



City of Lake City - Growth Management  
 173 NW Hillsboro St. Lake City, FL 32055  
 Ph: 386-719-5754 Email: Planning@lcfla.com

Raw  
 3/6/20  
 S

**FAÇADE GRANT PROGRAM**  
Application for Funding Assistance

**SECTION 1 — APPLICANT INFORMATION**

**Applicant / Property Owner Name:**  
Terrance Jones

**Business / Organization (if applicable):** TAMS Empire LLC

**Mailing Address:** 415 N.W. Friendship Way Lake City, FL

**Phone:** 386-466-5795 **Email:** TerranceJones2011@gmail.com

**Type of Applicant:**

- Property Owner
- Developer (with Owner Authorization)
- Business Tenant (with Owner Authorization)

**Primary Contact (if different):** \_\_\_\_\_

**SECTION 2 — PROPERTY INFORMATION**

**Project Address:** 182 N.W. Railroad St. Lake City, FL

**Parcel ID Number(s):** 0000 00 11967000

**Current Use of Property:** Commercial

**Zoning District:** C - CBD **Future Land Use:** \_\_\_\_\_

**Is the property located within the CRA boundary?**

- Yes
- No (Not eligible for funding)

**Ownership Status:**

- Sole Ownership
- Joint Ownership

- Under Contract / Purchase Agreement
- Other: \_\_\_\_\_

Attach the following (required):

- Proof of ownership OR owner authorization
- Copy of property record card
- Project location map

### SECTION 3 — PROJECT DESCRIPTION

Provide a detailed narrative of the proposed redevelopment project:

Commercial space (office) Retail Use

Project Type (check all that apply):

- Residential Façade Grant
- Commercial Façade Grant

Project Summary:

Total square footage: 22,050

Number of proposed units (if residential): N/A

Commercial square footage (if applicable): 22,050

Intended use(s): Office spaces + food courts

### SECTION 4 — PROJECT BUDGET

Estimated Total Project Cost: \$ 200,000

CRA Grant Amount Requested: \$ 25,000

Applicant Match Contribution: \$ 175,000

(Minimum match per program guidelines required.)

Budget Breakdown (Attach contractor estimates):

Cost Item	Estimated Cost
Site Work / Preparation	\$ <u>15,000</u>

<b>Cost Item</b>	<b>Estimated Cost</b>
Demolition	\$ 50,000
Utility / Infrastructure	\$ 20,000
Building Construction	\$ 75,000
Design / Engineering	\$ 3,500
Exterior / Façade	\$ 10,000
Environmental Remediation	\$ N/A
Other	\$ 26,500
<b>TOTAL</b>	<b>\$ 200,000</b>

Attach the following (required):

- Contractor estimates or proposals
- Construction budget
- Project pro forma (optional for small projects)

#### **SECTION 5 — PROJECT SCHEDULE**

**Anticipated Construction Start Date:** March 17, 2026

**Anticipated Completion Date:** March 17, 2027

**Is the project phased?**

- Yes (Attach phasing plan)
- No

#### **SECTION 6 — REQUIRED ATTACHMENTS CHECKLIST**

- Proof of Ownership or Owner Authorization
- Site Plan / Survey
- Architectural or Building Plans (if applicable)
- Contractor Estimates
- Photos of Existing Property
- Project Timeline / Schedule
- Completed W-9 Form

#### **SECTION 7 — APPLICANT CERTIFICATIONS**

By signing below, the Applicant certifies that:

1. All information provided in this application is true and correct.

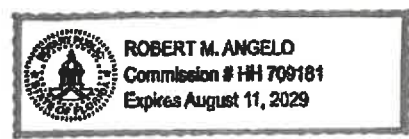
2. The Applicant has reviewed the CRA Infill Redevelopment Grant Program Guidelines.
3. No construction work has begun prior to CRA Board approval.
4. The Applicant understands this is a **reimbursement-only program**.
5. The Applicant agrees to maintain the improvements for the period required by CRA policy.
6. The Applicant agrees to allow CRA staff reasonable access to inspect the project.
7. The Applicant acknowledges that submission of this application does not guarantee funding.

**Applicant Signature:** Terrance Jones **Date:** 3-3-26

**Printed Name:** Terrance Jones

State of Florida  
County of Columbia

Sworn to and subscribed before me in my physical presence this 3<sup>rd</sup> day of March 2026, by Terrance Jones (Applicant Name) who is personally known to me or  who produced Drivers License as identification.



(Notary Seal)

Notary Public: [Signature]  
Notary Printed Name: Robert Angelo  
My Commission Expires: August 11, 2029

**SECTION 8 — CRA STAFF USE ONLY**

**Received By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Application Complete:**  Yes  No  
**Eligible / Ineligible:**  Eligible  Ineligible  
**CRA Review Notes:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- CRA Board Action:**
- Approved
  - Denied

- Approved Amount: \$ 25,000
- Meeting Date: 5/12/26

CRA Executive Director Signature: [Signature]

Date: 5/12/26

**Evaluation criteria & scoring**

Staff scoring matrix so applicants know priorities.

Applications must achieve 80 points out of 100 to be considered CRA Board approval:

1. Consistence with CRA Plan & reduction of slum/blight — 25 pts. ✓
2. Private investment leverage (higher match/less CRA per \$ private invested, see scoring table below) - 25 pts. ✓
3. Project readiness & permit status — 10 pts. ✓
4. Economic benefit / job creation & tax base impact — 25 pts. ✓
5. Community/Neighbor Support Letter — 5 pts.
6. Demonstrates positive impact within community — 10 pts. ✓

95

# COLUMBIA COUNTY Property Appraiser

**Parcel 00-00-00-11967-000** <https://search.ccpaf.com/parcel/11967000000000>  
182 NW RAILROAD ST

### Owners

TAMS EMPIRE LLC  
415 NW FRIENDSHIP WAY  
LAKE CITY, FL 32055

### Legal Description

N DIV: W1/2 OF BLOCK 67.

699-351, 732-31, 831-1348, DC 873-2081,  
873-1848, 963-126, WD 1054-666, WD 1061-1317,  
WD 1253-1290, WD 1373-257, WD 1533-1718,

**Use:** 1100: STORES/1 STORY

**Subdivision:** N DIV



N DIV: W1/2 OF BLOCK 67.  
 699-351, 732-31, 831-1348, DC 87  
**TRANS EMPIRE LLC**  
 415 NW FRIENDSHIP WAY  
 LAKE CITY, FL 32055

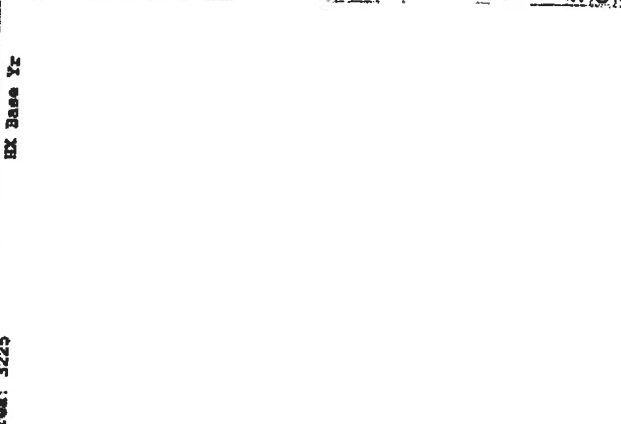
2026

00-00-00-11967-000

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

MARKET ADJUSTMENTS  
 TYPE: 8801 04 3,302 26.0333 9.63 31,798 1945 1945 0 0 50 50.00 20.00  
 1 C B MISC 0% - 2026  
 Heated Area: 3225  
 BK Base Yr

