

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

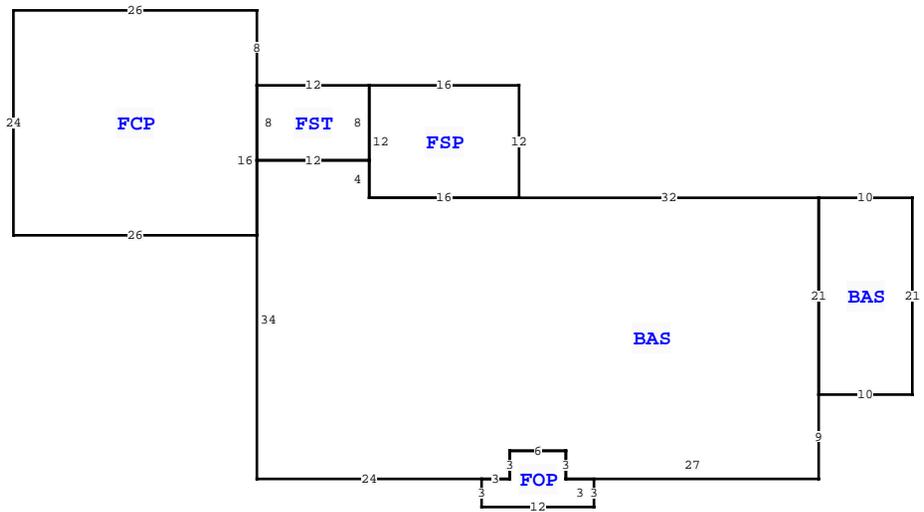
RITCH JOHN WYLEY SR/RITCH VALLEY ANN
145 SW BUSSEY GLN
FORT WHITE, FL 32038

2026

13-7S-16-04193-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	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
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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
BAS	210	100	
BAS	1,830	100	
FCP	624	25	
FOP	54	30	
FSP	192	40	
FST	96	55	
TOTALS	3,006		

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	132.47	310,245	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2040 HX Base Yr											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0280	POOL R/CON	70.00
3	0169	FENCE/WOOD	0.00
4	0166	CONC, PAVMT	2.00
5	0296	SHED METAL	5.00
6	0040	BARN, POLE	0.00
7	0296	SHED METAL	0.00
8	0296	SHED METAL	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1991
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1993
4	0166	CONC, PAVMT	0	100	24	576.00	UT	2.00	2.00	100	1993
5	0296	SHED METAL	0	100	10	100.00	UT	5.00	5.00	100	1993
6	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	0
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	0
8	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	0

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0100	C	SFR
2	0000	C	VAC RES
3	0100	C	SFR

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			246,709
TOTAL MARKET OB/XF VALUE			17,788
TOTAL LAND VALUE - MARKET			101,880
TOTAL MARKET VALUE			366,377
SOH/AGL Deduction			176,227
ASSESSED VALUE			190,150
TOTAL EXEMPTION VALUE	13 HX HB		190,150
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			366,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,833

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\$.

