

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

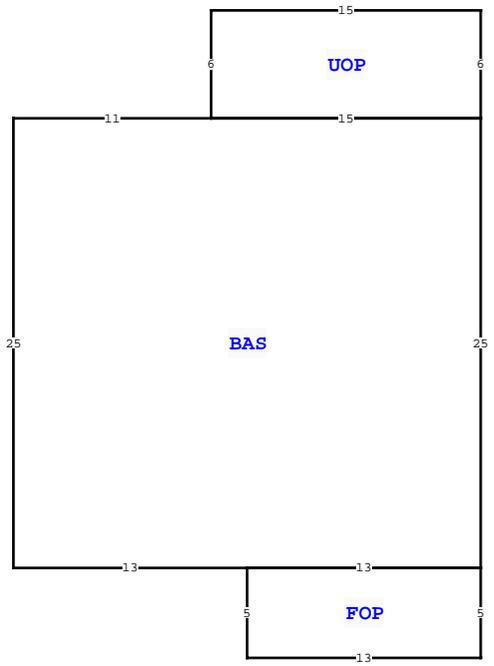
TRINH TAN
1057 CHINABERRY RD
CLEARWATER, FL 33764

2026

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	650	100	
FOP	65	30	
UOP	90	20	
TOTALS	805		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026		58,590	1940	1940	0	0	35.00	65.00	Heated Area: 650 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			38,084
TOTAL MARKET OB/XF VALUE			250
TOTAL LAND VALUE - MARKET			5,348
TOTAL MARKET VALUE			43,682
SOH/AGL Deduction			0
ASSESSED VALUE			43,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,682
TOTAL JUST VALUE			43,682
NCON VALUE			0
INCOME VALUE			0
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 SCIPIO						
GRANTEE: NEHEMIAH WILLIAMS						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	

BUILDING NOTES			

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							