



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, Florida 32055
 Telephone (386) 719-5750
 growthmanagement@lcfla.com

FOR PLANNING USE ONLY
 Application # Z _____
 Application Fee \$ 750.00
 Receipt No. 2023-08022996
 Filing Date 1/10/23
 Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: The Pines at Forest Meadows
2. Address of Subject Property: 450 NW Lake City Ave Lake City FL 32055
3. Parcel ID Number(s): 34-35-16-02461-601 & 34-35-16-02461-602
4. Future Land Use Map Designation: Residential-Medium
5. Existing Zoning Designation: Residential Office
6. Proposed Zoning Designation: Multi-family-2
7. Acreage: 1 acre
8. Existing Use of Property: Vacant
9. Proposed use of Property: Multi-family

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Mark Ganskap Title: _____
 Company name (if applicable): _____
 Mailing Address: 736 SW Arbor Ln
 City: Lake City State: FL Zip: 32024
 Telephone: (860) 8670209 Fax: (____) Email: explumbing@outlook.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: (____) _____ Fax: (____) _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property: Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. ✓ Boundary Sketch or Survey with bearings and dimensions.
2. ✓ Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ✓ Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. ✓ An Analysis of the Requirements of Article 12 of the Land Development Regulations:
- a. Whether the proposed change would be in conformance with the city's comprehensive plan or would have an adverse effect on the city's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site-Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Mark Ganskop

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

01/05/23

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 5 day of Jan, 2022, by (name of person acknowledging).



CLAYTON TROY SHAHEEN
Notary Public
State of Florida
Comm# HH223111
Expires 2/1/2026

[Signature]

Signature of Notary

Clayton Shaheen

Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



<p>PARCEL: 34-3S-16-02461-601 (10094) VACANT COMMERCIAL (1000) 0.54 AC LOT 1C FOREST PLANTATION COMMERCIAL SID. WD 1231-151, DC 1356-1857, WD 1404-899, QC 1480-2650, THE PINES AS FOREST MEADOWN LLC Owner: 175 NW AMENITY CT LAKE CITY, FL 32055</p>		<p>2023 Working Values</p> <table border="1"> <tr> <td>Mkt Lnd</td> <td>\$26,757</td> <td>Appraised</td> <td>\$26,757</td> </tr> <tr> <td>Ag Lnd</td> <td>\$0</td> <td>Assessed</td> <td>\$26,757</td> </tr> <tr> <td>Bldg</td> <td>\$0</td> <td>Exempt</td> <td>\$0</td> </tr> <tr> <td>XFOB</td> <td>\$0</td> <td>Total</td> <td>county:\$26,757</td> </tr> <tr> <td>Just</td> <td>\$26,757</td> <td>Taxable</td> <td>city:\$26,757</td> </tr> <tr> <td></td> <td></td> <td></td> <td>other:\$0 school:\$26,757</td> </tr> </table>	Mkt Lnd	\$26,757	Appraised	\$26,757	Ag Lnd	\$0	Assessed	\$26,757	Bldg	\$0	Exempt	\$0	XFOB	\$0	Total	county:\$26,757	Just	\$26,757	Taxable	city:\$26,757				other:\$0 school:\$26,757
Mkt Lnd	\$26,757	Appraised	\$26,757																							
Ag Lnd	\$0	Assessed	\$26,757																							
Bldg	\$0	Exempt	\$0																							
XFOB	\$0	Total	county:\$26,757																							
Just	\$26,757	Taxable	city:\$26,757																							
			other:\$0 school:\$26,757																							
<p>Columbia County Property Appraiser Jeff Hampton Lake City, Florida 386-758-1083</p>		<p>NOTES:</p>																								
<p>This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership or property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.</p>		<p>Columbia County, FL</p>																								

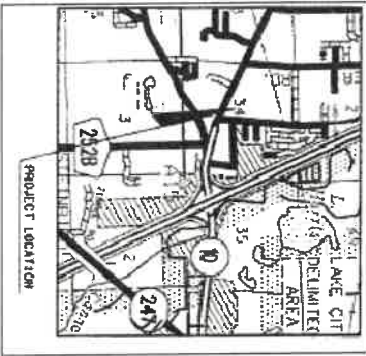
CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING INC.
128 NW GREEN LAKE, LAKE CITY FL, 32825
TELEPHONE: 407-421-5534

