LOTS 9 & 10 CARTER CHASE S/D.
WD 1044-2167, WD 1077-1607, WD 1

DAVISON STEVEN T/DAVISON SHAWN A
1006 SE EVERGREEN DR
LAKE CITY, FL 32025

2025

04-4S-17-07596-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

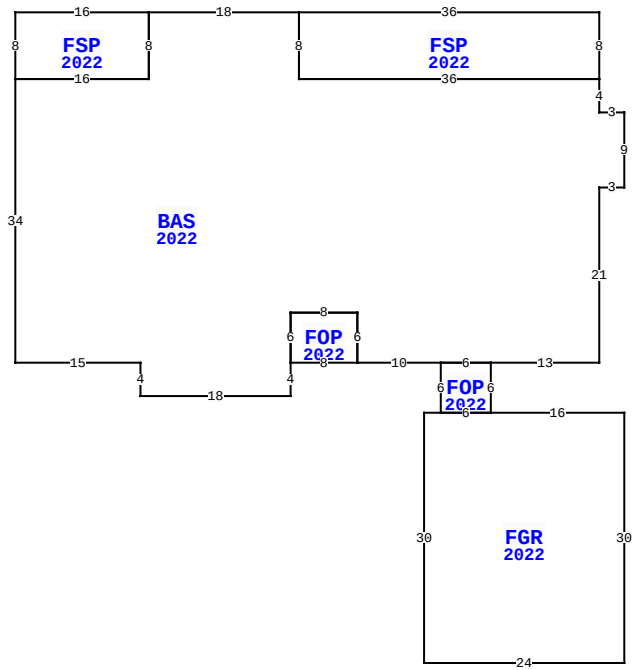
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100	2022	2,575	331,327
FGR	720	55	2022	396	50,953
FOP	36	30	2022	11	1,415
FOP	48	30	2022	14	1,801
FSP	128	40	2022	51	6,562
FSP	288	40	2022	115	14,797
TOTALS	3,795			3,162	406,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,162	118.4370	132.65	419,439	2021	2021	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 2575 HX Base Yr 2022



1006 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		406,856
TOTAL MARKET OB/XF VALUE		3,348
TOTAL LAND VALUE - MARKET		46,250
TOTAL MARKET VALUE		456,454
SOH/AGL Deduction		94,124
ASSESSED VALUE		362,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,608
TOTAL JUST VALUE		456,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-303	SFR	2,800	07/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0701	2/25/2019	WD	Q	V	05	29,900
GRANTOR: CESTA D NEWMAN						
GRANTEE: STEVEN T SHAWN A DA						
1077/1607	3/02/2006	WD	Q	V	06	96,200
GRANTOR: JOHN R & CESTA D NEWM						
GRANTEE: CESTA D NEWMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=50,20] S34 E15 S4 E18 N4 N6 E8 S6 E10 E6 E13 N21 E3 N9 W3 N4 W36 N8 W18 S8 W16 $
FSP=[YR=2022;ORIG=84,12] S8 E36 N8 W36 $
FSP=[YR=2022;ORIG=50,12] S8 E16 N8 W16 $
FOP=[YR=2022;ORIG=83,48] S6 E8 N6 W8 $
FOP=[YR=2022;ORIG=101,54] S6 E6 N6 W6 $
FGR=[YR=2022;ORIG=99,60] S30 E24 N30 W16 W6 W2 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,116.00	UT	3.00	3.00	100	2022	2021		100	3,348	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							
2	0000	C	VAC RES	100		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 12/28/2021 BY TW Total Acres: 3.73 Total Land Value: 46,250 Market: 0 Agricultural: 0 Common: 46,250 PRINTED 08/15/2025 BY SYS