W DIV: S1/2 BLOCK 7 EX N 14 FT
OF OF S1/2 OF BLOCK DESC IN
ORB 826-260.

RITCH JANE TYRE
113 RANGELINE WOODS CV
LONGWOOD, FL 32750

2026

00-00-00-12427-000

BUILDING CHARACTERISTICS

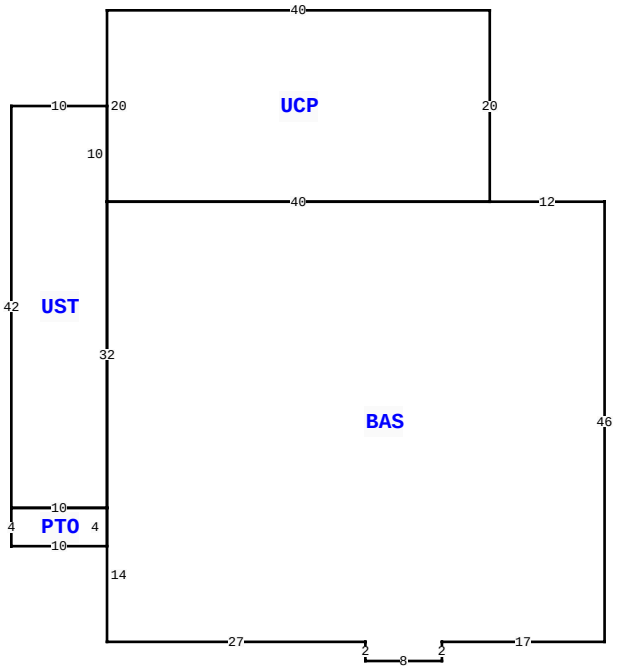
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100		2,408	151,371
PTO	40	5		2	125
UCP	800	20		160	10,058
UST	420	45		189	11,881
TOTALS	3,668			2,759	173,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,759	86.3482	96.71	266,823	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2408 HX Base Yr



143 SW RITCH TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		188,038
TOTAL MARKET OB/XF VALUE		4,870
TOTAL LAND VALUE - MARKET		31,395
TOTAL MARKET VALUE		224,303
SOH/AGL Deduction		126,526
ASSESSED VALUE		97,777
TOTAL EXEMPTION VALUE	HX HB SX WX	80,299
BASE TAXABLE VALUE		17,478
TOTAL JUST VALUE		224,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000110	REMODEL	15	04/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UCP= N20 W40 S20 E40$ W40 UST= N10 W10 S42 E10 N32$ S32 PTO= W10 S4 E10 N4$ S14 E27 S2 E8 N2 E17 N46$.

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	0060	CARPORT F	0	100	12	12	144.00	UT	5.00	5.00	100	1993	1993	3	100	720	
2	0294	SHED WOOD/	0	100	20	30	600.00	UT	3.75	3.75	100	1993	1993	3	100	2,250	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,870

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		CG	0.00	0.00	14,700.00	SF		1.00	1.00	0.80	2.00	1.60	23,520							
2	2500	C	SRVC SHOPS	0		CG	0.00	0.00	5,250.00	SF		1.00	1.00	1.00	1.50	1.50	7,875							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.46 Total Land Value: 31,395 Market: 0 Agricultural: 0 Common: 31,395 PRINTED 06/22/2026 BY SYS

W DIV: S1/2 BLOCK 7 EX N 14 FT
OF OF S1/2 OF BLOCK DESC IN
ORB 826-260.

RITCH JANE TYRE
113 RANGELINE WOODS CV
LONGWOOD, FL 32750

2026

00-00-00-12427-000

BUILDING CHARACTERISTICS

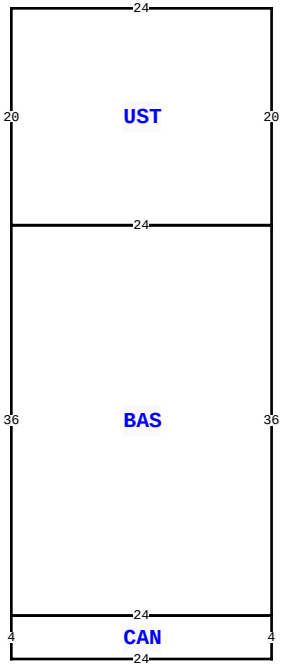
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	11,629
CAN	96	30		29	390
UST	480	40		192	2,584
TOTALS	1,440			1,085	14,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6700	04	1,085	61.0470	29.91	32,452	1945	1945	0	0	5	50.00	45.00

2 SERV SHOP 0% - 0 Heated Area: 864 HX Base Yr



143 SW RITCH TER, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= N20 W24 S20 E24$ BAS= W24 S36 CAN= S4 E24 N4 W24$ E24 N36$.

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

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 10/31/2016 BY DF Total Acres: 0.46 Total Land Value: 31,395 Market: 0 Agricultural: 0 Common: 31,395 PRINTED 06/22/2026 BY SYS