LOT 8 CARTER CHASE S/D.
WD 1042-227, WD 1079-2117,

ANTHONY GRAHAM G/ANTHONY BEVERLY P
903 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2025

04-4S-17-07596-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

980 SE EVERGREEN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	23,125
SOH/AGL Deduction	248
ASSESSED VALUE	22,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,877
TOTAL JUST VALUE	23,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/2117	4/03/2006	WD	U	V	09	120,000
GRANTOR: DAVID A & KARA K KRAN						
GRANTEE: GRAHAM G & BEVERLY						
1042/0227	3/25/2005	WD	Q	V		62,500
GRANTOR: EMORY CARTER FARMS LT						
GRANTEE: DAVID A & KARA K KR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0020	C	VAC/WATER	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 04/21/2023 BY MLU Total Acres: 1.09 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 08/15/2025 BY SYS