SURVEYOR

MARK O. DUREN AND ASSOCIATES, INC.
1604 SW SISTERS WELCOME ROAD
LAKE CITY FL 32025
TELEPHONE: 386-758-9831

VICINITY MAP



LEGAL DESCRIPTION

LOT 1C AND 2C, FOREST PLANTATION COMMERCIAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



COLUMBIA COUNTY SUBMITTAL NOT FOR CONSTRUCTION

STORM WATER MANAGEMENT SYSTEM DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE SWANWINE RIVER WATER MANAGEMENT DISTRICT DESIGN CRITERIA

ENGINEERING PLANS

LAKE CITY AVENUE APARTMENTS
COLUMBIA COUNTY FLORIDA

PREPARED FOR
GANSKOP PROPERTIES, LLC

657 NW SAVANNAH CIR. LAKE CITY FL 32055
CONTACT: MARK GASKOP
PHONE: (386) 867-0269

SITE DATA

PARCEL ID: 34-35-16-02461-601
ZONING: R0
PROJECT AREA: ± 46,365.20 SF = 4.1064 ACRES
BUILDING SETBACKS: FRONT 25'; BACK 15'; SIDES 10'

PRE DEVELOPMENT SITE DATA

PRE DEV PERVIOUS AREA: ± 46,365 SF
PRE DEV IMPERVIOUS AREA: ± 0 SF
PRE DEV PERVIOUS %: 0%
PRE DEV PERVIOUS %: 100%

POST DEVELOPMENT SITE DATA

POST DEV OPEN SPACE: ± 18,967 SF
POST DEV OPEN SPACE %: 41.0%
POST DEV IMPERVIOUS AREA: ± 21,083 SF
POST DEV POND AREA: ± 6,513 SF
POST DEV PERVIOUS AREA: ± 18,967 SF
POST DEV IMPERVIOUS %: 59.0%
POST DEV PERVIOUS %: 41.0%

PARKING REQUIREMENTS

CODE REQUIREMENTS:
(MULTI FAMILY DWELLING) 2 SPACES PER UNIT 24
ACCESSIBLE SPACES 1 FOR EVERY 25 1
SPACES PROVIDED:
(MULTI FAMILY DWELLING) 2 SPACES PER UNIT 25
ACCESSIBLE SPACES 1 FOR EVERY 25 1

- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3 TOPOGRAPHIC SURVEY
- 4 PROPOSED SITE PLAN
- 5 LANDSCAPING PLAN
- 6 DETAILS

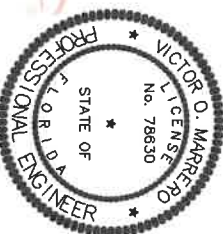
PREPARED FOR

GANSKOP PROPERTIES LLC

AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140

Victor O Marrero

Digitally signed by Victor O Marrero
Date: 2022.10.31 22:23:40 -04'00'



VICTOR O. MARRERO
FLORIDA P.E. # 78630

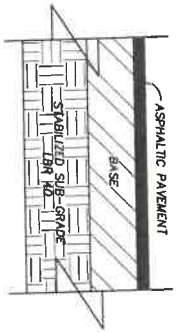


AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS

TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No. 29140

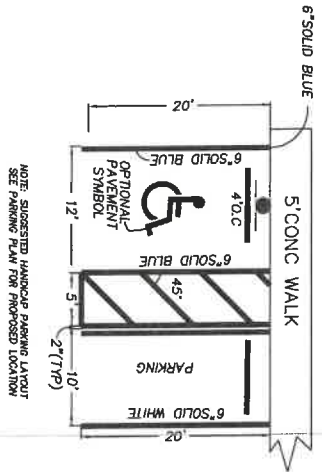
SHEET 1

PAVEMENT DESIGN

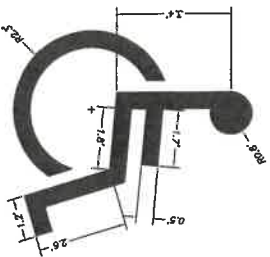


ASPHALT	1.5"	TYPE SP 12.5 ASPHALTIC CONCRETE SURFACE COURSE
BASE	6"	LIMEROCK BASE MIN LER 100 COMPACT TO FLOOT STANDARDS
BASE	12"	STABILIZED SUB-BASE LER 40 COMPACT TO FLOOT STANDARDS

