

LOT 49 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1094-234, PB 139

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

2026

03-4S-16-02732-549



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	121,237
UOP	160	25		40	2,127
UOP	200	25		50	2,659

TOTALS	2,640			2,370	126,023
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,040.00	UT	2.50
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0030	BARN, MT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,370	117.9000	96.68	229,132	2007	2006	0	0	45.00	55.00

1 MANUF 1 0% - 2025

Heated Area: 2280

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025 MLU

TOTAL OB/XF														
15,370														

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,023	
TOTAL MARKET OB/XF VALUE		15,370	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		169,393	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,393	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,393	
TOTAL JUST VALUE		169,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052898	Roof Replacement	15,000	04/15/2025
24687	M H	348	06/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1234	12/13/2024	WD	Q	I	01	178,000
GRANTOR: REED LOUADRIAN DEJOIE						
GRANTEE: LESCENSKI PAUL						
1396/2076	10/18/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LOUADRIAN DEJOIE RE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 UOP= N10 W20 S10 E20\$ W65 S30 E32 UOP= S8 E20 N8 W20\$ E44 N30\$.									