

38286 - (up) Well

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 Melvin J. Baker to place a

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

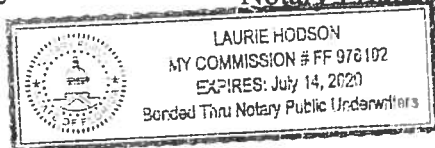
Sworn to and subscribed before me this 28 day of June, 2019. This

(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 - well / 38287 - Reconnection for m/H

Inst 201012001097 Date 1/26/2010 Time 12:05 PM  
Doc Stamp-Deed 0.00  
PAA DC, P. DeWitt Casari, 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, 167.68 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.



PERMIT NO. 19-8471  
DATE PAID: 6/13/79  
FEE PAID: 60.00  
RECEIPT #: 1419859

**APPLICATION FOR:**

[ ] New System      [~~X~~] Existing System      [ ] Holding Tank      [ ] Innovative  
[ ] Repair      [ ] Abandonment      [ ] Temporary      [ ]

APPLICANT: Melissa L. Baker

AGENT: \_\_\_\_\_ TELEPHONE: 904-445-146

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 FLATTED (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 [☐] ≤2000GPD [☐] >2000GPD

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

PROPERTY ADDRESS: 135 LEONZA WAY, LAKE CITY FL.

DIRECTIONS TO PROPERTY: 90W, (R) Lake Jeffrey, (R) Leonia Way  
last on (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	TRAILER/MOBILE HOME	2	410 Sqft 12 x 60 ft	SINGLE LEVEL MOBILE HOME
2				
3				on site
4				

☒ Floor/Equipment Drains      ☐ Other (Specify)

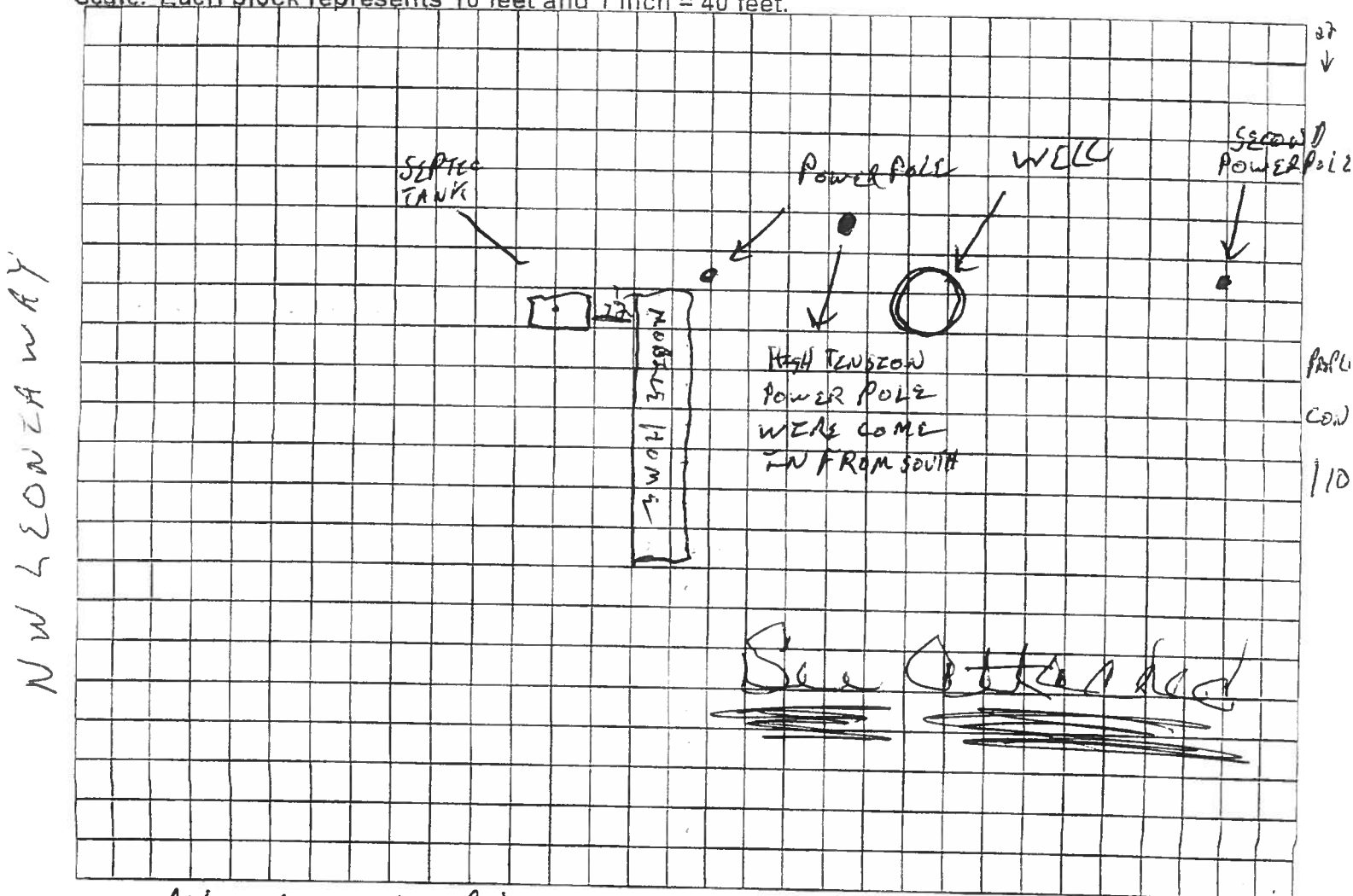
SIGNATURE: Melissa A. Baker DATE: 6/13/19

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.

