COMM SW COR OF NW1/4 OF SE1/4, R
TO E R/W OF CO RD FOR POB, CONT
FT, N 208.96 FT, W 208.96 FT, S

COHEN FRED A
12031 SW 178TH TERR
MIAMI, FL 33177

2026

05-6S-16-03773-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

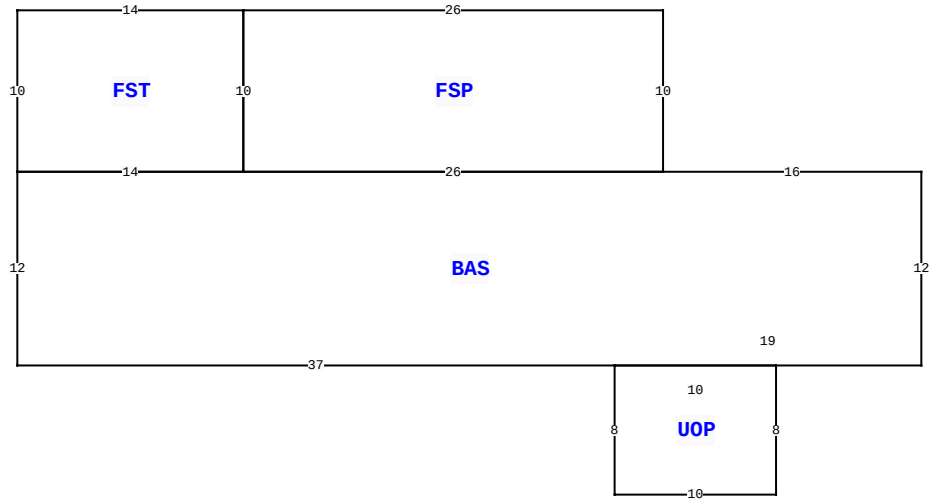
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,518
FSP	260	40		104	2,402
FST	140	55		77	1,778
UOP	80	25		20	462
TOTALS	1,152			873	20,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	873	96.2100	57.73	50,398	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



367 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,159
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	44,099
SOH/AGL Deduction	0
ASSESSED VALUE	44,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,099
TOTAL JUST VALUE	44,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/405	8/08/2022	LE	U	I	14	100
GRANTOR: COHEN FRED						
GRANTEE: COHEN JANET						
0905/0770	6/21/2000	WD	Q	I	01	100
GRANTOR: FRED A COHEN						
GRANTEE: FRED A & NATALIE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W26 S10 E26$ W26 FST= N10 W14 S10 E14$ W14 S12 E37 UOP= S8 E10 N8 W10$ E19 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	0070	CARPORT UF	0	0	20	21	420.00	UT	7.00	7.00	100	1993	1993	3	100	2,940	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/20/2015 BY TW Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/20/2025 BY SYS