

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

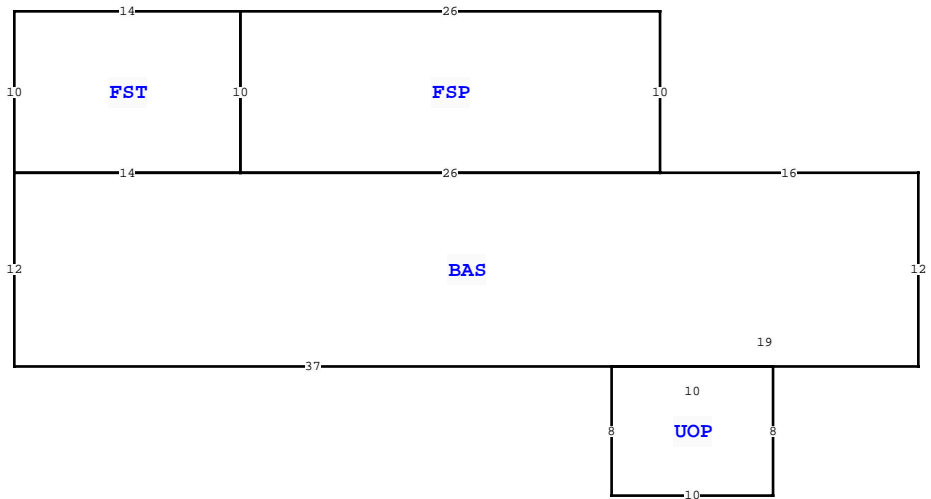
COHEN FRED A
12031 SW 178TH TERR
MIAMI, FL 33177

2026

05-6S-16-03773-001
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	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	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architactual	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
BAS	672	100	
FSP	260	40	
FST	140	55	
UOP	80	25	
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	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			18,000
TOTAL MARKET VALUE			48,099
SOH/AGL Deduction			3,219
ASSESSED VALUE			44,880
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,880
TOTAL JUST VALUE			48,099
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0070	CARPORT UF	0	0	20	21	UT	7.00	7.00	100
2	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

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\$.									

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	DPH 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	18,000.00	18,000.00	18,000							