



**GROWTH MANAGEMENT**  
 205 North Marion Ave  
 Lake City, FL 32055  
 Telephone: (386) 719-5750  
 E-mail: growthmanagement@lcfla.com

**FOR PLANNING USE ONLY**  
 Application # V24-01  
 Application Fee \$200.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 12/27/23  
 Completeness Date \_\_\_\_\_

# Variance Application

## A. PROJECT INFORMATION

1. Project Name: TOE SMALL HOUSE 2
2. Address of Subject Property: 407 NE LUROSE COURT, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11122-001
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Zoning Designation: RSF-3
6. Acreage: 0.043
7. Existing Use of Property: VACANT
8. Proposed use of Property: SINGLE FAMILY HOME
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): SECTION 4.5.7.: REDUCE THE SIDE SETBACKS FROM 10' TO 7' AND REDUCE THE REAR SETBACK FROM 15' TO 10'

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): CAROL CHADWICK, PE      Title: CIVIL ENGINEER  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW FAIRFAX GLEN  
 City: LAKE CITY      State: FL      Zip: 32025  
 Telephone: (307) 680.1772      Fax: (    )      Email: ccpewyo@gmail.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): TWENTYEIGHT FOURTEEN LLC  
 Mailing Address: 930 NE JOE CONEY TERRACE  
 City: LAKE CITY      State: FL      Zip: 32025  
 Telephone: (386) 628.7152      Fax: (    )      Email: swarren3rd@icloud.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.**

**\*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: n.a.  
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. CP \_\_\_\_\_  
Rezoning Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Rezoning Amendment Application No. \_\_\_\_\_  
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. Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):
  - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
  - b. The special conditions and circumstances do not result from the actions of the applicant.
  - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
  - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
  - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—Including the following:
  - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
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 Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

#### **NOTICE TO APPLICANT**

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Twelve (12) copies of a site plan must accompany an application for a Variance.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Growth Management Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

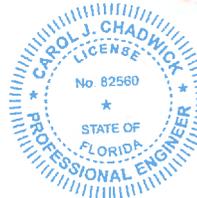
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

**APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.**

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.12.22 Date  
15:26:39 -05'00'

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 21, 2023

re: TOE Small House 2 Analysis of the Requirements of Section 11.3 of the Land Development Regulations

The TOE Small House 2 requested variance is consistent with Lake City's requirements of Section 11.3 of the Land Development Regulations.

The owner requests to reduce the side setbacks from 10 feet to seven feet and the rear setback from 15 feet to 10 feet. The home will be used as a rental home for seniors. The adjacent properties on each side are owned by the same property owner.

1. Special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

*Analysis: The variance is necessary for the construction of a single family home to be used as a rental for seniors. The lot is very small and the setback reductions are necessary.*

2. The special conditions and circumstances do not result from the actions of the application.

*Analysis: The variance is requested due to the size of the lot and the need for housing in the area.*

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district.

*Analysis: The variance will not confer special privilege to the owner that other property owners with similar uses aren't allowed to apply for a variance.*

4. Literal interpretations of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.

*Analysis: The variance is requested due to the size of the lot and the need for housing in the area.*

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

*Analysis: The owner is requesting this variance to be allowed to construct a home for rentals to*

*seniors and provide much needed housing in the area.*

6. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

*Analysis: The variance is in harmony with the residential area of the property.*

7. Limitations on a subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- 1) The new written petition constituting a proposed variance different from the one proposed in the denied written process
- 2) Failure to waive period constitutes a hardship to the applicant resulting from mistake, in adventure, or newly discovered matters of consideration.

*Analysis: Noted.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
 DN: c=US, o=Florida,  
 dnQualifier=A01410D0000017EB6  
 D924CE0005954C, cn=Carol  
 Chadwick  
 Date: 2023.12.22 15:26:56 -05'00'

Carol Chadwick, P.E.





CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 21, 2023

re: TOE Small House 2 Stormwater Management Plan

The TOE Small House 2 proposed site plan is consists approximately 200 s.f. of pavement subjected to vehicular travel and a 372 s.f. building. These amounts are under the threshold requiring stormwater management by SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick

DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.12.22  
15:27:09 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23573



PARCEL: 00-00-00-11122-001

DESCRIPTION:

NORTHEAST DIVISION: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 29, MCELROY'S SUBDIVISION, RUN WEST 65 FEET FOR THE POINT OF BEGINNING, RUN NORTH 50 FEET, WEST 38 FEET, SOUTH APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY OF REGISTER STREET (A POINT 108 FEET WEST OF SE CORNER OF BLOCK 29, RUN EAST 43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES MORE OR LESS.

# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**

updated: 12/21/2023

Parcel: << 00-00-00-11122-001 (46444) >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Owner	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY TER LAKE CITY, FL 32055		
Site	407 NE LUROSE ST, LAKE CITY		
Description*	NE DIV: COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB. 476-393, 487-723, 729-124, 748-1182, 795-2030, 826-433, 830-353, 832 ...more>>>		
Area	0.043 AC	S/T/R	29-3S-17
Use Code**	MISC IMPROVED (0700)	Tax District	1

\*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

2023 Certified Values	2024 Working Values	
There are no 2024 Certified Values for this parcel	Mkt Land	\$950
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$950
	Class	\$0
	Appraised	\$950
	SOH Cap [?]	\$0
	Assessed	\$950
	Exempt	\$0
	Total Taxable	county:\$950 city:\$950 other:\$0 school:\$950

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1,900.000 SF (0.043 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$950

**TAX DEED**

**State of Florida**

**County of Columbia**

**Cert. No. 2939 of 2016**

**Parcel No. 11118-002**

**Case No. 23-9-TD**

The following Tax Certificate numbered **2939** issued on **May 31, 2016** was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **7<sup>th</sup>** day of **August, 2023**, offered for sale as required by law for cash to the highest bidder and was sold to **Twentyeight Fourteen, LLC.** whose mailing address is, **930 NE Joe Coney Terrace, Lake City, FL. 32055** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

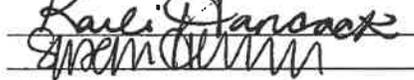
**NOW**, on this 8<sup>th</sup> day of **August, 2023**, in the County of Columbia, State of Florida, in consideration of the sum of **\$8,100.00** being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**NE DIV: COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB. ORB 476-393, 729-124, 748-1182, QC 1143-515**



James M. Swisher, Jr.  
Clerk of the Circuit Court  
Columbia County, Florida

Witness:



Inst: 202312014915 Date: 08/08/2023 Time: 2:37PM  
Page 1 of 3 B: 1496 P: 1322, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC MS  
Deputy ClerkDoc Stamp-Deed: 56.70

State of Florida  
County of Columbia

On this 8 day of **August, 2023**, before me personally appeared James M. Swisher, Jr., Clerk of Circuit Court in and for Columbia County Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned. Witness my hand and official seal date aforesaid.



NOTARY PUBLIC



**23-09-TD**

**CERTIFICATE OF CLERK**

I HEREBY CERTIFY that copies of the Notice of Application for Tax Deed filed by **TWENTYEIGHT FOURTEEN** regarding Tax Certificate number 2939 issued May 31, 2016 were mailed via certified/registered mail to the following persons:

Twentyeight Fourteen  
930 NE Joe Coney Terrace  
Lake City, Florida 32055

Ulysses Murphy Jr  
Joann Murphy  
1265 NW Rukon Gln  
Lake City, FL 32055

Ulysses Murphy Jr  
1222 SE Putnam St  
Lake City, FL 32025

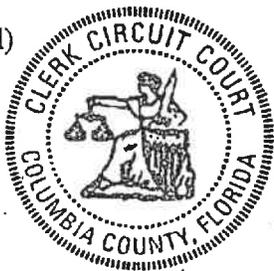
Jessie Murphy & Joann Murphy  
1578 Wilson Street  
Lake City, FL 32055

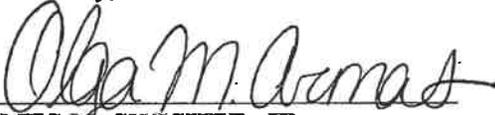
Linda K Ilonzo Glenda Mae Pridgen (ETAL)  
16002 Sherwood Drive  
Tampa, FL 33618

Patricia J Morgan  
P O Box 2983  
Lake City, FL 32056-2983

Dated this 22 day of June 2023, at Columbia County, Florida.

(Seal)



  
**JAMES M. SWISHER, JR.**  
**CLERK OF COURT**

THE LAKE CITY REPORTER  
Lake City, Columbia County, Florida

Legal Copy  
As Published

STATE OF FLORIDA,  
COUNTY OF: COLUMBIA COUNTY

Before the undersigned authority personally appeared Todd Wilson, who on oath says that he or she is Publisher of the Lake City Reporter, a newspaper published at Lake City in Columbia County, Florida; that the attached copy of advertisement, being a

in the matter of Legal Amended Notice of Application for Tax Deed

in the \_\_\_\_\_ Court, was published in said newspaper by print in the issues of

July 5, 12, 19, 26, 2023

or by publication on the newspaper's website, if authorized, on July 5, 12, 19, 26, 2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

[Signature]

Sworn to and subscribed before me this 31 day of July, A.D. 2023, by Todd Wilson who is personally known to me.

[Signature]  
(Signature of Notary Public)



KATHLEENA RIOTTO  
Commission # HH 282049  
Expires August 20, 2026

AMENDED NOTICE OF APPLICATION FOR TAX DEED  
Sec. 197.241 F.S.

