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

2027

21-2S-17-04757-001

BUILDING CHARACTERISTICS

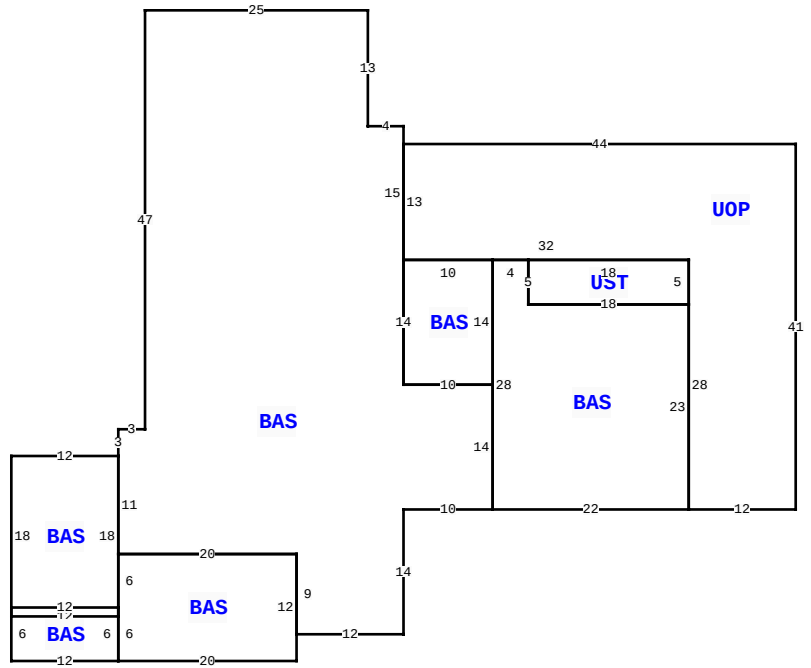
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	4,544
BAS	140	100		140	8,836
BAS	216	100		216	13,633
BAS	240	100		240	15,148
BAS	526	100		526	33,199
BAS	2,007	100		2,007	126,672
UOP	908	20		182	11,487
UST	90	45		40	2,525
TOTALS	4,199			3,423	216,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,423	88.2700	97.10	332,373	1915	1915	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 3201 HX Base Yr 2009



602 NE HAFNER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,042
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		243,881
SOH/AGL Deduction		95,602
ASSESSED VALUE		148,279
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		46,868
TOTAL JUST VALUE		500,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052327	Electrical Servic	0	02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0604/0089	10/01/1986	WD	Q	I	01	150,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N13 W25 S47 W3 S3 BAS= W12 S18 E12 N18$ S11 BAS= S6 BAS= W12 S6 E12 N6$ S6 E20 N12 W20$ E20 S9 E12 N14 E10 BAS= E22 N23 UST= N5 W18 S5 E18$ W18 N5 W4 S28$ N14 BAS= N14 W10 S14 E10$ W10 N14 UOP= E32 S28 E12 N41 W44 S13$ N15$.

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	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,550

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	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 12/02/2025 BY ME Total Acres: 80.00 Total Land Value: 23,289 Market: 276,500 Agricultural: 19,789 Common: 3,500 PRINTED 11/17/2026 BY SYS