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

2027

17-3S-17-05024-001

BUILDING CHARACTERISTICS

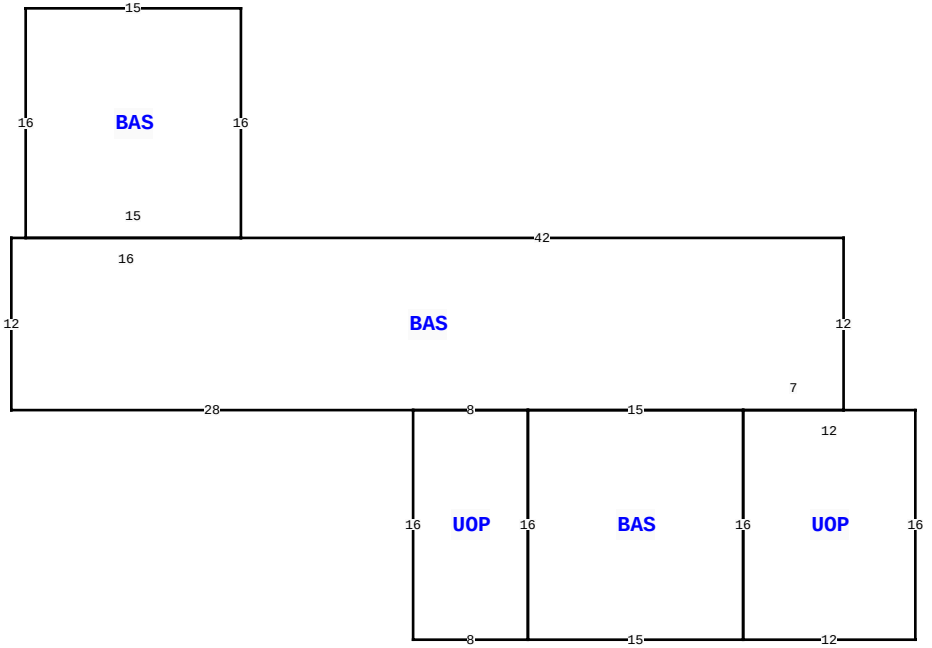
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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 0% - 2026 Heated Area: 1176 HX Base Yr



245 NW ERNEST GREEN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

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	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						

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	0	0	0	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0255	MBL HOME S	0	0	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	0		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 11/17/2026 BY SYS