

COLUMBIA COUNTY

Property Appraiser

Parcel 03-4S-16-02732-549

Owners

LESCENSKI PAUL
LESCENSKI SUSAN
1268 NW SCENIC LAKE DR
LAKE CITY, FL 32055

Parcel Summary

Location	140 SW NATHAN CT
Use Code	0200: MOBILE HOME
Tax District	2: COUNTY
Acreage	.5810
Section	03
Township	4S
Range	16
Subdivision	DIST 3

Legal Description

LOT 49 DEER CREEK S/D PHASE 3.

WD 1040-603, WD 1094-234, PB 1396-2076,
WD 1530-1234



Working Values

	2025
Total Building	\$114,317
Total Extra Features	\$15,370
Total Market Land	\$35,000
Total Ag Land	\$0

	2025
Total Market	\$164,687
Total Assessed	\$164,687
Total Exempt	\$0
Total Taxable	\$164,687
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$136,209	\$126,788	\$103,522	\$86,269	\$80,496	\$71,912
Total Extra Features	\$15,370	\$15,370	\$11,620	\$8,370	\$8,370	\$8,370
Total Market Land	\$36,000	\$33,600	\$26,400	\$24,850	\$24,850	\$22,450
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$187,579	\$175,758	\$141,542	\$119,489	\$113,716	\$102,732
Total Assessed	\$159,040	\$144,582	\$131,438	\$119,489	\$113,716	\$98,665
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$159,040	\$144,582	\$131,438	\$119,489	\$113,716	\$98,665
SOH Diff	\$28,539	\$31,176	\$10,104	\$0	\$0	\$4,067

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1530/1234	2024-12-13	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$178,000	Grantor: REED LOUADRIAN DEJOIE Grantee: LESCENSKI PAUL
<u>PB</u> 1396/2076	2019-10-18	<u>U</u>	<u>18</u>	PROBATE	Improved	\$0	Grantor: CLERK OF COURT Grantee: LOUADRIAN DEJOIE REED
<u>WD</u> 1094/0234	2006-08-23	<u>Q</u>		WARRANTY DEED	Improved	\$160,100	Grantor: FREEDOM MOBLE HOMES SALES INC Grantee: STELLA B DEJOIE
<u>WD</u> 1040/0603	2005-03-07	<u>Q</u>		WARRANTY DEED	Vacant	\$272,000	Grantor: MUSGROVE Grantee: FREEDOM MOBILE HOME SALES INC

Buildings

Building # 1, Section # 1, 77095, MOBILE HOME

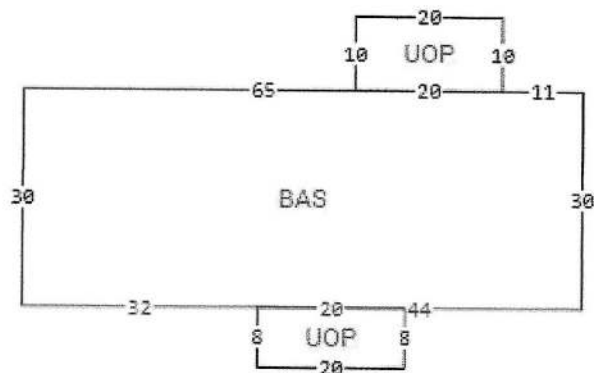
Type	Model	Heated Sq Ft	Repl Cost New	YrBlit	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0200	02	2280	\$207,849	2006	2006	0.00%	45.00%	55.00%	\$114,317

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,280	100%	2,280
UOP	160	25%	40
UOP	200	25%	50



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			2040.00	\$2.50	2006	70%	\$3,570
0190	FPLC PF			1.00	\$1,200.00	2006	100%	\$1,200
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0030	BARN,MT			1.00	\$0.00	2014	100%	\$3,600

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-2	.00	.00	1.00	\$35,000.00/LT	0.58	1.00	\$35,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 4, 2006	24687	M H	COMPLETED	M H

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 15, 2025.