

COLUMBIA COUNTY

Property Appraiser

Parcel 01-6S-15-00490-007

Owners

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

GSA GIS

Pictometry

Parcel Summary

Location	5516 SW ICHETUCKNEE AVE
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Acreage	14.3200
Section	01
Township	6S
Range	15
Subdivision	DIST 3
Lineage	Combined from: 01-6S-15-00490-000 01-6S-15-00490-007 01-6S-15-00490-010

Legal Description

COMM SW COR OF SW1/4 OF NE1/4, N 1003.61 FT, E 721.02 FT TO E MAINT R/W OF YALE TER & POB, S 19 DEG E ALONG R/W 72.78 FT, SE ALONG R/E 102.54 FT, SW 209.95 FT, SW 124.25 FT, E 569.95 FT, N 498.99 FT, W 565.36 FT TO POB & COMM SW COR OF SW 1/4 OF NE 1/4, N 629.23 FT TO POB, N 374.38 FT, E TO W R/W OF SW YALE TER, S 15 DEG 87.07 FT, THENCE STHRLY ALONG ARC 88.84 FT, S 203.24 FT, S 170.60 FT, W 619.09 FT, N 26 DEG W 145.49 FT TO POB.

323-446, 474-327, WD 1044-2207, WD 1125-377

WD 1129-1009, PB 1134-440, PR 1184-1117,
WD 1473-2237, WD 1485-2029, WD 1488-2418,
WD 1488-2481, WD 1558-1705,

Working Values

	2026
Total Building	\$131,620
Total Extra Features	\$14,320
Total Market Land	\$128,880
Total Ag Land	\$5,927
Total Market	\$274,820
Total Assessed	\$160,867
Total Exempt	\$0
Total Taxable	\$160,867
SOH Diff	\$0

Value History

	2025	2024	2023
Total Building	\$126,325	\$165,777	\$0
Total Extra Features	\$7,000	\$7,000	\$0
Total Market Land	\$149,670	\$149,670	\$117,225
Total Ag Land	\$6,955	\$7,018	\$7,018
Total Market	\$282,995	\$322,447	\$117,225
Total Assessed	\$149,280	\$188,795	\$7,018
Total Exempt	\$0	\$0	\$0
Total Taxable	\$149,280	\$188,795	\$7,018
SOH Diff	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1558/1705	2026-01-15	Q	01	WARRANTY DEED	Improved	\$405,000	Grantor: HUYNH LARRY LONG Grantee: DIRENZO FRANCIS JAMES
WD 1488/2481	2023-04-20	Q	05	WARRANTY DEED	Vacant	\$80,000	Grantor: THE RESIDUARY FAMILY TRUST Grantee: HUYNH LARRY LONG
WD 1488/2418	2023-04-20	U	37	WARRANTY DEED	Vacant	\$55,000	Grantor: JOHNSON WALTER RICHARD II Grantee: THE RESIDUARY FAMILY TRUST
WD 1473/2237	2022-08-18	U	37	WARRANTY DEED	Vacant	\$50,400	Grantor: THE RESIDUARY FAMILY TRUST Grantee: JOHNSON WALTER RICHARD II

Buildings

Building # 1, Section # 1, MOBILE HOME

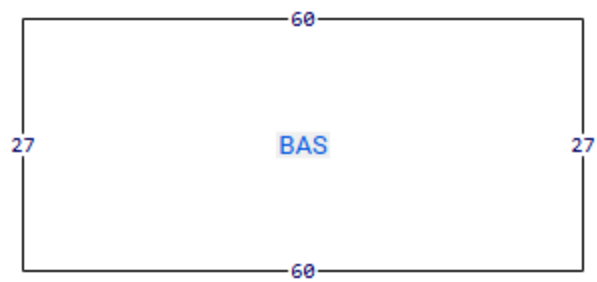
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0200	02	1620	\$135,691	2023	2023	1,620	0.00%	3.00%	97.00%	\$131,620

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
EW	Exterior Wall	00	
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	08	SHT VINYL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,620	100%	1,620



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
9945	Well/Sept			1.00	\$7,000.00	2023	100%	\$7,000
0081	DECKING WITH RAILS			1.00	\$0.00	2025	100%	\$1,500
0081	DECKING WITH RAILS			1.00	\$0.00	2025	100%	\$1,500
0040	BARN,POLE	36	24	864.00	\$5.00	2025	100%	\$4,320

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM				1.00	\$9,000.00/AC	1.00	1.00	\$9,000
5500	TIMBER 2				13.32	\$445.00/AC	13.32	1.00	\$5,927
9910	MKT.VAL.AG				13.32	\$9,000.00/AC	13.32	1.00	\$119,880

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 2, 2023	000048207	M H	COMPLETED	Mobile Home
Dec 13, 2022	000046039	SFR	PENDING	New Residential Construction

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 30, 2026.