COMM 4474.69 FT W OF NE COR OF S RR, RUN SW ALONG R/W 229.11 FT, FT, S 146 FT, E 800 FT, S 375 FT

COHEN PAUL J
PO BOX 771293
MIAMI, FL 33177-0022

2027

17-6S-16-03842-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

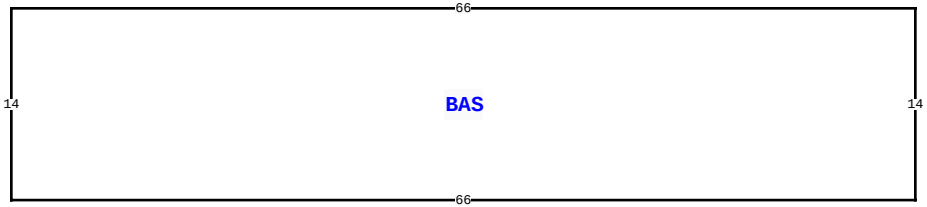
NEIGHBORHOOD/LOC 17616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,258
TOTALS	924			924	25,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	113.9000	68.34	63,146	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



202 SW BEETLE GLN, FORT WHITE

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

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	0294	SHED WOOD/	0	0	12	56	1.00	UT	800.00	800.00	50	1996	1996	3	50	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,258
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	49,458
SOH/AGL Deduction	1,117
ASSESSED VALUE	48,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,341
TOTAL JUST VALUE	49,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10513	M H	125	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/1830	2/22/1994	WD	Q	V		7,000
GRANTOR: DONALD GROMAR						
GRANTEE: OAUL J COHEN						
0728/0742	8/13/1990	WD	Q	V		6,000
GRANTOR: HILLIARD FOX						
GRANTEE: DONALD GROMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	LT		1.00	1.00	1.20	14,000.00	16,800.00	16,800							

REVIEW DATE 05/13/2026 BY JB Total Acres: 1.49 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/17/2026 BY SYS