

38287- Reconnect M/H

STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I, (We), Stephen Lynn Lee SR.,

as the owner of the below described property:

Property tax Parcel ID number 05-35-16-01965-003

Subdivision (Name, lot, Block, Phase) _____

Give my permission for Melinda J. Baker to place a

Circle one - Mobile Home / Travel Trailer Utility Pole Only / Single Family Home /
Barn - Shed - Garage / Culvert / Other Reconnect M/H Power

I (We) understand that the named person(s) above will be allowed to receive a building permit on the property number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

Stephen L. Lee Sr.
Owner Signature

6-28-2019 A
Date

Owner Signature

Date

Owner Signature

Date

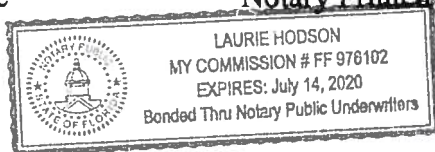
Sworn to and subscribed before me this 28 day of June, 2019. This

(These) person(s) are personally known to me or produced ID FIDC - 4000.
(Type)

[Signature]
Notary Public Signature

Laurie Hodson
Notary Printed Name

Notary Stamp/



38286-UP-Wall

/ 38287- Reconnection for M/H

Inst 201012001097 Date 1/26/2010 Time 12:05 PM
Doc Stamp-Deed:0.00
PAA DC,P.DeWitt Casan,Columbia County Page 1 of 3 B:1188 P 58

Recording requested by: _____ Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by: _____
Name: Stephen Lynn Lee Sr. Name _____
Address: 9445 SE US Hwy 41 Address _____
City/State/Zip: JASPER, FL 32052 City/State/Zip _____
Property Tax Parcel/Account Number: 05-35-16-01965-003

Quitclaim Deed

This Quitclaim Deed is made on JANUARY 26, 2010, between
Stephen Lynn Lee Sr., Grantor, of 9445 SE US Hwy 41
_____, City of JASPER, State of Florida, 32052,
and Stephen Lynn Lee Sr. with JTWRS, Grantee, of 4442 Marquette Ave
Melissa Lynn Baker, City of JACKSONVILLE, State of Florida, 32210.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 185 NW Leonia Way
_____, City of LAKE CITY, State of Florida:

See EXHIBIT A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

EXHIBIT 'A'

0791 PG2325

PARCEL "A"

A part of the NW $\frac{1}{4}$ of Section 5, Township 3 South, Range 16 East, more particularly described as follows:

Commence at the NW Corner of said NW $\frac{1}{4}$ and run N 88°25'37" E, along the North line thereof, 77.55 feet to a point on the East right of way line of Winfield Road, said point being the POINT OF BEGINNING; thence N 88°30'31" E, along said North line 49.0 feet to a point on the Southerly right of way line of Interstate No. 10; thence S 76°38'34" E, along said Southerly right of way line 266.94 feet; thence S 5°16'39" W, 456.01 feet; thence N 71°57'55" W, 137.83 feet; thence S 52°40'32" W, 137.83 feet to a point on the Easterly right of way line of Winfield Road; thence N 0°50'51" W, along said Easterly right of way line 553.12 feet to the POINT OF BEGINNING. Columbia County, Florida. Containing 3.14 acres, more or less.

Subject to an ingress and egress easement over and across the Southerly 20 feet thereof. Together with the right of ingress and egress over and across a 40 foot easement described hereon.

PARCEL "B"

A part of the NW $\frac{1}{4}$ of Section 5, Township 3 South, Range 16 East, more particularly described as follows:

Commence at the NW Corner of said NW $\frac{1}{4}$ and run N 88°25'37" E, along the North line thereof, 77.55 feet to a point on the Easterly right of way line of Winfield Road; thence N 88°30'31" E, along said North line 49.0 feet to a point on the Southerly right of way line of Interstate No. 10; thence S 76°38'34" E, along said Southerly right of way line, 266.94 feet for a POINT OF BEGINNING; thence continue S 76°38'34" E, along said Southerly right of way line 250.11 feet; thence S 3°07'03" E, 109.29 feet; thence S 48°36'13" W, 79.39 feet; thence S 20°27'03" W, 298.72 feet; thence N 71°57'55" W, 133.66 feet; thence N 5°16'39" E, 456.01 feet to the POINT OF BEGINNING. Columbia County, Florida. Containing 2.09 acres, more or less.

Subject to an ingress and egress over and across the South 20 feet thereof and the Southeasterly 20 feet thereof. Together with the right of ingress and egress over and across a 40 foot easement described hereon.

A 40 foot easement in the NW $\frac{1}{4}$ of Section 5 Township 3 South, Range 16 East, lying East of the Easterly right of way line of Winfield Road whose centerline is described as follows:

Commence at the NW Corner of said NW $\frac{1}{4}$ and run N 88°25'37" E, along the North line thereof 77.55 feet to a point on the Easterly right of way line of Winfield Road; thence S 0°50'51" E, along said Easterly right of way line 553.12 feet for a POINT OF BEGINNING for the centerline of said 40 foot easement; thence N 52°40'32" E, 137.83 feet; thence S 71°57'55" E, 291.34 feet; thence N 20°27'03" E, 298.72 feet; thence N 48°36'13" E, 79.39 feet to the POINT OF TERMINATION of the centerline of said 40 foot easement. Columbia County, Florida.

