

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

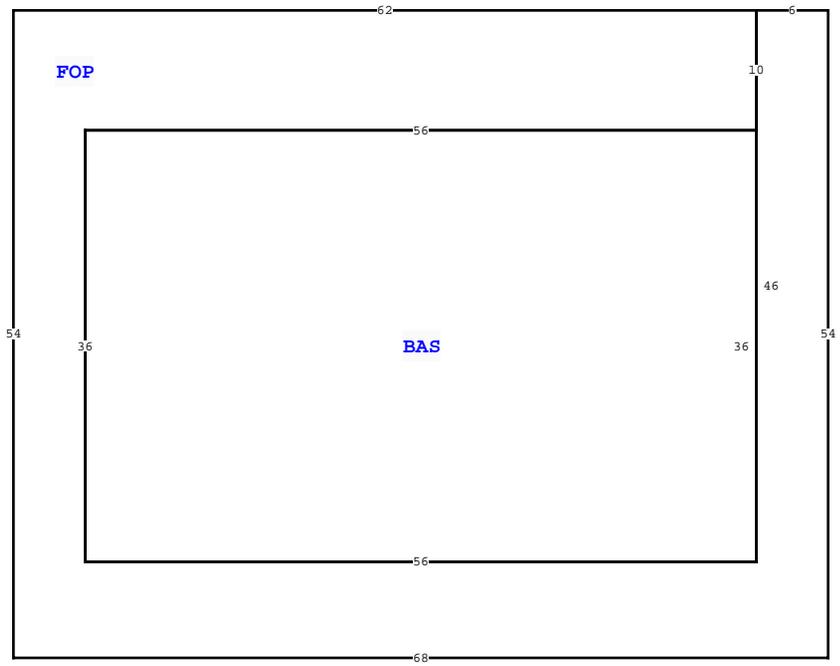
KORTESSIS PAUL K/KORTESSI SHERRY
11427 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

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	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
BAS	2,016	100	
FOP	1,656	30	
TOTALS	3,672		
TOTALS		2,513	241,769

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	130.01	326,715	1999	1999	0	0	26.00	74.00
2 SINGLE FAM 100% - 0 Heated Area: 2016 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		241,769				
TOTAL MARKET OB/XF VALUE		4,200				
TOTAL LAND VALUE - MARKET		109,340				
TOTAL MARKET VALUE		281,424				
SOH/AGL Deduction		114,789				
ASSESSED VALUE		166,635				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		115,224				
TOTAL JUST VALUE		355,309				
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						
BUILDING DIMENSIONS						
BAS= W56 S36 E56 N36\$ FOP= N10 W62 S54 E68 N54 W6 S46 W56 N36 E56\$.						

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	0021	BARN,FR AE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	
TOTALS												4,200				

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	2.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,340							
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	3,115							
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	77,000							