

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

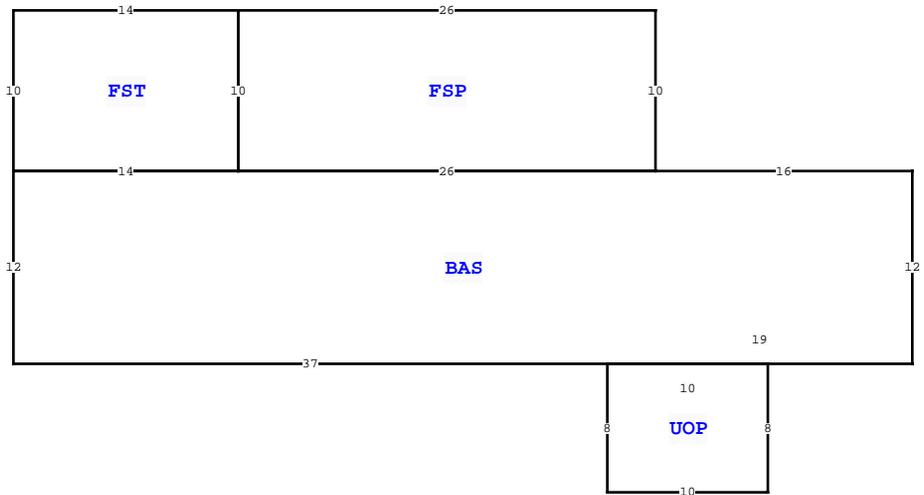
COHEN FRED A  
12031 SW 178TH TERR  
MIAMI, FL 33177

**2026**

05-6S-16-03773-001  


BUILDING CHARACTERISTICS					
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	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	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	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						

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	0070	CARPOT UF	0	0	20	21		420.00	UT	7.00		3	100	2,940	
2	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00		3	100	7,000	

TOTAL OB/XF														9,940	
367 SW KINARD CT, FORT WHITE															
														04/07/2025	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	14,000.00	14,000.00	14,000							