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

THOMAS LESLIE ALLAN
140 SW NATHAN CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-549

BUILDING CHARACTERISTICS

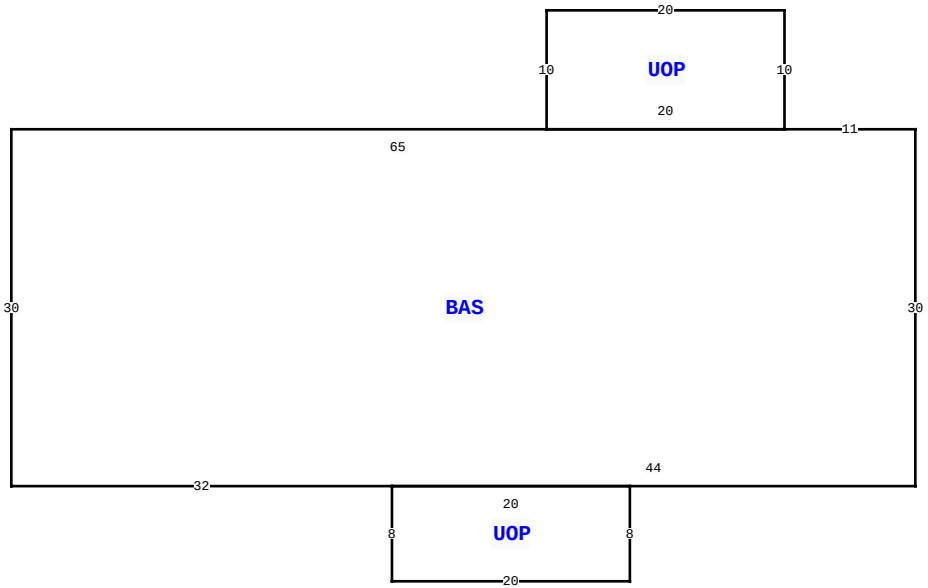
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 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	118,278
UOP	160	25		40	2,075
UOP	200	25		50	2,594
TOTALS	2,640			2,370	122,946

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	94.32	223,538	2007	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2280 HX Base Yr



140 SW NATHAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	0166	CONC,PAVMT	0	0	0	0	2,040.00	UT	2.50	2.50	70	2006	2006	3	70	3,570	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,946
TOTAL MARKET OB/XF VALUE	15,370
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	166,316
SOH/AGL Deduction	0
ASSESSED VALUE	166,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,316
TOTAL JUST VALUE	166,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,854

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
1575/2662	8/21/2026	WD	Q	I	01	256,000
GRANTOR: LESCENSKI PAUL						
GRANTEE: THOMAS LESLIE ALLAN						
1530/1234	12/13/2024	WD	Q	I	01	178,000
GRANTOR: REED LOUADRIAN DEJOIE						
GRANTEE: LESCENSKI PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 15,370

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 0.58 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS