COMM NW COR OF SEC, RUN E 75.55
WINFIELD RD FOR POB, RUN E 49 FT
ON S'LY R/W I-10, SE ALONG R/W 5

LEE STEPHEN LYNN SR/BAKER MELISSA LYNN
4442 MARQUETE AVE
JACKSONVILLE, FL 32210

2026

05-3S-16-01965-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02

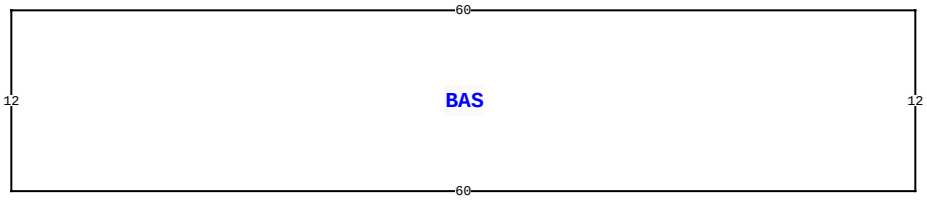
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	9,619
TOTALS	720			720	9,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	55.6750	33.40	24,048	1971	1971	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2021 Heated Area: 720 HX Base Yr



183 NW LEONIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,619
TOTAL MARKET OB/XF VALUE	19,240
TOTAL LAND VALUE - MARKET	43,148
TOTAL MARKET VALUE	72,007
SOH/AGL Deduction	1,420
ASSESSED VALUE	70,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,587
TOTAL JUST VALUE	72,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38286	PUMP/UTPOL	50	06/28/2019
38287	RECONNECT	75	06/28/2019
7896	M H	100	12/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/1338	6/10/2019	QC	U	I	11	0
GRANTOR: ROBERT L & M JOYCE QU						
GRANTEE: STEPHEN L LEE & LIN						
1188/0058	1/26/2010	QC	U	I	11	0
GRANTOR: STEPHEN LYNN LEE SR						
GRANTEE: STEPHEN L LEE SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=24,16] E60 S12 W60 N12 $
.

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	0070	CARPORT UF	0	0	16	20	320.00	UT	2.63	2.63	100	0	0	3	100	840	
2	0296	SHED METAL	0	0	12	60	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 19,240

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		A-1	0.00	0.00	5.23	AC		1.00	1.00	0.75	11,000.00	8,250.00	43,148							

REVIEW DATE 12/21/2020 BY JB Total Acres: 5.23 Total Land Value: 43,148 Market: 0 Agricultural: 0 Common: 43,148 PRINTED 11/07/2025 BY SYS