

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.

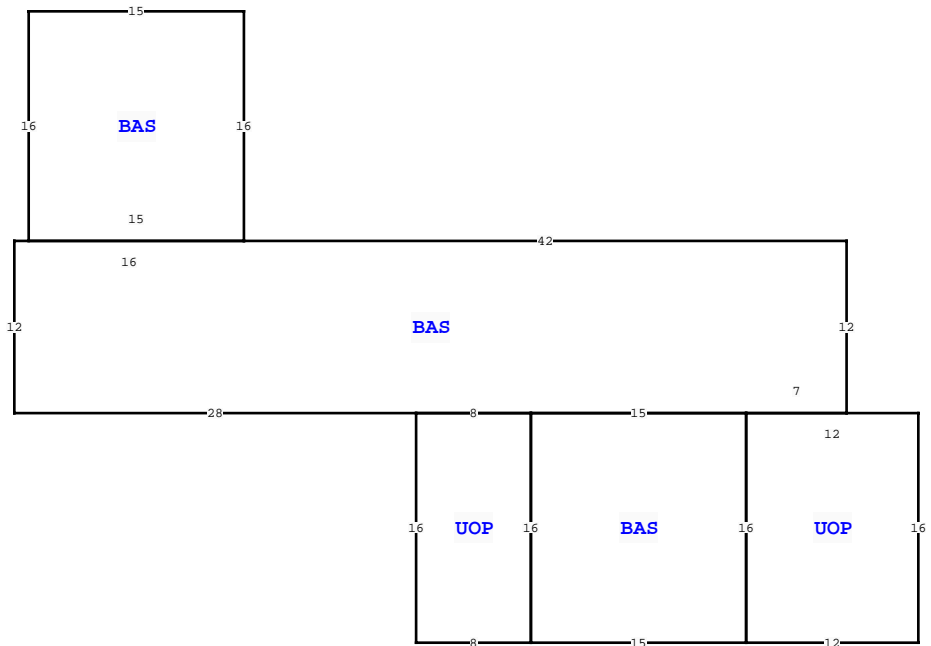
TRINH TAN  
1057 CHINABERRY RD  
CLEARWATER, FL 33764

**2026**

17-3S-17-05024-001  


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	80		
Exterior Wall	31	VINYL SID	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Architectural Units	01	CONV	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
2	MOBILE HME	0%	- 2026								
				Heated Area:	1176						
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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		0	
ASSESSED VALUE		43,675	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		43,675	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	50
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												10,900												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,850							

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												10,900			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,850										