LOT 3 SUWANNEE VALLEY FARMS
S/D PHASE 1.

HAFFNER DAVID/HAFFNER PATRICIA
311 NW CASTLEWOOD CT
LAKE CITY, FL 32055

2026

29-2S-16-01777-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

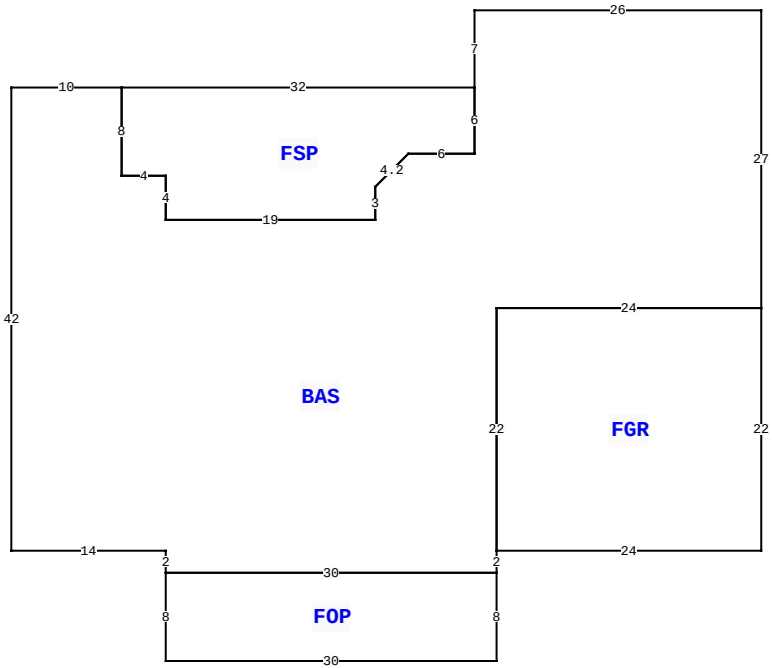
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100		2,252	292,171
FGR	528	55		290	37,624
FOP	240	30		72	9,341
FSP	319	40		128	16,607
TOTALS	3,339			2,742	355,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	125.9104	141.02	386,677	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2020 Heated Area: 2252 HX Base Yr 2020



311 NW CASTLEWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,743
TOTAL MARKET OB/XF VALUE		80,748
TOTAL LAND VALUE - MARKET		54,090
TOTAL MARKET VALUE		446,701
SOH/AGL Deduction		83,148
ASSESSED VALUE		363,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,831
TOTAL JUST VALUE		490,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042167	Screen Enclosure	13,000	06/17/2021
000041768	Swimming Pool and	45,000	04/20/2021
36945	STORAGE	184	07/10/2018
35029	SFR	1,157	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/1020	1/31/2017	WD	U	V	34	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: DAVID & PATRICIA HA						
1330/1019	1/31/2017	AG	U	V	21	0
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CLINTON F DICKS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S7 FSP= W32 S8 E4 S4 E19 N3 R3 U3 E6 N6$ S6 W6 D3 L3 S3 W19 N4 W4 N8 W10 S42 E14 S2 FOP= S8 E30 N8 W30$ E30 N2 FGR= E24 N22 W24 S22$ N22 E24 N27$.

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	3,768.00	UT	2.00	2.00	100	2017	2017	3	100	7,536	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	9.00	9.00	100	2019	2019	3	100	13,500	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2022	2021		93	31,248	
4	0282	POOL ENCL	0	100	33	43	1,419.00	UT	15.00	15.00	100	2022	2021		75	15,964	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 80,748

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-3	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							
2	6200	A	PASTURE 3	0		A-3	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/28/2022 BY JD Total Acres: 5.01 Total Land Value: 10,210 Market: 45,000 Agricultural: 1,120 Common: 9,090 PRINTED 09/30/2025 BY SYS