

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

**2026**

17-6S-16-03842-006  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	924	100	
TOTALS	924		26,522

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2022									
				Heated Area: 924				HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: blue;">BAS</div> </div>												
				TOTALS	924		924	26,522				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,522
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			16,800
TOTAL MARKET VALUE			50,722
SOH/AGL Deduction			6,776
ASSESSED VALUE			43,946
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,946
TOTAL JUST VALUE			50,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,658

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: OAUJ J COHEN						
0728/0742	8/13/1990	WD	Q	V		6,000
GRANTOR: HILLIARD FOX						
GRANTEE: DONALD GROMAR						

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
1	0294	SHED WOOD/	0	0	12	56		1.00	UT 800.00	50	1996	1996
2	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	100		

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$.												

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	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							