COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, CONT E 110 FT, N 100 FT
S 100 FT TO POB.

TRINH TAN
1057 CHINABERRY RD
CLEARWATER, FL 33764

2026

17-3S-17-05030-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

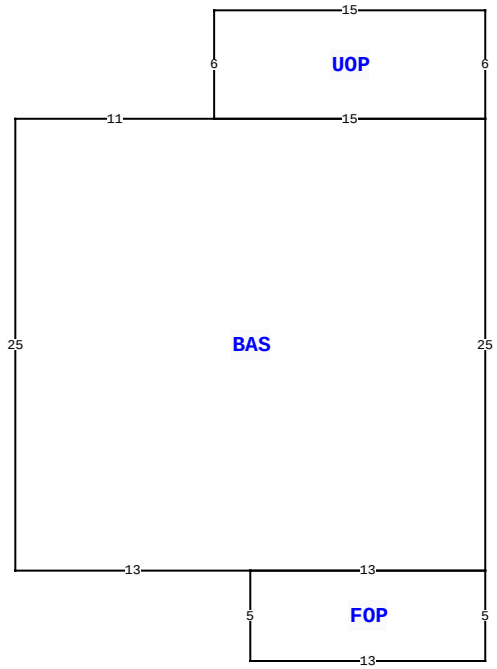
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100		650	35,346
FOP	65	30		20	1,087
UOP	90	20		18	979
TOTALS	805			688	37,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	688	74.6982	83.66	57,558	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 650 HX Base Yr



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

152 NW ERNEST GREEN GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,413
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	5,348
TOTAL MARKET VALUE	43,011
SOH/AGL Deduction	0
ASSESSED VALUE	43,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,011
TOTAL JUST VALUE	43,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,011

SALE:9:1: ASSIGNMENT OF LAND CONTRACT (FOR 0.13 AC
SALE:8:1: FOR 0.13 AC.
SALE:10:1: .70 DOC STAMPS
SALE:1:1: 0.13 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29247	MAINT/ALTR	30	03/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/2619	2/25/2025	QC	U	I	11	2,000
GRANTOR: WILLIAMS NEHEMIAH						
GRANTEE: TRINH TAN						
1416/1555	7/30/2020	QC	U	I	11	500
GRANTOR: IDELLA SCIPPIO						
GRANTEE: NEHEMIAH WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S25 E13 FOP= S5 E13 N5 W13$ E13 N25 UOP= N6 W15 S6 E15$ W15$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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		A-1	0.00	0.00	0.13	AC		1.00	1.00	1.87	11,000.00	20,570.00	2,674							
2	0000	C	VAC RES	0		00	0.00	0.00	0.13	AC		1.00	1.00	1.87	11,000.00	20,570.00	2,674							

REVIEW DATE 08/14/2015 BY DF Total Acres: 0.26 Total Land Value: 5,348 Market: 0 Agricultural: 0 Common: 5,348 PRINTED 11/18/2025 BY SYS