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

2027

06-4S-17-08083-007

BUILDING CHARACTERISTICS

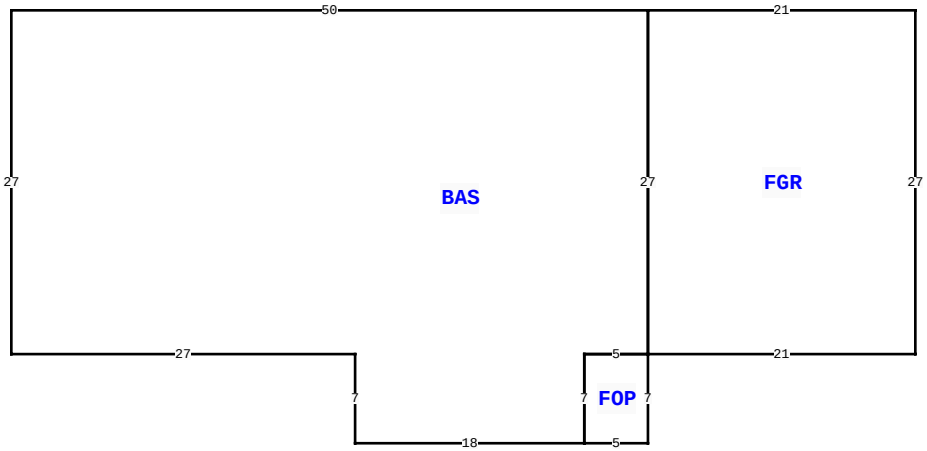
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	141,838
FGR	567	55		312	29,982
FOP	35	30		10	961
TOTALS	2,078			1,798	172,780

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	137.28	246,829	1975	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 1476 HX Base Yr



1572 SW CAROLINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,780
TOTAL MARKET OB/XF VALUE	1,180
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	192,460
SOH/AGL Deduction	0
ASSESSED VALUE	192,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,460
TOTAL JUST VALUE	192,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,607

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

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 1,180

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/07/2025 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS