

LOT 7 BLOCK C CHAPEL HILLS S/D U
469-83, 695-397, 953-2383, WD 12

SHARP REGINALD
3209 TRANSMITTER RD
SAN DIEGO, CA 92115

2026

06-4S-17-08083-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05	05
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06	
NEIGHBORHOOD/LOC		6417.0900 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,476	100	
FGR	567	55	
FOP	35	30	
TOTALS	2,078		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	12	12	1.00	UT	0.00
4	0258	PATIO	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	2 0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,798	124.8000	139.78	251,324	1975	1995	0	0	0 30.00	70.00
1 SINGLE FAM 0% - 0 Heated Area: 1476 HX Base Yr											
1572 SW CAROLINE CT, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023 MLU	

TOTAL OB/XF									
1,180									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		175,927	
TOTAL MARKET OB/XF VALUE		1,180	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		195,607	
SOH/AGL Deduction		11,845	
ASSESSED VALUE		183,762	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		183,762	
TOTAL JUST VALUE		195,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1538/1090	3/04/2025	WD	Q	I	01	255,000	
GRANTOR: METZ FRANZ H							
GRANTEE: SHARP REGINALD							
1314/2753	5/10/2016	WD	U	I	11	100	
GRANTOR: FRANZ H & MELISSA MET							
GRANTEE: FRANZ H & MELISSA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W50 S27 E27 S7 E18 FOP= E5 N7 W5 S7\$ N7 E5 FGR= E21 N27 W21 S27\$ N27\$.									