

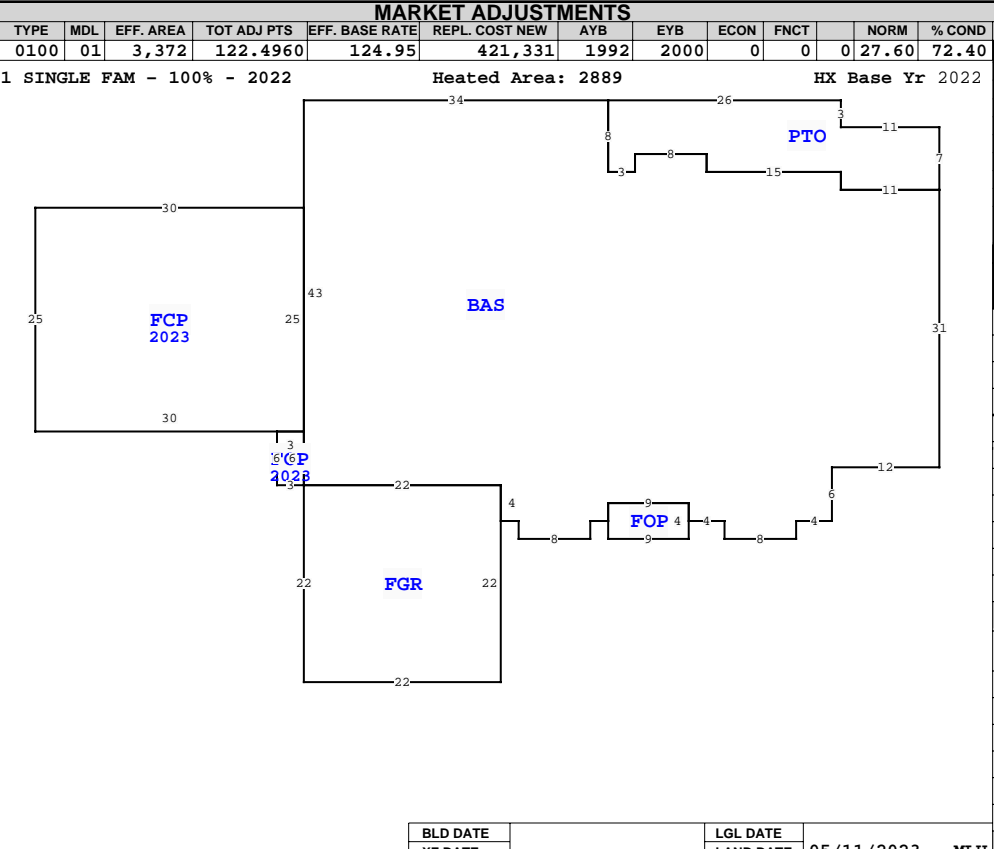
LOT 10 FAIRWAY VIEW UNIT 2.  
538-782, 754-1716, DC 987-772, 9

KALB CHARLES H/KALB DEBORAH E  
614 NW HARRIS LAKE DR  
LAKE CITY, FL 32055

**2024**

26-3S-16-02307-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,889	100	2,889
FCP	750	25	188
FGR	484	55	266
FOP	36	30	11
FOP	18	30	5
PTO	269	5	13
TOTALS	4,446		3,372
SUBAREA MARKET VALUE		305,044	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		305,044	
TOTAL MARKET OB/XF VALUE		40,632	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		381,676	
SOH/AGL Deduction		221,317	
ASSESSED VALUE		160,359	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		110,359	
TOTAL JUST VALUE		381,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,347	
SALE:1:1: LOT 10 UNIT 2 FAIRWAY VIEW			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044672	Storage Building	20,000	06/13/2022
000042727	Screen Enclosure	16,000	09/13/2021
000042278	Swimming Pool and	45,000	07/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2735	1/17/2023	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						
1424/2217	11/20/2020	WD	Q	I	01	259,000
GRANTOR: VERNON D & FRANCES S						
GRANTEE: CHARLES H & DEBORAH						

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	120	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
3	0280	POOL R/CON	0	100	27	351.00	UT	70.00	70.00	100	2022	2021		97	23,833	
4	0282	POOL ENCL	0	100	37	814.00	UT	15.00	15.00	100	2022	2021		85	10,379	
5	0166	CONC, PAVMT	0	100	23	500.00	UT	3.00	3.00	100	2023	2022		100	1,500	
6	0294	SHED WOOD/	0	100	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
TOTALS																

614 NW HARRIS LAKE DR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/11/2023 MLU

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[ORIG=0,0] W11 N2 W15 N2 W8 S2 W3 N8 W34 S43 E22 S4 E2 S2 E8 N2 E2 N2 E9 S2 E4 S2 E8 N2 E4 N6 E12 N31 \$  
FCP=[YR=2023;ORIG=-101,2] E30 S25 W30 N25 \$  
FGR=[ORIG=-71,33] S22 E22 N22 W22 \$  
PTO=[ORIG=0,0] N7 W11 N3 W26 S8 E3 N2 E8 S2 E15 S2 E11 \$  
FOP=[ORIG=-37,37] S2 E9 N4 W9 S2 \$  
FOP=[YR=2023;ORIG=-74,27] E3 S6 W3 N6 \$

LAND DESCRIPTION		TOTAL OB/XF														40,632								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	30,000.00	36,000.00	36,000							