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

**2027**

**17-3S-17-05030-001**

## BUILDING CHARACTERISTICS

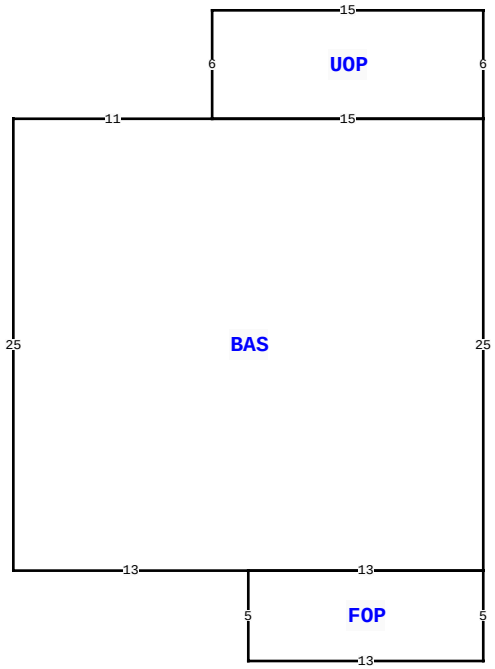
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 34,717 |
| FOP | 65 | 30 | | 20 | 1,068 |
| UOP | 90 | 20 | | 18 | 961 |
| TOTALS | 805 | | | 688 | 36,746 |

## 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 | 82.17 | 56,533 | 1940 | 1940 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 650 HX Base Yr




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

152 NW ERNEST GREEN GLN, LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 36,746 |
| TOTAL MARKET OB/XF VALUE | 250 |
| TOTAL LAND VALUE - MARKET | 5,348 |
| TOTAL MARKET VALUE | 42,344 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 42,344 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 42,344 |
| TOTAL JUST VALUE | 42,344 |
| 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 11/17/2026 BY SYS