

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

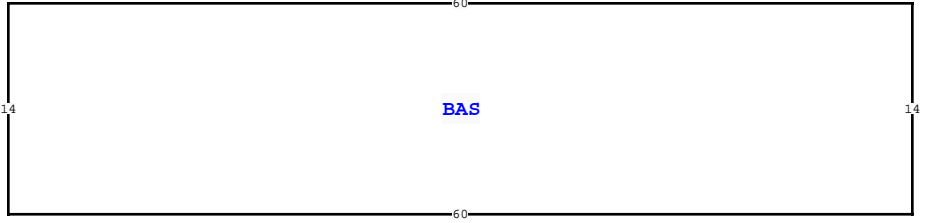
2026

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		PAGE 1 of 1	3
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			77,400
TOTAL MARKET VALUE			110,962
SOH/AGL Deduction			9,473
ASSESSED VALUE			101,489
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,489
TOTAL JUST VALUE			110,962
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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00

TOTAL OB/XF										10,600							
L N	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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S14 E60 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										10,600				
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	12,000.00	12,000.00	18,000							
2	0700	C	MISC RES	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	12,000.00	18,000.00	9,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,400							