LOT 38 TUSTENUGGEE HILLS S/D.
700-452, 939-1861, WD 1400-213

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

2026

08-6S-17-09626-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

222 SW WIGWAM CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	56,686
TOTAL MARKET VALUE	63,686
SOH/AGL Deduction	11,402
ASSESSED VALUE	52,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,284
TOTAL JUST VALUE	63,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38999	M H	0	12/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1400/0213	10/10/2019	WD	Q	V	01	14,000
GRANTOR: DEAN J & JACQUELINE M						
GRANTEE: PAUL K & SHERRY L K						
0939/1861	11/01/2001	WD	Q	V	04	12,000
GRANTOR: STOKES-NASSAU						
GRANTEE: MAKRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	4.59	AC		1.00	1.00	0.95	13,000.00	12,350.00	56,686							

REVIEW DATE 12/17/2019 BY JB Total Acres: 4.59 Total Land Value: 56,686 Market: 0 Agricultural: 0 Common: 56,686 PRINTED 05/29/2026 BY SYS