COMM SW COR OF NW1/4 OF SW1/4, R
E 327 FT FOR POB, CONT E 327 FT,
W 327 FT, S 210 FT TO POB.

TRINH TAN
1057 CHINABERRY RD
CLEARWATER, FL 33764

**2026**

**17-3S-17-05024-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

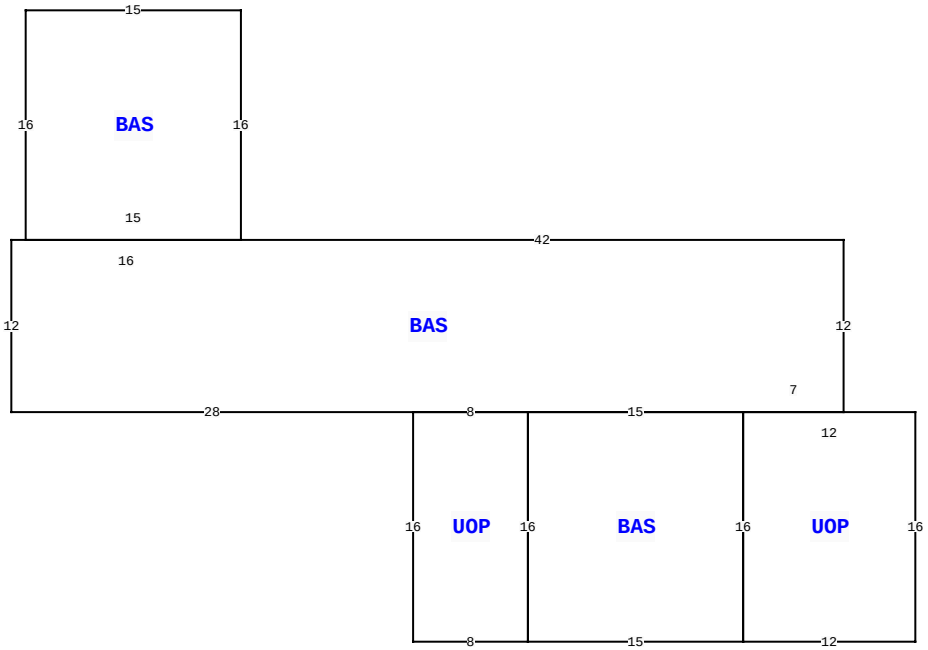
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 17317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 3,998 |
| BAS | 240 | 100 | | 240 | 3,998 |
| BAS | 696 | 100 | | 696 | 11,595 |
| UOP | 128 | 25 | | 32 | 533 |
| UOP | 192 | 25 | | 48 | 800 |
| TOTALS | 1,496 | | | 1,256 | 20,925 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,256 | 69.4170 | 41.65 | 52,312 | 1969 | 1969 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 2022 Heated Area: 1176 HX Base Yr 2022




245 NW ERNEST GREEN GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 20,925 |
| TOTAL MARKET OB/XF VALUE | | 10,900 |
| TOTAL LAND VALUE - MARKET | | 11,850 |
| TOTAL MARKET VALUE | | 43,675 |
| SOH/AGL Deduction | | 10,898 |
| ASSESSED VALUE | | 32,777 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 7,777 |
| TOTAL JUST VALUE | | 43,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 43,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/2612 | 7/31/2025 | QC | U | I | 11 | 100 |
| GRANTOR: BENJAMIN MICHAEL | | | | | | |
| GRANTEE: TRINH TAN | | | | | | |
| 1545/2507 | 7/31/2025 | QC | U | I | 11 | 100 |
| GRANTOR: POSEY TERESA ANN | | | | | | |
| GRANTEE: BENJAMIN MICHAEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 BAS= N16 W15 S16 E15$ W16 S12 E28 UOP= S16 E8 N16 W8$ E8 BAS= S16 E15 N16 W15$ E15 UOP= S16 E12 N16 W12$ E7 N12$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 50 | 1993 | 1993 | 3 | 50 | 100 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,900

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.58 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 11,850 | | | | | | | |

REVIEW DATE 08/14/2015 BY DF Total Acres: 1.58 Total Land Value: 11,850 Market: 0 Agricultural: 0 Common: 11,850 PRINTED 11/18/2025 BY SYS