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

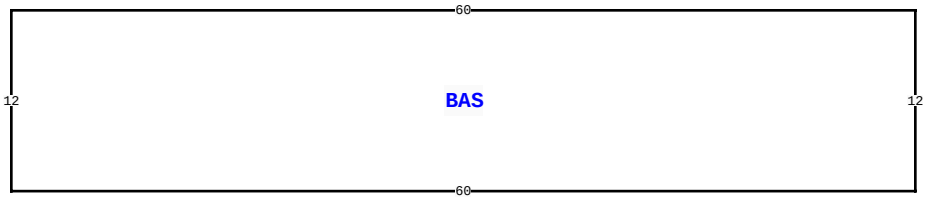
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 & | | | | | | |

## 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 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 03/25/2026 BY SYS