

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										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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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											
DOR CODE		5900								TIMBERLAND UNCLASS																					
MAP NUM		31617.00								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 EXTRA FEATURES 14784 SW TUSTENUGGEE AVE, FORT WHITE																															
										BLD DATE		LGL DATE		05/06/2026		MLU															
										XF DATE		LAND DATE		06/06/2023		SPF															
										INC DATE		AG DATE																			
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200															
2	0190	FPPLC 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															
										TOTAL OB/XF		1,900																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/23/2026 BY SYS																															

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									