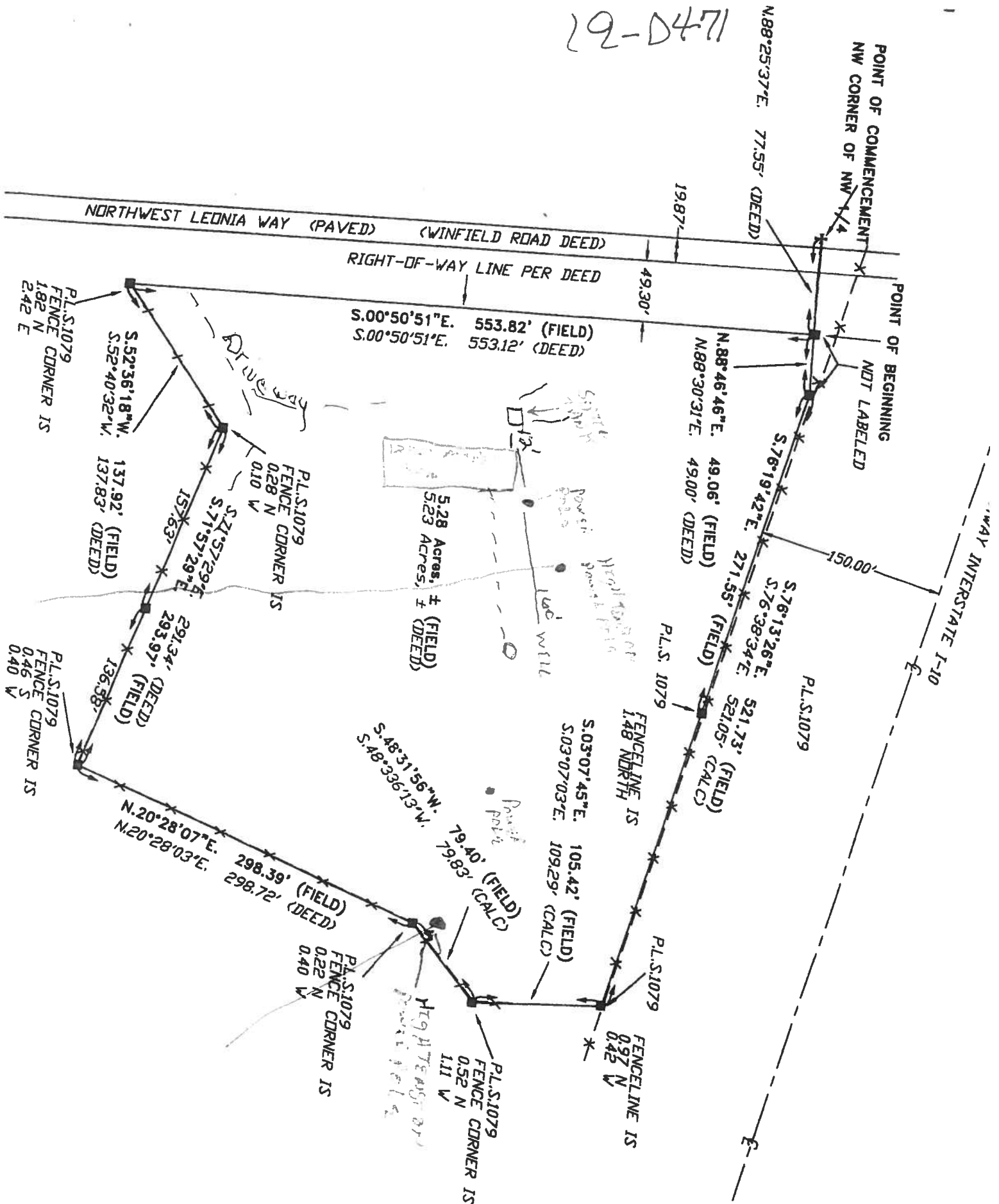
Site Plan submitted by MELISSA I BAKER

Plan Approved [Signature] Not Approved

By [Signature] Date 6/13/19  
F. SU County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

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**Columbia County Property Appraiser**

Jeff Hampton

**2018 Tax Roll Year**

updated: 5/9/2019

Parcel: &lt;&lt; 05-3S-16-01965-003 &gt;&gt;

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 SLY 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
	county:\$30,223		county:\$31,473
Total	city:\$30,223	Total	city:\$31,473
Taxable	other:\$30,223	Taxable	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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