H.C. PARKING



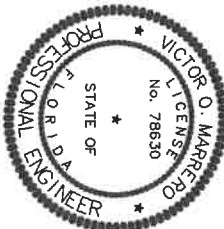
NOTE: SUGGESTED LARGER PARKING LAYOUT SEE PARKING PLAN FOR PROPOSED LOCATION



PARKING SYMBOL

NTS.

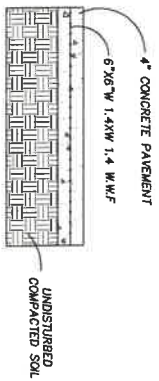
VICTOR O. MARRERO
FLORIDA P.E. # 78630



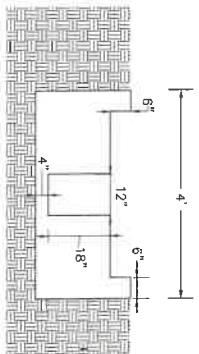
AFFINE ENGINEERING AND SURVEYING, INC.
REGISTERED PROFESSIONAL ENGINEER
AUTHORIZATION NO. 29140

DRAWN BY	WJ
CHECKED BY	MB
DATE	8/21/20
SCALE	1"=30'
JOB #	20001

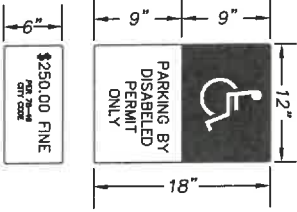
SIDEWALK SECTION



CONCRETE FLUME

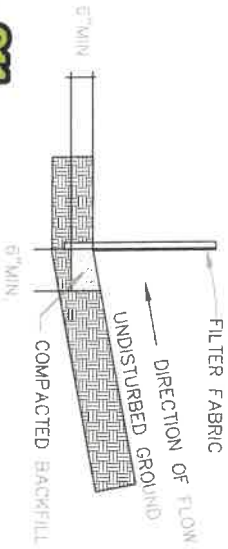


SIGN DETAIL

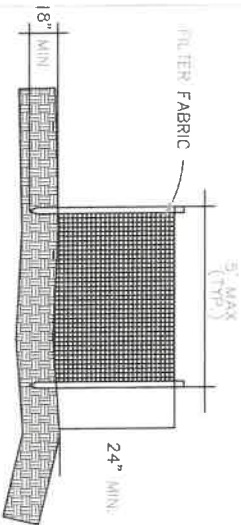


NTS

EROSION CONTROL



EROSION CONTROL



BASE 20-001

THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

DRAWING 20-001 SHEET 7

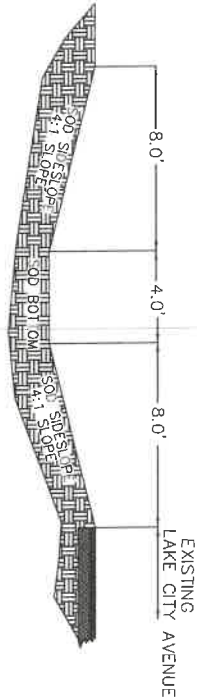
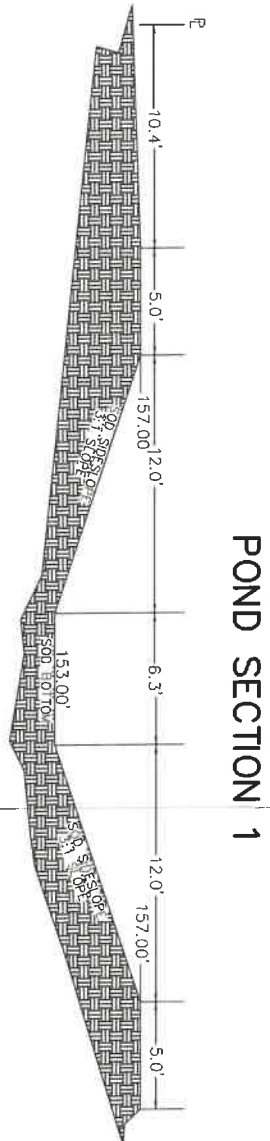
PREPARED FOR:
GANSKOP PROPERTIES LLC



AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS
138 NW GREEN LAKE LANE, LAKE CITY, FLORIDA 32055
TELEPHONE NUMBER 407-421-8534
EXPERIMENTAL AUTHORIZATION NO. 29140



BASE 20-001



AFFINE ENGINEERING AND SURVEYING, INC.
 GERTHERIE T. OF
 AUTHORIZATION NO. 29140

VICTOR O. MARRERO
 FLORIDA P.E. # 78630

DRAWING 20-001 SHEET 8

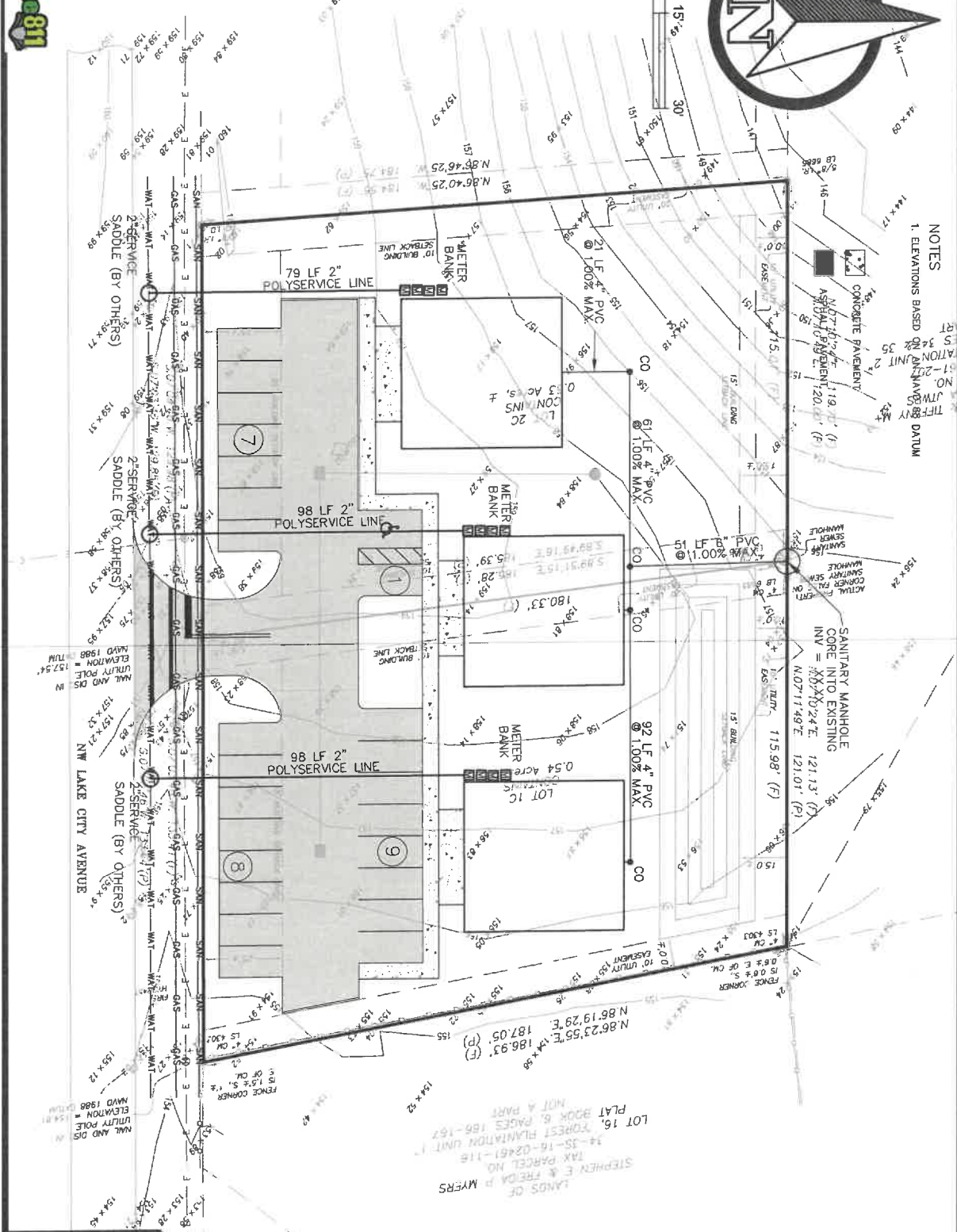
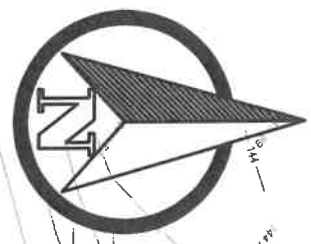
PREPARED FOR:
GANSKOP PROPERTIES LLC



