COMM SW COR OF SEC, RUN N 890 FT
FOR POB, CONT E 295.16 FT, S 190
FT, S 104.37 FT, W 86.43 FT, N 2

ICHETUCKNEE OTTER WORKS LLC
28051 RIVER RUN RD
BRANFORD, FL 32008

2026

32-6S-17-09832-004

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

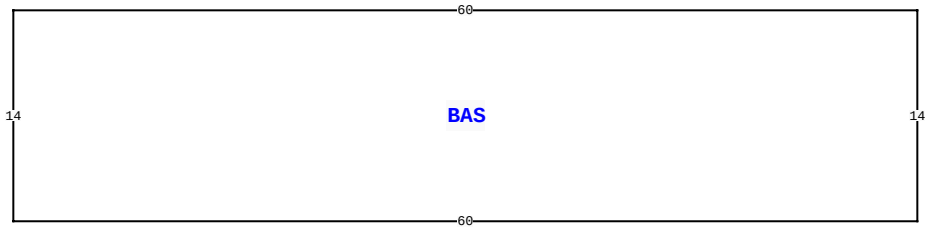
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	22,962
TOTALS	840			840	22,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	113.9000	68.34	57,406	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



15664 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,962
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	70,950
TOTAL MARKET VALUE	104,512
SOH/AGL Deduction	3,023
ASSESSED VALUE	101,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,489
TOTAL JUST VALUE	104,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18178	RECONNECT	50	04/16/2001
16712	M H	125	03/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2073	5/02/2022	QC	U	I	11	6,600
GRANTOR: DARLING LARRY LEE JR						
GRANTEE: ITCHETUCKNEE OTTER						
1465/1870	5/02/2022	QC	U	I	11	6,600
GRANTOR: DARLING LARRY LEE JR						
GRANTEE: ICHETUCKNEE OTTER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	0200	C	MBL HM	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,500							
2	0700	C	MISC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	11,000.00	16,500.00	8,250							
3	0000	C	VAC RES	0		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	46,200							

REVIEW DATE 10/31/2017 BY DF Total Acres: 6.20 Total Land Value: 70,950 Market: 0 Agricultural: 0 Common: 70,950 PRINTED 10/07/2025 BY SYS