

N 338.40 FT OF SW1/4 OF SW1/4,
EX RD R/W. ORB 657-220,
687-363, 746-2141

KORTESSIS PAUL K/KORTESSI SHERRY
11427 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

08-6S-17-09624-002



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 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			5000 IMPROVED AG		
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC		8617.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	190,553
FOP	1,656	30		497	46,977
TOTALS	3,672			2,513	237,529

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,513	114.0480	127.73	320,985	1999	1999		0	0	26.00
2 SINGLE FAM 100% - 0 Heated Area: 2016 HX Base Yr											
FOP BAS											
TOTALS 3,672 2,513 237,529											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				237,529				
TOTAL MARKET OB/XF VALUE				4,200				
TOTAL LAND VALUE - MARKET				94,430				
TOTAL MARKET VALUE				272,774				
SOH/AGL Deduction				105,661				
ASSESSED VALUE				167,113				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				116,391				
TOTAL JUST VALUE				336,159				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				339,369				
XFOB:2:1: MANO/HOMES OF MERIT MH								
SALE:2:1: SALE INCLUDED SINGLE WIDE MOBILE HOME								
SALE:1:1: SALE INCLUDED MOBILE HOME NOT ASSESSED								
BLDG:1:1: HOMES OF MERIT								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
000041481		Roof Replacement		20,000		03/08/2021		
15525		SFR		330		05/17/1999		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0746/2141		6/05/1991		WD	U	I	32	42,500
GRANTOR:WAYNE A WOOD								
GRANTEE:KORTESSIS PAUL K								
0687/0363		6/01/1989		WD	U	V		29,500
GRANTOR:STEPHAN								
GRANTEE:WOOD								
BUILDING NOTES								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013
4	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013
TOTAL OB/XF 4,200											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.94	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.00	AC	
REVIEW DATE 04/06/2021 BY JS											