

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

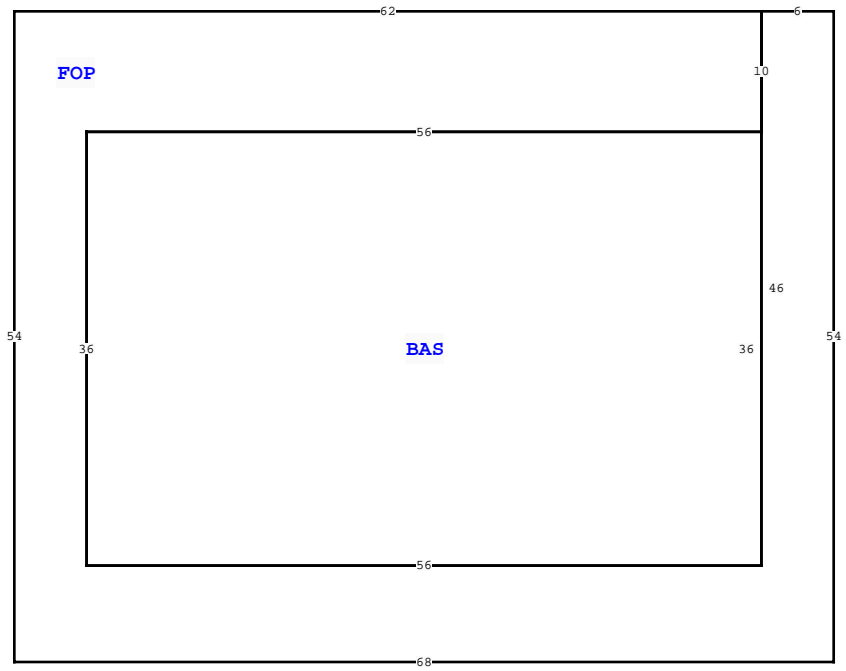
KORTESSIS PAUL K/KORTESSI SHERRY  
11427 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

08-6S-17-09624-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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 Units	05	CONV	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
BAS	2,016	100	
FOP	1,656	30	
TOTALS	3,672		

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											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			237,529
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			109,340
TOTAL MARKET VALUE			277,184
SOH/AGL Deduction			110,549
ASSESSED VALUE			166,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			115,224
TOTAL JUST VALUE			351,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,369

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0746/2141	6/05/1991	WD U	I 32
GRANTOR: WAYNE A WOOD			
GRANTEE: KORTESSIS PAUL K			
0687/0363	6/01/1989	WD U	V
GRANTOR: STEPHAN			
GRANTEE: WOOD			

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
1	0021	BARN,FR AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	0	0	3
2	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	1999	1999	3
3	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3
4	0060	CARPORT F	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3

BUILDING NOTES			
11427 SW TUSTENUGGEE AVE, FORT WHITE			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING DIMENSIONS			
BAS= W56 S36 E56 N36\$ FOP= N10 W62 S54 E68 N54 W6 S46 W56 N36 E56\$.			

LAND DESCRIPTION																
TOTAL OB/XF 4,200																
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
1	0100	C	SFR	100		A-1	0.00	0.00	2.94	AC		1.00	1.00	1.00	11,000.00	11,000.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00