VALUATION BY	STANDARD
Tax Group: 1	
BUILDING MARKET VALUE	6,360
TOTAL MARKET OBJKT VALUE	0
TOTAL LAND VALUE - MARKET	22,050
TOTAL MARKET VALUE	28,410
SOHAGL Deduction	0
ASSESSED VALUE	28,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,410
TOTAL JUST VALUE	28,410
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	28,410



PERMIT NUM	DESCRIPTION	AMT	ISSUED
109	DEMOLISH		02/19/2019

OFF RECORD	DATE	TYPE	Y	SALE PRICE
1539/1718	2/15/2025	WD U I	37	25,000
GRANTOR: MOBLEY JAMES F SR				
GRANTEE: TRANS EMPIRE LLC				
1373/0237	11/19/2018	WD O I 01		18,000
GRANTOR: BRUCE W & PATSY A EIC				
GRANTEE: JAMES F MOBLEY SR				

**SALES DATA**  
 OFF RECORD: 1539/1718, 1373/0237  
 DATE: 2/15/2025, 11/19/2018  
 TYPE: WD U I, WD O I 01  
 Y: 37, 01  
 SALE PRICE: 25,000, 18,000

**BUILDING NOTES**  
 BAS= 875 CAN= 86 843 N6 K138 843 875M435.

BLD DATE	IF DATE	LAND DATE	AG DATE	CONDT MKT VALUE	NOTES
		104/27/2022			

UNIT PRICE	ADJUST PRICE	LAND VALUE
1.00	1.00	22,050

UNIT PRICE	ADJUST PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	PRZ	YR	CATEGORY
1.00	1.00	22,050							

BLD DATE	IF DATE	LAND DATE	AG DATE	CONDT MKT VALUE	NOTES
		104/27/2022			

LOG ZONE	FRONT	DEPTH	TOT LND LITS	ADJUST PRICE	LAND VALUE
0	0	210.00	22,050.00	1.00	22,050

REVIEW DATE	BY	ME	Total Acres	Total Land Value
07/16/2025			0.51	22,050

Common: 22,050  
 Agricultural: 0  
 Market: 0  
 PRINTED 03/02/2026 BY SYS

Sales Price: \$25,000.00

Doc Stamps: \$175.00

PREPARED BY & RETURN TO:

Name: MORGAN WILLIAMS, an employee of

Address: 737 W. DUVAL STREET  
LAKE CITY, FL 32055

File No. 25-02006

Parcel No.: 00-00-00-11967-000

Book: 202512809485 Date: 02/20/2025 Time: 3:01 PM  
Page (of): 1 of 1 Pt: 1278, James M. Swisher, Jr., Clerk of Court  
Columbia County, Fl: VC 118  
County Clerk/Doc Stamp Week: 175.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15th day of February, 2025, by **JAMES F. MOBLEY, SR.**, hereinafter called the Grantor, to **TAMS EMPIRE, LLC**, having its principal place of business at **418 NW FRIENDSHIP WAY, LAKE CITY, FL 32055**, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Columbia, State of Florida, viz:

**THE WEST 1/2 OF BLOCK 67, NORTHERN DIVISION, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA.**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.**

**SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.**

**TO HAVE AND TO HOLD** the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

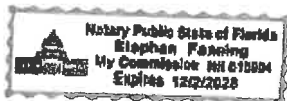
Witness Signature  
Printed Name: STEPHAN FANNING  
Witness Address: 737 W. DUVAL ST  
LAKE CITY, FL 32055

James F. Mobley Sr. L.S.  
Name: JAMES F. MOBLEY, SR  
Address: 551 NE COLVIN AVE  
LAKE CITY, FL 32055

Witness Signature  
Printed Name: MORGAN WILLIAMS  
Witness Address: 737 W. DUVAL ST  
LAKE CITY, FL 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of February, 2025, by **JAMES F. MOBLEY, Sr.**, who is personally known to me or who has produced FL-DRIVING LICENSE as identification.



Signature of Notary  
Printed Name: STEPHAN FANNING  
My commission expires: 12/2/2028