

COMM SE COR, W 721.65 FT TO W R/  
RD, NW ALONG R/W 564.84 FT FOR P  
FT, NW 458.50 FT TO S R/W OF SR-

HUBBART JESSE L/HUBBART ELIZABETH T  
14654 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

**2026**

30-6S-17-09813-003  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,395	140.5239	160.20	543,879	2018	2018	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2019 Heated Area: 2926 HX Base Yr 2019													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		667,161	
TOTAL MARKET OB/XF VALUE		36,775	
TOTAL LAND VALUE - MARKET		95,665	
TOTAL MARKET VALUE		799,601	
SOH/AGL Deduction		183,195	
ASSESSED VALUE		616,406	
TOTAL EXEMPTION VALUE		HX HB 13 616,406	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		799,601	
NCON VALUE		42,817	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		753,085	

Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	30617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,487	100		2,487	370,528
FGR	543	55		299	44,547
FOP	245	30		74	11,025
FOP	263	30		79	11,770
FUS	439	100		439	65,405
PTO	347	5		17	2,532
TOTALS	4,324			3,395	505,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041847	New Residential C	144,800	05/04/2021
37389	POOL	225	10/31/2018
34931	SFR	1,499	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/2035	7/10/2014	WD	Q	V	01	58,000

GRANTOR: MAURICE ANDREW FLETCH  
GRANTEE: JESSE L & ELIZABETH

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	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2018	2018	3	100	6,408	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0021	BARN, FR AE	0	100	24	36	UT	10.00	10.00	100	2018	2018	3	100	8,640	
4	0280	POOL R/CON	0	100	12	28	UT	70.00	70.00	100	2018	2018	3	86	20,227	

LAND DESCRIPTION																								
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	9.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,165							
2	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= 2487\$ FUS= 439\$ FGR= 543\$ FOP= 263\$ PTO= 347\$ FOP= 245\$.													

TOTAL OB/XF														36,775											

COMM SE COR, W 721.65 FT TO W R/  
RD, NW ALONG R/W 564.84 FT FOR P  
FT, NW 458.50 FT TO S R/W OF SR-

HUBBART JESSE L/HUBBART ELIZABETH T  
14654 SW TUSTENUGGEE AVE  
FORT WHITE, FL 32038

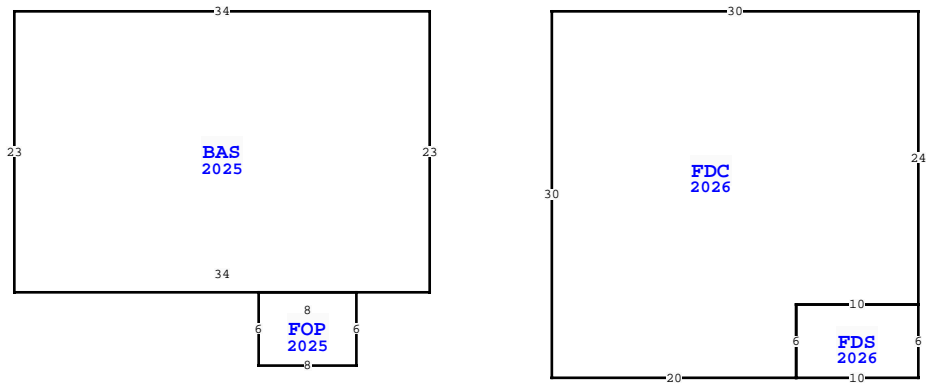
2026

30-6S-17-09813-003



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2025	147.73	166,344	2022	2022	0	0	3.00	97.00



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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TOTAL MARKET VALUE		799,601
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TOTAL EXEMPTION VALUE	HX HB 13	616,406
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		799,601
NCON VALUE		42,817
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,085

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	2025	782	112,059
FDC	840	35	2026	294	42,130
FDS	60	60	2026	36	5,158
FOP	48	30	2025	14	2,006
<b>TOTALS</b>	<b>1,730</b>			<b>1,126</b>	<b>161,354</b>

14654 SW TUSTENUGGEE AVE, FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/2035	7/10/2014	WD	Q	V	01	58,000

GRANTOR: MAURICE ANDREW FLETCH  
GRANTEE: JESSE L & ELIZABETH

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/07/2025	MLU	

**BUILDING NOTES**

BUILDING DIMENSIONS	
FDC=[YR=2026;ORIG=80,10] W30 S30 E20 N6 E10 N24 \$	
BAS=[YR=2025;ORIG=6,10] E34 S23 W34 N23 \$	
FDS=[YR=2026;ORIG=80,34] W10 S6 E10 N6 \$	
FOP=[YR=2025;ORIG=26,33] E8 S6 W8 N6 \$	

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