AFFINE ENGINEERING AND SURVEYING, INC.
 CIVIL ENGINEERS SURVEYORS
 TELEPHONE NUMBER 407-431-5534
 128 NW GREEN LN, LAKE CITY, FLORIDA 32066
 EXPIRES 12/31/2020 BY 2018

DRAWN BY: VM
 CHECKED BY: MB
 DATE: 8/21/20
 SCALE: 1"=30'
 JOB #: 20007

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.



NOTES
1. ELEVATIONS BASED ON DATUM

CONCRETE PAVEMENT
N 07°10'24\"/>

SANITARY MANHOLE
CORE INTO EXISTING
INV = XX'XX'24\"/>

AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140
VICTOR O. MARRERO
FLORIDA P.E. # 78630

DRAWING 20-001 SHEET 5
PREPARED FOR: GANSKOP PROPERTIES LLC
UTILITIES



AFFINE ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERS SURVEYORS

REVISIONS	
BY	DATE
DRWN BY	VM
CHECKED BY	MR
DATE	8/21/20
SCALE	1"=30'
JOB #	20001

January 30, 2023

re: Lake City Avenue Apartments Impact Analysis

The site is currently vacant. The maximum allowed dwelling units is 12 (4 units per building). Three bedroom dwelling units were used for these calculations.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 80 ADT & 7 Peak PM trips

Table 1

Trip Generation Analysis						
ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	DU	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	12.00	80	7

* FDOT 8th Ed. ITE Trip generation

- Potable Water: 3,600 gallons per day

Table 2

Potable Water Analysis			
Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Apartment	300.00	12.00	3600.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

- Sanitary Sewer Water: 3,600 gallons per day

Table 3

Job (20001) Ganskop

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Apartment	300.00	12.00	3600.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

- Solid Waste: 28.3 tons per year

Table 4

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartment	4.00	36.00	26.28

**4# per bedroom per day

Please contact me at 386.867.0269 if you have any questions.

Respectfully,

Mark Ganskop

January 30, 2023

re: Lake City Avenue Apartments meets of the Requirements of Article 12 of the Land Development Regulations

The Lake City Avenue Apartments proposed zoning change is consistent with Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The existing parcel is zoned Residential Office, the proposed zoning change would create a multi-family parcel with direct access to Lake City Avenue. It is immediately adjacent to single family residential and multifamily residential.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The proposed project is consistent with the surrounding residential use parcels.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site is located on Lake City Avenue which is a connector road. Additional students may be present in the district as a result of the development, however, no major impacts to any public facilities or schools is expected.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: Existing district boundaries are logically drawn in relation to existing conditions and the proposed zoning change.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: Changing conditions make the passage of the amendment necessary.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed change will not adversely affect living condition in the neighborhood.

