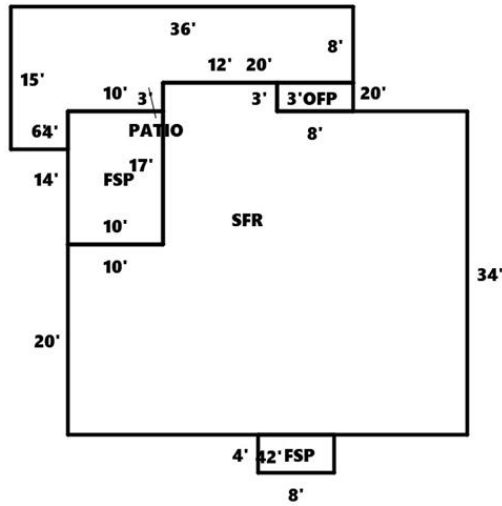


<b>05/18/2026 03:45 OWNERSHIP 5194301</b>	<b>PROPERTY DESCRIPTION</b>	<b>TAX DESCRIPTION</b>	<b>MAP NUMBER</b>	<b>CARD#</b>
CUSTER GEORGE W 2965 TATE CITY RD CLAYTON, GA 30525 DEED: 00162 0116 \$0	TATE CITY  PLATBOOK/PAGE/DATE: NB: 40001 SHOOTING CREEK TWNSP 2965 TATE CITY RD	SHOOTING CREEK SHOOTING CREEK FIRE DISTRICT	643800696762 RECORD NUMBER: 3709 ROUTE: 643800009 LISTER: TOM HYDER 1/1/2026 REVIEWER: TOM HYDER 4/29/2025	1 / 1



TOPO	STREET	UTILITIES	NOTES	AC
			CREEKFRONT W/WATERFALL	2.0000

#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	=	ADJ RATE	* UNITS	=	LNDVALUE
1	92CREEKFRONT	1.000	52000	1.00	1.00		52000	1.000		52000
2	43WOOD LAND-PRIVA	1.000	10000	1.00	1.00		10000	1.000		10000

ACREAGE FACTOR: FRONTAGE FACTOR: LAND VALUE **62,000**

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
1	32 D POLE SHED	12 * 32	2.44	0.00	2.44	384	900
1	57 B HOT TUB-SPA	1 * 1	3500.00	0.00	3500.00	1	3500
2	18 C GARAGE W/LIVING QUAR	24 * 40	43.88	0.00	43.88	960	42100
2	39 C STORAGE-FRAME/CONCRE	12 * 12	11.30	0.00	11.30	144	1600
3	48 C OPEN PORCH-RESIDENTI	10 * 24	22.00	0.00	22.00	240	5300
3	51 C PATIO-RESIDENTIAL	10 * 30	3.00	0.00	3.00	300	900
4	48 C OPEN PORCH-RESIDENTI	8 * 40	22.00	0.00	22.00	320	7000
5	34 C SHOP	20 * 40	17.50	0.00	17.50	800	14000

OTHER FEATURES VALUE: **75,300**

FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY
5 CONCRETE	01 FRAME 12 CEDAR/REDWOOD	02 GABLE	04 METAL	1.0000 SHTT 2 BDRM

WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BUILDING #
09 WOOD 02 PANELING	01 HARDWOOD	04 HEAT PUMP 11 CENTRAL AIR CONDI	02 ELECTRIC	1

<b>IMPROVEMENT TYPE:</b>	SINGLE FAMILY	GRADE:	B	AYB:	1925	EYB:	2000	CONDITION:	Average	DEPR TABLE:		SQ FT TABLE:	
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**DIMENSIONS:** SFR-CL40U30R40D12R2D7L2D11 OFF-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFF-U30CR40U8L40D8H

STRUCTURE	SKETCH-SF	* STHT	=	AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	=	ADJRATE	* AREA	=	RPCN	* DEPF	* CNDF	=	STR-VALUE
SFR SINGLE FAMILY	1324	1.00		1324	220.62	B	5.50		1.00		226.12	1324		299383	0.74			221543
1 CHIMNEY	0			0							3125.00	0		3125	0.74			2313
2 BATHS	0			0							9180.00	0		18360	0.74			13586
3 FIREPLACE	0			0							3125.00	0		9375	0.74			6938
OFF OPEN FINISHED PORCH	24	1.00		24	124.00				1.00		124.00	24		2976	0.74			2202
FSP FINISHED SCREEN	140	1.00		140	68.76				1.00		68.76	140		9626	0.74			7123
FSP FINISHED SCREEN	32	1.00		32	68.76				1.00		68.76	32		2200	0.74			1628
PATIO PATIO	360	1.00		360	3.75				1.00		3.75	360		1350	0.74			999

1324 HSF 1880 TSF RPCN=261.6276/HSF 346395 VALU=193.60/HSF 256332

**STRUCTURE VALUE 256,300**

**CARD 1 VALUE 393,600**

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE
LAND	62,000			62,000	45,500	36.26%	
OTHER FEAT	75,300			75,300	16,500	356.36%	
STRUCTURE	256,300			256,300	206,800	23.94%	
<b>TOTAL</b>	<b>393,600</b>			<b>393,600</b>	<b>268,800</b>	<b>46.43%</b>	

**NBHD ADJUSTMENT: 1.00 \* 393600 = 393,600**

<b>(1101695) Group:0</b>	<b>TAX YEAR: 2026</b>	<b>DEFERRED VALUE</b>	<b>0</b>	<b>APPRAISED VALUE</b>	<b>393,600</b>
<b>Clay County, NC</b>	<b>REVAL YEAR: 2026</b>			<b>TAXABLE VALUE</b>	<b>393,600</b>