

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

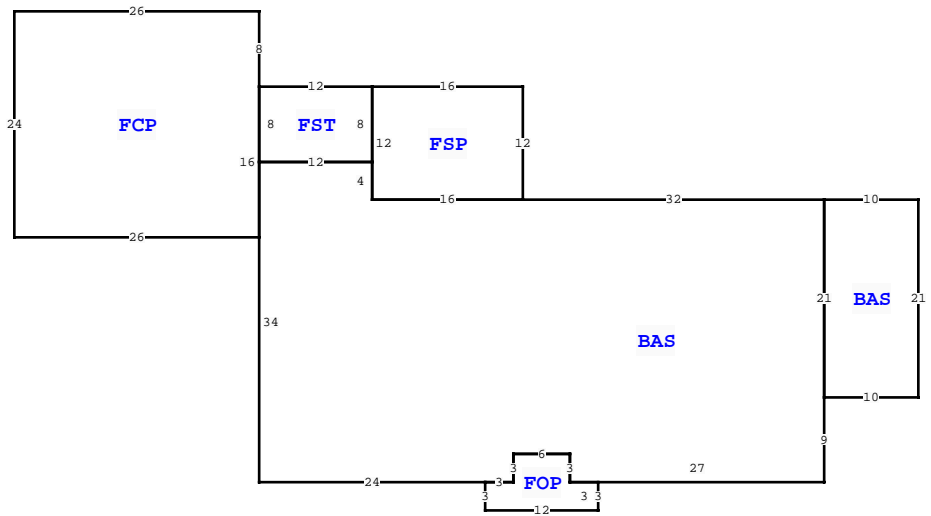
RITCH JOHN WYLEY SR/RITCH VALLEY ANN
145 SW BUSSEY GLN
FORT WHITE, FL 32038

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.	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
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	130.15	304,811	1979	1979	0	0	0	35.00
1 SINGLE FAM 100% - 0 Heated Area: 2040 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			242,390
TOTAL MARKET OB/XF VALUE			17,788
TOTAL LAND VALUE - MARKET			101,880
TOTAL MARKET VALUE			362,058
SOH/AGL Deduction			171,908
ASSESSED VALUE			190,150
TOTAL EXEMPTION VALUE	13 HX HB		190,150
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			362,058
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

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

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																
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1991	1991	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	0166	CONC, PAVMT	0	100	24	24	576.00	UT	2.00	100	1993	1993	3	100	1,152	
5	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	100	1993	1993	3	100	500	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
TOTALS															17,788	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							

