

LOT 31 TUSTENUGGEE HILLS S/D.  
703-523, 881-1130, WD 1083-2495,

DIAZ MARK/DIAZ HEATHER  
514 SW NEWTON CIR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-131  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																					
																						<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 41,704 <b>TOTAL MARKET VALUE</b> 41,704 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 41,704 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 41,704 <b>TOTAL JUST VALUE</b> 41,704 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 36,090  LAND:1:1: PART OF LOT FLOODS  <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																								
DOR CODE 0000 VACANT																																																																											
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																																																																											
EXTRA FEATURES										BLD DATE XF DATE INC DATE  LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																																																	
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																																																											
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	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	4.01	AC		1.00	1.00	0.80	13,000.00	10,400.00	41,704																																																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.01 Total Land Value: 41,704 Market: 0 Agricultural: 0 Common: 41,704 PRINTED 05/12/2026 BY SYS																																																																											