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

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

2026

26-3S-16-02307-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

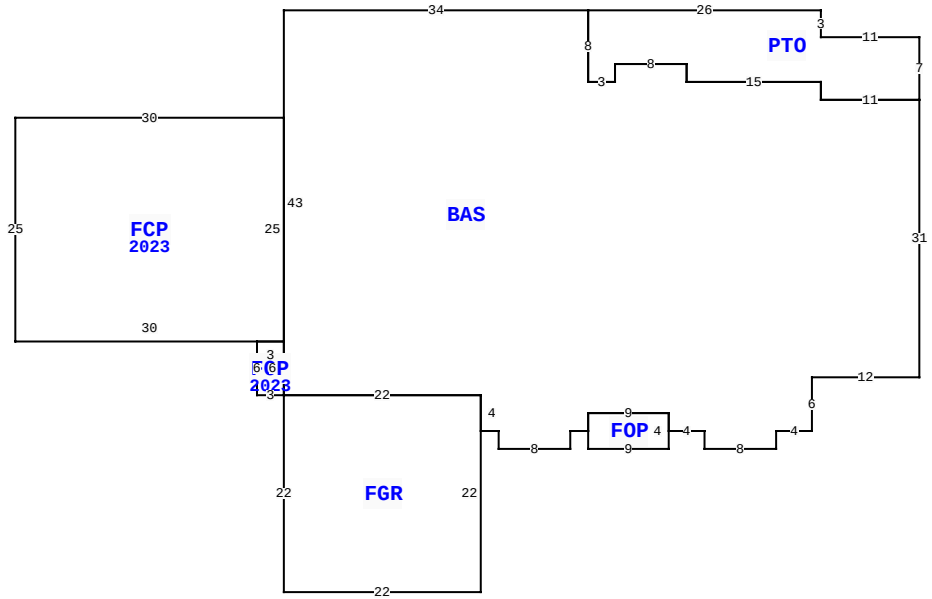
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,889	100		2,889	277,460
FCP	750	25	2023	188	18,056
FGR	484	55		266	25,547
FOP	36	30		11	1,056
FOP	18	30	2023	5	480
PTO	269	5		13	1,249
TOTALS	4,446			3,372	323,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,372	122.4960	137.20	462,638	1992	2000	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 2889 HX Base Yr



614 NW HARRIS LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	323,847
TOTAL MARKET OB/XF VALUE	38,428
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	404,275
SOH/AGL Deduction	0
ASSESSED VALUE	404,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,275
TOTAL JUST VALUE	404,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,928

SALE:1:1: LOT 10 UNIT 2 FAIRWAY VIEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050188	Roof Replacement	27,000	06/24/2024
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
1528/202	10/31/2024	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						
1482/2735	1/17/2023	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						

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 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	120	15	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
3	0280	POOL R/CON	0	0	27	13	351.00	UT	70.00	70.00	100	2022	2021		93	22,850	
4	0282	POOL ENCL	0	0	37	22	814.00	UT	15.00	15.00	100	2022	2021		75	9,158	
5	0166	CONC,PAVMT	0	0	23	37	500.00	UT	3.00	3.00	100	2023	2022		100	1,500	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 38,428

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 05/11/2023 BY KS Total Acres: 0.49 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 10/09/2025 BY SYS