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

2027

08-6S-17-09624-002

BUILDING CHARACTERISTICS

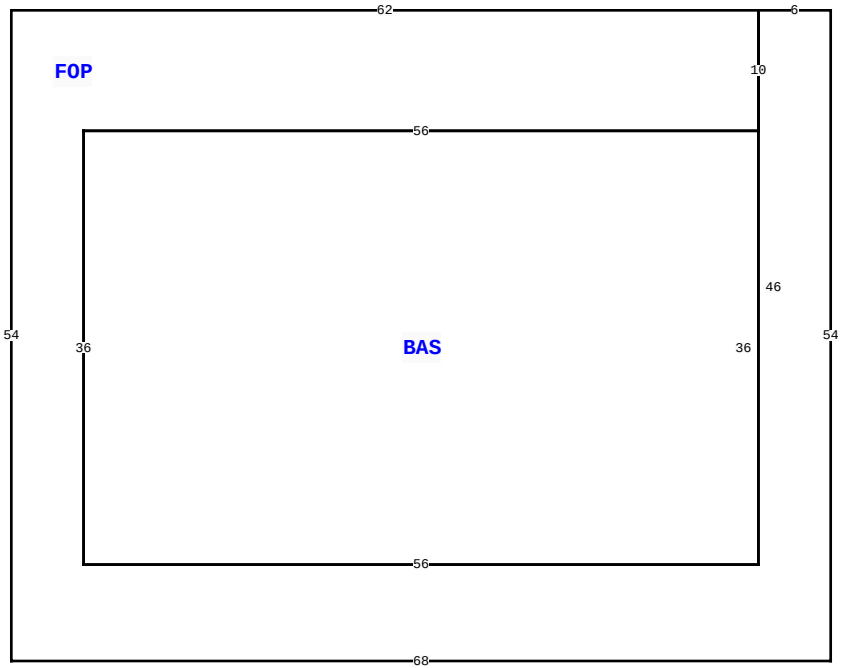
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	187,151
FOP	1,656	30		497	46,138
TOTALS	3,672			2,513	233,289

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	125.45	315,256	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 0 Heated Area: 2016 HX Base Yr



11427 SW TUSTENUGGEE AVE, FORT WHITE

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

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,289
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	109,340
TOTAL MARKET VALUE	272,944
SOH/AGL Deduction	101,403
ASSESSED VALUE	171,541
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	120,130
TOTAL JUST VALUE	346,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,069

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/06/2021 BY JS Total Acres: 9.94 Total Land Value: 35,455 Market: 77,000 Agricultural: 3,115 Common: 32,340 PRINTED 11/16/2026 BY SYS