COMM SW COR OF SW1/4 OF NE1/4, N
721.02 FT TO E MAINT R/W OF YALE
DEG E ALONG R/W 72.78 FT, SE ALO

DIRENZO FRANCIS JAMES/DIRENZO ANGIE D
5516 SW ICHETUCKNEE AVE
FORT WHITE, FL 32038

2027

01-6S-15-00490-007

BUILDING CHARACTERISTICS

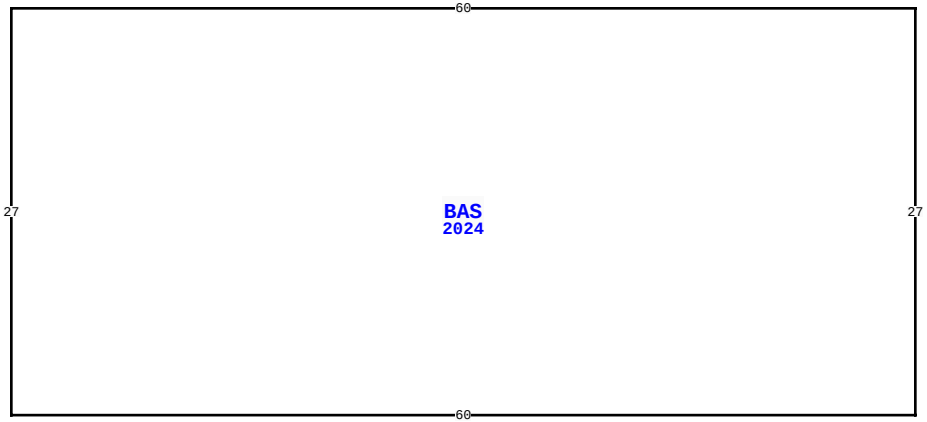
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	149,283
TOTALS	1,620			1,620	149,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	102.1500	95.00	153,900	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr



5516 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
4	0040	BARN,POLE	0	0	36	24	864.00	UT	5.00	5.00	100	2026	2025		100	4,320	
5	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,283
TOTAL MARKET OB/XF VALUE	17,320
TOTAL LAND VALUE - MARKET	128,880
TOTAL MARKET VALUE	181,530
SOH/AGL Deduction	3,631
ASSESSED VALUE	177,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,899
TOTAL JUST VALUE	295,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055590	Storage Building	38,200	05/04/2026
000048207	Mobile Home		09/19/2023
000046039	New Residential C	368	12/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1705	1/15/2026	WD	Q	I	01	405,000
GRANTOR: HUYNH LARRY LONG						
GRANTEE: DIRENZO FRANCIS JAM						
1488/2481	4/20/2023	WD	Q	V	05	80,000
GRANTOR: THE RESIDUARY FAMILY						
GRANTEE: HUYNH LARRY LONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,15] E60 S27 W60 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,320

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					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0					13.32	AC		1.00	1.00	1.00	445.00	445.00	5,927							
3	9910	M	MKT.VAL.AG	0					13.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,880							

REVIEW DATE 04/24/2026 BY JB Total Acres: 14.32 Total Land Value: 14,927 Market: 119,880 Agricultural: 5,927 Common: 9,000 PRINTED 11/17/2026 BY SYS