COMM INTERS S LINE OF SE1/4 OF NE1/4 & NE R/W OF US-27, RUN E ALONG S LINE 350.19 FT, N

RITCH JOHN WYLEY SR/RITCH VALLEY ANN
145 SW BUSSEY GLN
FORT WHITE, FL 32038

2027

13-7S-16-04193-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		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

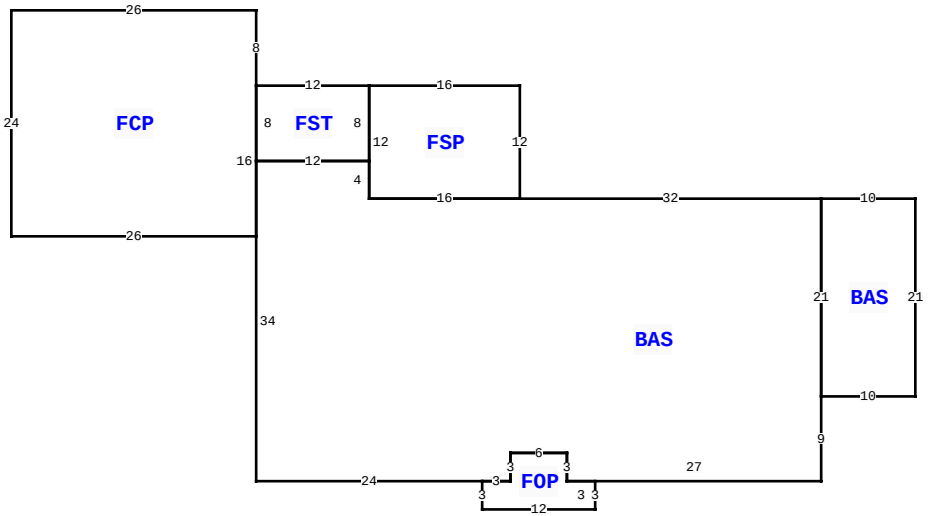
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	17,449
BAS	1,830	100		1,830	152,054
FCP	624	25		156	12,962
FOP	54	30		16	1,329
FSP	192	40		77	6,398
FST	96	55		53	4,404
TOTALS	3,006			2,342	194,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	116.2060	127.83	299,378	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2040 HX Base Yr



145 SW BUSSEY GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,066
TOTAL MARKET OB/XF VALUE	17,788
TOTAL LAND VALUE - MARKET	101,880
TOTAL MARKET VALUE	357,734
SOH/AGL Deduction	161,880
ASSESSED VALUE	195,854
TOTAL EXEMPTION VALUE	13 HX HB 195,854
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	357,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,058

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

BAS= W32 FSP= N12 W16 S12 E16$ W16 N4 FST= N8 W12 FCP= N8 W26 S24 E26 N16$ S8 E12$ W12 S34 E24 FOP= S3E12 N3 W3 N3 W6 S3 W3$ E3 N3 E6 S3 E27 N9 BAS= E10 N21 W10 S21 $ N21$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.00	2.00	100	1993	1993	3	100	1,152	
5	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 17,788

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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.49	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,880							
3	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 07/01/2015 BY TW Total Acres: 8.49 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 11/17/2026 BY SYS

COMM INTERS S LINE OF SE1/4 OF NE1/4 & NE R/W OF US-27, RUN E ALONG S LINE 350.19 FT, N

RITCH JOHN WYLEY SR/RITCH VALLEY ANN
145 SW BUSSEY GLN
FORT WHITE, FL 32038

2027

13-7S-16-04193-008

BUILDING CHARACTERISTICS

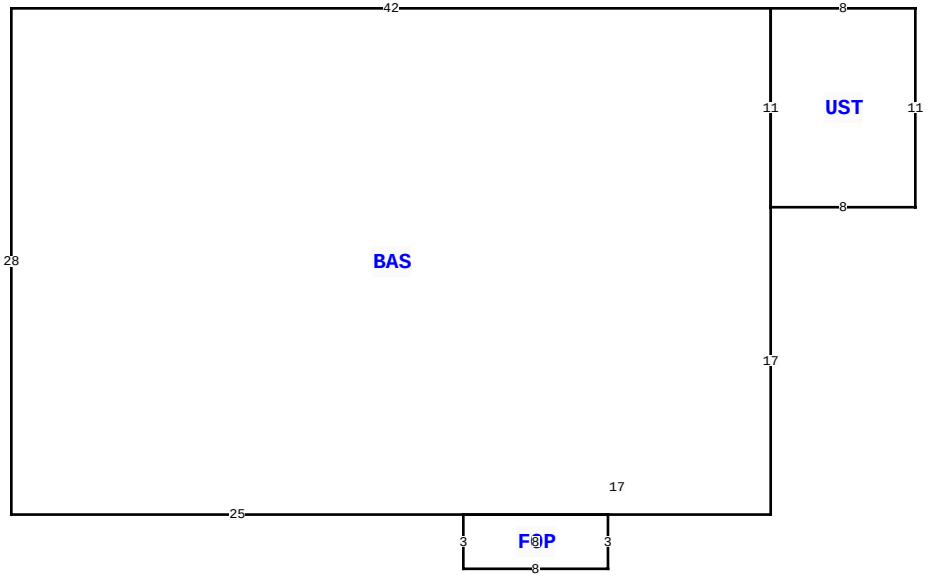
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	41,800
FOP	24	30		7	249
UST	88	45		40	1,422
TOTALS	1,288			1,223	43,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,223	80.7840	88.86	108,676	1965	1965	0	0	25	35.00	40.00

2 SINGLE FAM 100% - 2022 Heated Area: 1176 HX Base Yr



145 SW BUSSEY GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,066
TOTAL MARKET OB/XF VALUE	17,788
TOTAL LAND VALUE - MARKET	101,880
TOTAL MARKET VALUE	357,734
SOH/AGL Deduction	161,880
ASSESSED VALUE	195,854
TOTAL EXEMPTION VALUE	13 HX HB 195,854
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	357,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,058

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

BAS= W42 S28 E25 FOP= S3 E8 N3 W8$ E17 N17 UST= E8 N11 W8S11$ N11$.

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 07/01/2015 BY TW Total Acres: 8.49 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 11/17/2026 BY SYS