Notice is hereby given that TWENTYEIGHT FOURTEEN the holder of the following certificate has filed said certificate for a Tax Deed to be issued thereon. The certificate number and year of issuance, the description of the property and name in which it was assessed is as follows:

Certificate Number: 2939  
Year of Issuance: 2016  
File No. 23-09 TD  
Description of Property: PARCEL NUMBER 11118-002  
NE DIV. COMM SE COR OF BLOCK 29 MCELROY'S S/D, RUN W 65 FT FOR POB, RUN N 50 FT, W 38 FT, S APPROX 50 FT TO N R/W OF REGISTER ST (A PT 108 FT W OF SE COR OF BLOCK 29) RUN E 43 FT TO POB: ORB 476-393, 729-124, 748-1182, QC 1143-515

Name(s) in which assessed: ULYSSES MURPHY JR, JOANN MURPHY, JESSIE MURPHY

All of said property being in the County of Columbia, State of Florida. Unless said certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at the

Columbia County Courthouse on Monday the 7th day of August, 2023 at 11:00 A.M. JAMES M. SWISHER, JR. CLERK OF COURTS DATED: June 28th, 2023

WARNING  
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN; IN WHICH YOU HAVE AN INTEREST IN OR THE PROPERTY IS CONTIGUOUS TO YOUR PROPERTY (NEIGHBORING YOUR PROPERTY). THE PROPERTY WITH THE UNPAID TAXES WILL BE SOLD AT PUBLIC AUCTION

TO MAKE ARRANGEMENTS FOR PAYMENT, OR TO RECEIVE FURTHER INFORMATION, PLEASE CONTACT THE TAX COLLECTORS OFFICE, 135 NE HERNANDO AVE., STE 125, LAKE CITY, FL 32055. PHONE (386)758-1172.

Dates of Publication: July 5, 12, 19 and 26

769140  
July 5, 12, 19, 26, 2023

**KYLE KEEN**

COLUMBIA COUNTY TAX COLLECTOR

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

REAL ESTATE 2022 36127.0000

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R11118-002		SEE BELOW	SEE BELOW	SEE BELOW	001

MURPHY ULYSSES JR  
MURPHY JOANN  
1265 NW RUKON GLN  
LAKE CITY FL 32055

00-00-00 0000/0000.04 Acres  
NE DIV: COMM SE COR OF BLOCK 29  
MCELROY'S S/D, RUN W 65 FT FOR  
POB, RUN N 50 FT, W 38 FT, S  
APPROX 50 FT TO N R/W OF  
See Tax Roll For Extra Legal

## AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
CITY OF LAKE CITY	4.9000	950		950	4.66
BOARD OF COUNTY COMMISS	7.8150	950		950	7.42
COLUMBIA COUNTY SCHOOL DISCRETIONARY	0.7480	950		950	0.71
LOCAL	3.2990	950		950	3.13
CAPITAL OUTLAY	1.5000	950		950	1.43
SUWANNEE RIVER WATER MG	0.3368	950		950	0.32
LAKE SHORE HOSPITAL AUTH	0.0001	950		950	

## Exemptions Applied:

TOTAL MILLAGE	18.5989	AD VALOREM TAXES	17.67
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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT		50.40
NON-AD VALOREM ASSESSMENTS		50.40

Please  
retain  
this  
portion  
for your  
records

COMBINED TAXES AND ASSESSMENTS	68.07	See reverse side for important information
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If Paid By Please Pay	Mar 31 2023 68.07	Apr 30 2023 68.07	May 22 2023 110.27	May 31 2023 110.27	
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**KYLE KEEN**

COLUMBIA COUNTY TAX COLLECTOR

## NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

REAL ESTATE 2022 36127.0000

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R11118-002		SEE ABOVE	SEE ABOVE	SEE ABOVE	001

RETURN  
WITH  
PAYMENT

MURPHY ULYSSES JR  
MURPHY JOANN  
1265 NW RUKON GLN  
LAKE CITY FL 32055

00-00-00 0000/0000.04 Acres  
NE DIV: COMM SE COR OF BLOCK 29  
MCELROY'S S/D, RUN W 65 FT FOR  
POB, RUN N 50 FT, W 38 FT, S  
APPROX 50 FT TO N R/W OF  
See Tax Roll For Extra Legal

PLEASE PAY IN U.S. FUNDS (NO POST DATED CHECKS) TO KYLE KEEN TAX COLLECTOR - 135 NE HERNANDO AVE - SUITE 125, LAKE CITY, FL 32055-4006

If Paid By Please Pay	Mar 31 2023 68.07	Apr 30 2023 68.07	May 22 2023 110.27	May 31 2023 110.27	
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Paid 03/31/2023 D/I 03/10/2023 Rcpt # 9510010.0008

\$68.07 Paid By: TWENTYEIGHT FOURTEEN



GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Sylvester Warren III (owner name), owner of property parcel

number 00-00-00-11122-001 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Date 12/22/23  
 Owner Signature (Notarized) \_\_\_\_\_

NOTARY INFORMATION:  
 STATE OF: FLORIDA COUNTY OF: Columbia

The above person, whose name is Sylvester Warren, personally appeared before me and is known by me or has produced identification (type of I.D.) FDL on this 22nd day of December, 2023.

NOTARY'S SIGNATURE \_\_\_\_\_

