

THE N 400 FT OF SE1/4 OF SE1/4 E
388-611, 389-700, 741-494, 792-2

MULCAHY MARC G/GRIFFIN-MULCAHY VANESSA D
5983 SW ICHETUCKNEE AVE
FORT WHITE, FL 32038

2026

01-6S-15-00500-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	48,341
BAS	2,400	100		2,400	290,045
FOP	50	30		15	1,813
FOP	100	30		30	3,625
FSP	171	40		68	8,218
FSP	228	40		91	10,997

TOTALS	3,349			3,004	363,039
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00
3	0060	CARPORT F	0	100	56	24	1.00	UT	0.00
4	0060	CARPORT F	0	100	18	14	1.00	UT	0.00
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.70
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.70

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,004	119.8920	134.28	403,377	1978	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2024 Heated Area: 2800 HX Base Yr 2024											

5983 SW ICHETUCKNEE AVE, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/08/2025 MLU									

TOTAL OB/XF									
29,900									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		395,146	
TOTAL MARKET OB/XF VALUE		29,900	
TOTAL LAND VALUE - MARKET		102,600	
TOTAL MARKET VALUE		527,646	
SOH/AGL Deduction		0	
ASSESSED VALUE		527,646	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		476,924	
TOTAL JUST VALUE		527,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34453	ADDN SFR	200	09/15/2016
16937	M H	115	05/09/2000
16602	M H	125	02/15/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1494/22	6/16/2023	WD	Q	I	01
					600,000
GRANTOR: PRESTON FAMILY TRUST					
GRANTEE: MULCAHY MARC G					
1468/2105	6/09/2022	WD	U	I	11
GRANTOR: PRESTON RICHARD I JR					
GRANTEE: PRESTON FAMILY TRUS					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W65 S9 W19 S20 E47 E10 S5 E27 N12 N22 \$									
BAS=[ORIG=0,22] E20 N20 W20 S20 \$									
FSP=[ORIG=-65,0] N12 W19 S12 E19 \$									
FSP=[ORIG=-65,0] W19 S9 E19 N9 \$									
FOP=[ORIG=20,22] E5 N20 W5 S20 \$									
FOP=[ORIG=-37,29] S5 E10 N5 W10 \$									

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