THE N 340 FT OF NE1/4 OF NE1/4 A
422-696, QC 1310-2430, WD 1480-9

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

2026

31-6S-17-09816-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00	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

14784 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	06/06/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	35,965
TOTAL MARKET VALUE	29,060
SOH/AGL Deduction	26,411
ASSESSED VALUE	2,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,649
TOTAL JUST VALUE	37,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053293	New Residential C	100,000	06/03/2025
000053176	Right-of-Way Acce		05/20/2025
000046107	Electrical Servic	0	12/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/937	12/01/2022	WD	U	I	37	20,000
GRANTOR: ARNAU JOSEPH W III						
GRANTEE: HUBBART JESSE L						
1310/2430	3/07/2016	QC	U	I	11	100
GRANTOR: TINA E ARNAU						
GRANTEE: JOSEPH W ARNAU 111						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	5910	A	SWAMP/CYPRES	0					3.00	AC		1.00	1.00	1.00	40.00	40.00	120							
2	0000	C	VAC RES	0					2.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	27,040							
3	9910	M	MKT.VAL.AG	0					3.00	AC		1.00	1.00	1.00	10,000.00	2,975.00	8,925							

REVIEW DATE 06/06/2023 BY SPF Total Acres: 5.08 Total Land Value: 27,160 Market: 8,925 Agricultural: 120 Common: 27,040 PRINTED 05/08/2026 BY SYS