Subject to Right of Way Easement recorded in O.R. Book 518, Page 75, and O.R. Book 529, Page 446, public records of Columbia County, Florida.

Subject to Right of Way Easement recorded in O.R. Book 114, Pages 330/335, public records of Columbia County, Florida.

Subject to Outfall Ditch Easement recorded in Deed Book 73, Page 61, public records of Columbia County, Florida.

Subject to Deed to State of Florida for Right of Way recorded in Deed Book 70, Page 319, public records of Columbia County, Florida.

Subject to Easement granted to Suwannee Valley Electric Coop., Inc., as recorded in O.R. Book 707, Page 187, public records of Columbia County, Florida.



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 19-8471
DATE PAID: 6/13/19
FEE PAID: 68.00
RECEIPT #: 1419858

APPLICATION FOR:

☐ New System ☒ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Melissa L. Baker

AGENT:

TELEPHONE: 904-445-1461

MAILING ADDRESS: 4442 MARQUETTE AVENUE
JACKSONVILLE, FL 32210

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 05-35-16-01965-003 ZONING: A3 I/M OR EQUIVALENT: ☐ Y ☒ N

PROPERTY SIZE: 5.23 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ≤ 2000 GPD ☐ > 2000 GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 185 LEONIA WAY, LAKE CITY FL

DIRECTIONS TO PROPERTY: 90W, (R) Lake Jeffery (R) Leonia Way
Easton (R)

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>TRAILER/MOBILE HOME</u>	<u>2</u>	<u>420 sqft</u> <u>12x60</u>	<u>SINGLE WIDE MOBILE HOME</u>
2				<u>on site</u>
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Melissa L. Baker

