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

2027

30-6S-17-09813-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	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
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	357,529
FGR	543	55		299	42,984
FOP	245	30		74	10,638
FOP	263	30		79	11,357
FUS	439	100		439	63,111
PTO	347	5		17	2,444
TOTALS	4,324			3,395	488,063

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	154.58	524,799	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2926 HX Base Yr 2019

14654 SW TUSTENUGGEE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		643,759
TOTAL MARKET OB/XF VALUE		36,775
TOTAL LAND VALUE - MARKET		110,770
TOTAL MARKET VALUE		791,304
SOH/AGL Deduction		157,179
ASSESSED VALUE		634,125
TOTAL EXEMPTION VALUE	HX HB 13	634,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		791,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,005

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 2487$ FUS= 439$ FGR= 543$ FOP= 263$ PTO= 347$ FOP= 245$.

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	0166	CONC,PAVMT	0	100	0	0	3,204.00	UT	2.00	2.00	100	2018	2018	3	100	6,408	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	0021	BARN,FR AE	0	100	24	36	864.00	UT	10.00	10.00	100	2018	2018	3	100	8,640	
4	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2018	2018	3	86	20,227	

LAND DESCRIPTION

TOTAL OB/XF 36,775

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	9.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,770							
2	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/04/2019 BY BC Total Acres: 10.07 Total Land Value: 110,770 Market: 0 Agricultural: 0 Common: 110,770 PRINTED 11/17/2026 BY SYS

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

2027

30-6S-17-09813-003

BUILDING CHARACTERISTICS

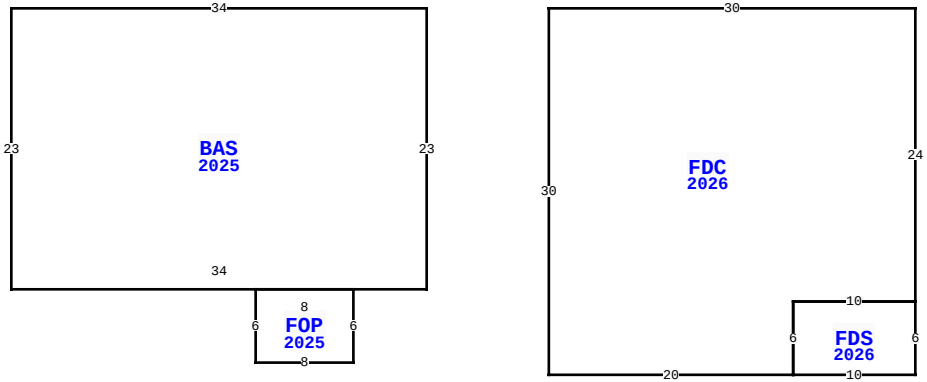
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	782	100	2025	782	108,130
FDC	840	35	2026	294	40,653
FDS	60	60	2026	36	4,978
FOP	48	30	2025	14	1,936
TOTALS	1,730			1,126	155,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,126	129.5910	142.55	160,511	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2025 Heated Area: 782 HX Base Yr 2019



14654 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,005

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

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2019 BY BC Total Acres: 10.07 Total Land Value: 110,770 Market: 0 Agricultural: 0 Common: 110,770 PRINTED 11/17/2026 BY SYS