N DIV: BEG 400 FT S OF NE COR OF CHAMBER'S TRACT OF BLOCK J IN N FT, W 143 FT, N 50 FT, E 143 FT

JOHNSON FREDERICK H/RENTZ AUGUSTA
1620 NW 153RD ST
OPA LOCKA, FL 33054

2027

00-00-00-11879-000

BUILDING CHARACTERISTICS

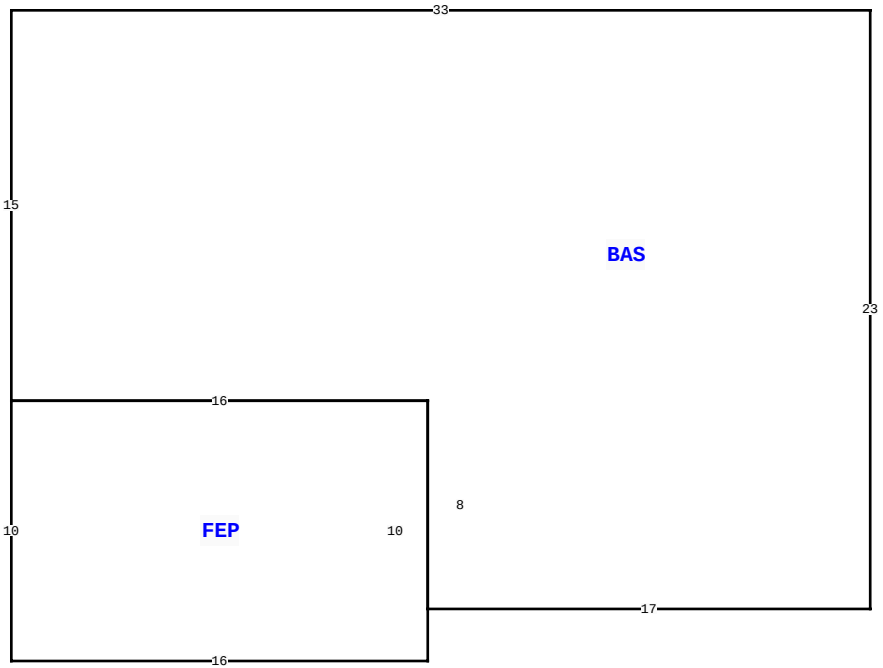
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	631	100		631	34,695
FEP	160	80		128	7,038
TOTALS	791			759	41,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	759	90.8820	99.97	75,877	1961	1961	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 631 HX Base Yr



372 NE CHAMBERS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,732
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,396
TOTAL MARKET VALUE	45,128
SOH/AGL Deduction	0
ASSESSED VALUE	45,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,128
TOTAL JUST VALUE	45,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/981	12/21/2024	QC	U	I	11	100
GRANTOR: RENTZ FESS JR						
GRANTEE: RENTZ-HART JULIET S						
1511/2471	3/13/2024	QC	U	I	11	100
GRANTOR: BOBO BLANCH						
GRANTEE: JOHNSON FREDERICK H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S15 FEP= S10 E16 N10 W16$ E16 S8 E17 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF	-350.00	143.00	7,150.00	SF		1.00	1.00	0.95	0.50	0.48	3,396							

REVIEW DATE 10/16/2015 BY DF Total Acres: 0.16 Total Land Value: 3,396 Market: 0 Agricultural: 0 Common: 3,396 PRINTED 11/17/2026 BY SYS