- h) Whether the proposed change will create or excessively increase traffic congestion or

otherwise affect public safety.

Analysis: The increase in traffic will be negligible.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduction of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect property values in the area.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The owner wants to construct multi-family housing which is not compatible with the current zoning, however properties directly across the street are multi-family residential.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: The proposed project is not out of scale with the needs of the neighborhood or the County of more multi-family properties.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations the Planning and Zoning Board shall consider and study:

- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The property change will be consistent with surrounding properties and aligns with the objectives and purposes of the City's comprehensive plan .

Please contact me at 386.867.0269 if you have any questions.

Respectfully,

Mark Ganskop

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL22399

LEGAL DESCRIPTION

LOT 1C AND 2C, FOREST PLANTATION COMMERCIAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:

Brent E. Baris P.A.
Brent E. Baris, Esq.
P.O. Box 223
High Springs, FL 32655
(386) 454-0688
File Number: 19-018

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 5th day of December, 2022 between **Ganskop Properties LLC, a Florida Limited Liability Company**, whose post office address is 175 NW Amenity Ct. Lake City, FL 32055, grantor, and **The Pines at Forest Meadows, LLC, a Florida Limited Liability Company**, whose post office address is 175 NW Amenity Ct. Lake City, FL 32055, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 1C and 2C, Forest Plantation Commercial Subdivision, according to the map or plat thereof as recorded in Plat Book 7, Page 50, Public Records of Columbia County, Florida

Subject to zoning, restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or common to the subdivision; public utility easements of record; and taxes for the year 2022 and subsequent years.

This Instrument was prepared by Brent E. Baris, Esq. of Brent E. Baris, P.A. Title to the land described herein has not been examined by Brent E. Baris and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee by the acceptance and recordation of this document releases the preparer hereof of any liability regarding the above stated matters.

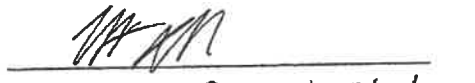
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as to both capacities:


Witness Name: Dillan Waters


Mark A. Ganskop, Manager



Witness Name: Robert Shaheen

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of December, 2022 by Mark A. Ganskop, Manager of Ganskop Properties LLC. Mark A. Ganskop is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Robert Shaheen
My Commission Expires: _____



ROBERT SHAHEEN
Notary Public
State of Florida
Comm# HH319149
Expires 10/5/2026



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Pro
 aument

Search by Owner Name...

print Page 1 of 1

Click on a record below to view more details.

Searches

- Account Number
- GEO Number
- Owner Name**
- » Printable List
- Property Address
- Mailing Address

Search Results

R02461-601 - GANSKOP PROPERTIES LLC

Register for eBill

<i>Address:</i>	<i>Assessed</i>	<i>Paid:</i>	<i>Legal:</i>
GANSKOP PROPERTIES LLC	Year: 2022	Y	34-3S-16
736 SW ARBOR LN			1000/1000.54 Acres
LAKE CITY FL 32024			LOT 1C FOREST
			PLANTATION
			COMMERCIAL S/D. WD
			1231-151, DC 1356-
			1857, WD 1404-899,
			GEO Number: 343S16-
			02461-601

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

R02461-602 - GANSKOP PROPERTIES LLC

Register for eBill

<i>Address:</i>	<i>Assessed</i>	<i>Paid:</i>	<i>Legal:</i>
GANSKOP PROPERTIES LLC	Year: 2022	Y	34-3S-16
736 SW ARBOR LN			1000/1000.53 Acres
LAKE CITY FL 32024			LOT 2C FOREST
			PLANTATION
			COMMERCIAL S/D. WD
			1231-151, DC 1356-
			1857, WD 1404-899,
			GEO Number: 343S16-
			02461-602

*Search performed on 1/30/2023 4:00:38 PM EST
 with Owner Name = GANSKOP PROPERTIES
 and Search Type = STARTSWITH
 and Show list using = DETAIL*