

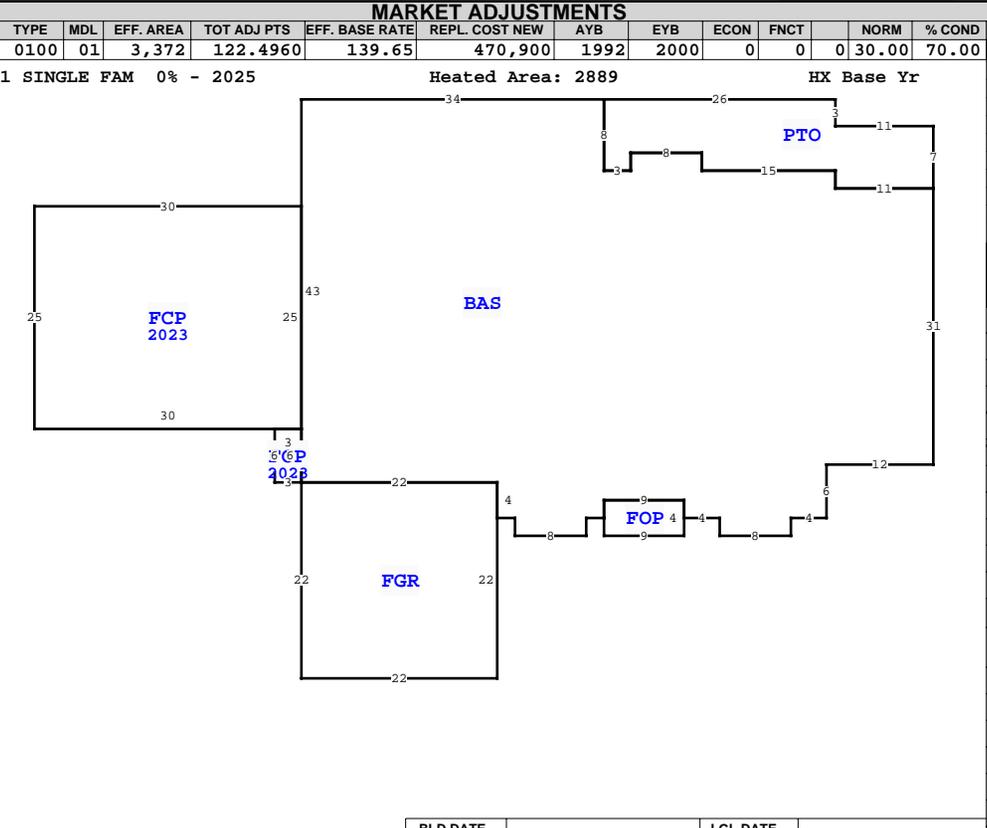
LOT 10 FAIRWAY VIEW UNIT 2.
538-782, 754-1716, DC 987-772, 9

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

2026

26-3S-16-02307-010
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
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



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,630
TOTAL MARKET OB/XF VALUE		38,428
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		410,058
SOH/AGL Deduction		0
ASSESSED VALUE		410,058
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		410,058
TOTAL JUST VALUE		410,058
NCON VALUE		0
INCOME VALUE		0
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						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,889	100		2,889	282,414
FCP	750	25	2023	188	18,378
FGR	484	55		266	26,003
FOP	36	30		11	1,075
FOP	18	30	2023	5	489
PTO	269	5		13	1,271
TOTALS	4,446			3,372	329,630

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	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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026 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 38,428																						
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							