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

2027

01-6S-15-00500-002

BUILDING CHARACTERISTICS

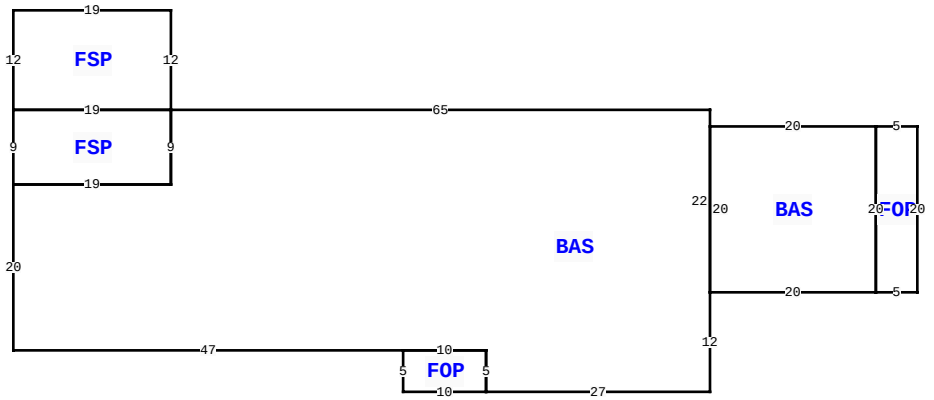
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		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	400	100		400	47,477
BAS	2,400	100		2,400	284,861
FOP	50	30		15	1,780
FOP	100	30		30	3,560
FSP	171	40		68	8,071
FSP	228	40		91	10,801
TOTALS	3,349			3,004	356,551

MARKET ADJUSTMENTS

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	131.88	396,168	1978	2015	0	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		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0060	CARPORT F	0	100	56	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	10,000	
4	0060	CARPORT F	0	100	18	14	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
7	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	387,878
TOTAL MARKET OB/XF VALUE	35,900
TOTAL LAND VALUE - MARKET	125,400
TOTAL MARKET VALUE	549,178
SOH/AGL Deduction	0
ASSESSED VALUE	549,178
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	497,767
TOTAL JUST VALUE	549,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	556,058

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	SALE PRICE
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	100
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,900

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	0100	C	SFR	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	62,700							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	62,700							

REVIEW DATE 04/24/2026 BY JB Total Acres: 11.40 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 11/16/2026 BY SYS

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

2027

01-6S-15-00500-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

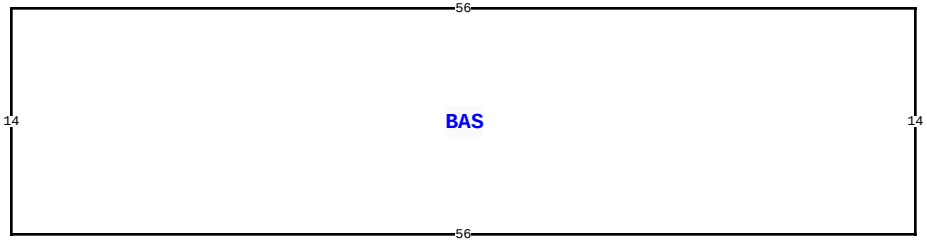
NEIGHBORHOOD/LOC 1615.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	31,327
TOTALS	784			784	31,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	784	90.8100	72.65	56,958	1985	1985	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 784 HX Base Yr 2024



5983 SW ICHETUCKNEE AVE, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
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GRANTEE: MULCAHY MARC G						
1468/2105	6/09/2022	WD	U	I	11	100
GRANTOR: PRESTON RICHARD I JR						
GRANTEE: PRESTON FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/24/2026 BY JB Total Acres: 11.40 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 11/16/2026 BY SYS