LOT 33 FAIRWAY VIEW S/D UNIT 1.
391-230, WD 1405-1881, WD 1437-2

KALB CHARLES H/KALB DEBORAH E
614 NW HARRIS LAKE DR
LAKE CITY, FL 32055-8659

2027

26-3S-16-02309-033

BUILDING CHARACTERISTICS

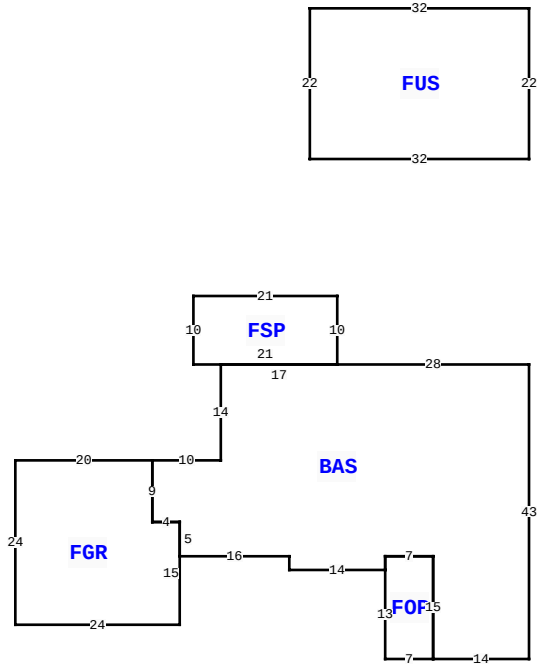
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,618	100		1,618	170,876
FGR	540	55		297	31,366
FOP	105	30		32	3,380
FSP	210	40		84	8,871
FUS	704	100		704	74,348
TOTALS	3,177			2,735	288,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,735	137.1523	150.87	412,629	1974	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2022 Heated Area: 2322 HX Base Yr



123 NW CLUBVIEW CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	2,700.00	UT	2.00	2.00	100	1993	1993	3	100	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,840
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	330,840
SOH/AGL Deduction	0
ASSESSED VALUE	330,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,840
TOTAL JUST VALUE	330,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2729	1/17/2023	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						
1437/2695	5/17/2021	WD	Q	I	01	300,000
GRANTOR: HAMM JOSHUA A						
GRANTEE: KALB CHARLES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N10 W21 S10 E21$ W17 S14 W10 FGR= W20 S24 E24 N15 W4 N9$ S9 E4 S5 E16 S2 E14 FOP= S13 E7 N15 W7S2$ N2 E7 S15 E14 N43$ PTR= N30 FUS= N22 W32 S22 E32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS