

SW1/4 OF NW1/4 & W1/2 OF SE1/4
OF NW1/4 & W1/2 OF NW1/4 OF
NW1/4.

HAFNER JOHN R/HAFNER HALA J
602 NE HAFNER GLN
LAKE CITY, FL 32055

2026

21-2S-17-04757-001



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	PAGE 1 of 1 3																		
Exterior Wall	04	SINGLE SID 100	0100	01	3,423	88.2700	98.86	338,398	1915	1915	0	0	0	35.00	65.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2009														Heated Area: 3201																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2009																
Interior Wall	05	DRYWALL 100																															
Interior Floo	12	HARDWOOD 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	3	100																															
Bathrooms	1	100																															
Frame	01	NONE 100																															
Stories	1.	1. 100																															
Architectual	05	CONV 100																															
Units	0	100																															
Condition Adj	03	03 100																															
Kitchen Adjus	01	01 100																															
Quality			05	05																													
DOR CODE			5000			IMPROVED AG																											
MAP NUM						MKT AREA						03																					
NEIGHBORHOOD/LOC			21217.00			1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	72	100		72	4,627																												
BAS	140	100		140	8,996																												
BAS	216	100		216	13,880																												
BAS	240	100		240	15,422																												
BAS	526	100		526	33,800																												
BAS	2,007	100		2,007	128,968																												
UOP	908	20		182	11,695																												
UST	90	45		40	2,570																												
TOTALS			4,199		3,423	219,959																											
EXTRA FEATURES						602 NE HAFNER GLN, LAKE CITY																											
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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1990	1990	3	100	2,400																	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	300																	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	500																	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	1,000																	
5	0259	MHP HOOKUP	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1990	1990	3	100	8,000																	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000																	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50																	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300																	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200																	
LAND DESCRIPTION			TOTAL OB/XF														14,750																
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	281.00	281.00	19,389																
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400																
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	276,500																
REVIEW DATE 08/04/2015 BY DF Total Acres: 80.00 Total Land Value: 23,289 Market: 276,500 Agricultural: 19,789 Common: 3,500 PRINTED 11/14/2025 BY SYS																																	