

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

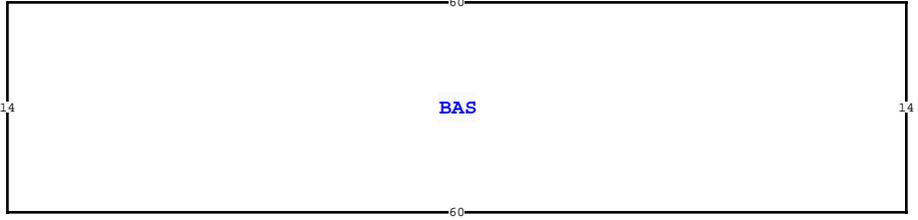
2026

32-6S-17-09832-004



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 Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	840	100	
TOTALS	840		22,962

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%	0									
				Heated Area: 840								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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: ICHETUCKNEE OTTER						
1465/1870	5/02/2022	QC	U	I	11	6,600
GRANTOR: DARLING LARRY LEE JR						
GRANTEE: ICHETUCKNEE OTTER W						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2011
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	

BUILDING NOTES			
15664 SW TUSTENUGGEE AVE, FORT WHITE			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/14/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS												
BAS= W60 S14 E60 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	DPH 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								