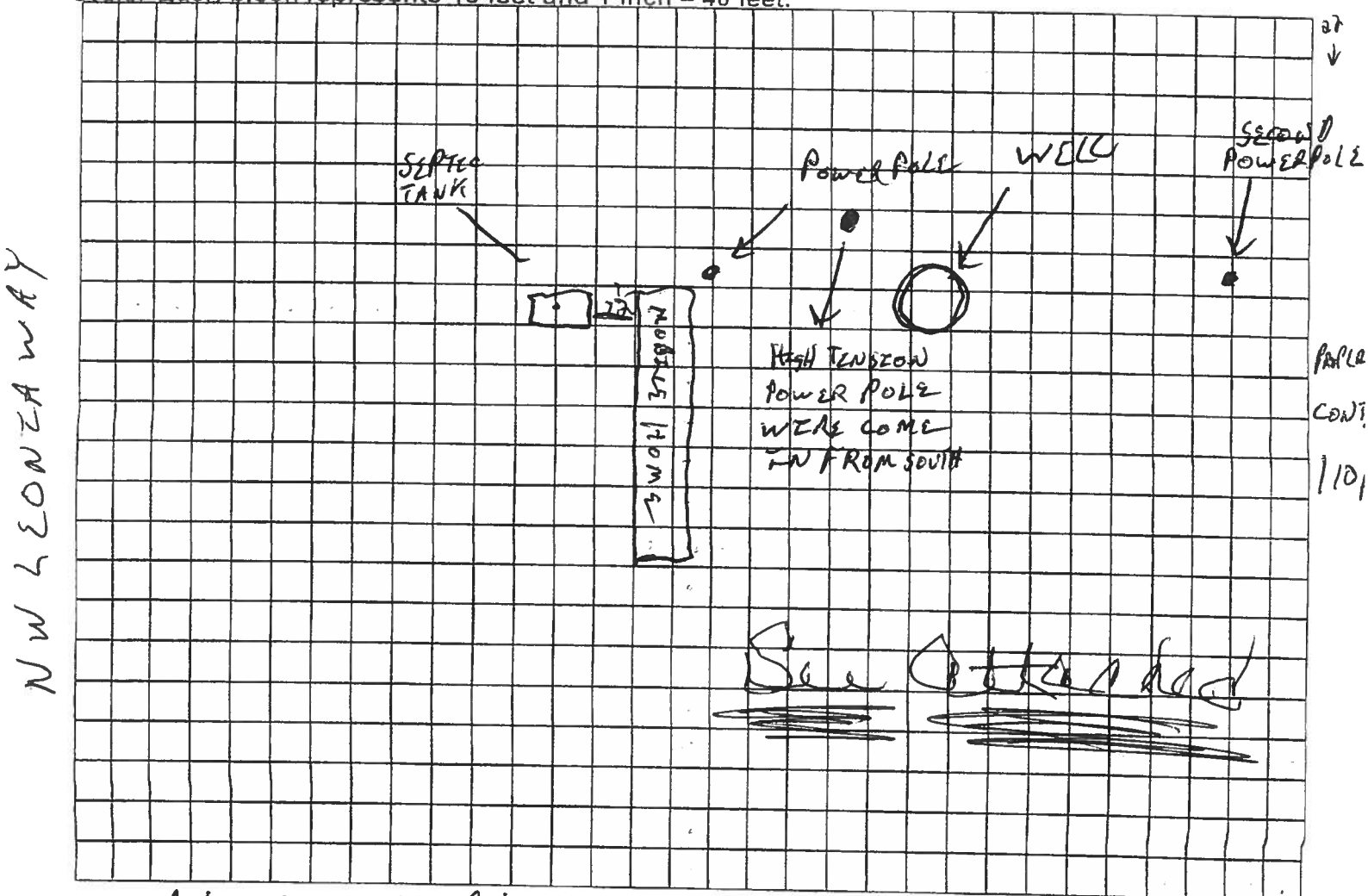
DATE: 6/13/19

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 19-0471

----- PART II - SITEPLAN -----
10

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: ALL MATERIAL BUILDINGS, SEPTIC TANK AND POWER POLES ARE PRE EXISTING. JUST NEED POWER Hooked BACK UP.

Site Plan submitted by MELISSA I BAKER

Plan Approved [Signature] Not Approved

By [Signature] F. S. H. [Signature]

6/13/19

Date 6/13/19

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

19-D471

N.88°25'37"E. 77.55' (DEED)

POINT OF COMMENCEMENT NW CORNER OF NW 1/4

POINT OF BEGINNING NOT LABELED

150.00'

SHAW INTERSTATE I-10

PL.S.1079

S.76°13'26"E. 521.73' (FIELD)

S.76°38'34"E. 521.05' (CALC)

PL.S.1079

S.76°19'42"E. 271.55' (FIELD)

N.88°46'46"E. 49.06' (FIELD)

N.88°30'31"E. 49.00' (DEED)

PL.S.1079

S.03°07'45"E. 105.42' (FIELD)

S.03°07'03"E. 109.29' (CALC)

PL.S.1079

S.48°31'56"W. 79.40' (FIELD)

S.48°33'13"W. 79.83' (CALC)

PL.S.1079

N.20°28'07"E. 298.39' (FIELD)

N.20°28'03"E. 298.72' (DEED)

PL.S.1079

S.52°36'18"W. 137.92' (FIELD)

S.52°40'32"W. 137.83' (DEED)

PL.S.1079

S.71°57'29"E. 291.34' (DEED)

S.71°57'29"E. 293.97' (FIELD)

PL.S.1079

S.72°57'29"E. 136.38'

PL.S.1079

S.00°50'51"E. 553.82' (FIELD)

S.00°50'51"E. 553.12' (DEED)

NORTHWEST LEDNIA WAY (PAVED) (WINFIELD ROAD DEED)

RIGHT-OF-WAY LINE PER DEED

49.30'

19.87'

5.28 Acres, ± (FIELD)

5.23 Acres, ± (DEED)

Setback

Power pole

High Voltage power pole

Well

Power pole

PL.S.1079

FENCE CORNER IS 0.28 N 0.10 W

PL.S.1079

FENCE CORNER IS 0.42 N 0.42 W

PL.S.1079

FENCE CORNER IS 0.52 N 1.11 W

PL.S.1079

FENCE CORNER IS 0.22 N 0.40 W

PL.S.1079

FENCE CORNER IS 1.82 N 2.42 E

PL.S.1079

FENCE CORNER IS 0.46 S 0.40 W

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 5/9/2019

Parcel: << 05-3S-16-01965-003 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	LEE STEPHEN LYNN SR & MELISSA LYNN BAKER 4442 MARQUETE AVE JACKSONVILLE, FL 32210		
Site	185 LEONIA WAY, LAKE CITY		
Description*	COMM NW COR OF SEC, RUN E 75.55 FT TO E R/W WINFIELD RD FOR POB, RUN E 49 FT TO A PT ON S'LY R/W I-10, SE ALONG R/W 517.05 FT, S 109.29 FT, S 48 DEG W 79.39 FT, S 20 DEG W 298.72 FT, N 71 DEG W 291.34 FT, S 52 DEG W 137.83 FT TO E R/W WINFIELD RD. N ALONG more>>>		
Area	5.23 AC	S/T/R	05-3S-16
Use Code**	MISC RES (000700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values		2019 Working Values	
Mkt Land (2)	\$29,503	Mkt Land (2)	\$30,753
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (1)	\$720	XFOB (1)	\$720
Just	\$30,223	Just	\$31,473
Class	\$0	Class	\$0
Appraised	\$30,223	Appraised	\$31,473
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$30,223	Assessed	\$31,473
Exempt	\$0	Exempt	\$0
Total	county:\$30,223	Total	county:\$31,473
Taxable	city:\$30,223	Taxable	city:\$31,473
	other:\$30,223		other:\$31,473
	school:\$30,223		school:\$31,473



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/26/2010	\$0	1188/0058	QC	I	U	11
6/15/1994	\$51,000	791/2324	WD	I	Q	
11/5/1990	\$10,000	735/0482	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
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