



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

FOR PLANNING USE ONLY
 Application # 5E24-06
 Application Fee \$200.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: City of Lake City Special Events- Darby Pravillion
2. Address of Subject Property: _____
3. Parcel ID Number(s): See Legal Description for List of Parcels
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C-CBD
6. Acreage: 4.14
7. Existing Use of Property: Special Events
8. Proposed use of Property: Special Events serving alcohol.
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.14.5.2 "bar, tavern, or cocktail lounge"

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Don Rosenthal Title: City Manager
 Company name (if applicable): City of Lake City
 Mailing Address: 205 N. Marion Ave
 City: Lake City State: FL Zip: 32055
 Telephone (386) 752-2031 Fax: (386) _____ 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.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): City of Lake City
 Mailing Address: 205 N. Marion Ave
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 752-2031 Fax: (386) _____ 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. _____

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. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
- b. Whether the proposed use is compatible with the established land use pattern.
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
- e. Whether the proposed use will adversely influence living conditions in the neighborhood.
- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
- g. Whether the proposed use will create a drainage problem.
- h. Whether the proposed use will seriously reduce light and air to adjacent areas.
- i. Whether the proposed use will adversely affect property values in the adjacent area.
- j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

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.
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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

- 1. All twelve (12) 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 Board of Adjustment.**
- 2. A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
- 3. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.**
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development
Lake City – Growth Management Department
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

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 the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

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.

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 Planning and Zoning 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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Don L. Rosenthal

Applicant/Agent Name (Type or Print)

Don Rosenthal

Applicant/Agent Signature

8/12/24

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 12th day of August, 2024, by (name of person acknowledging) Don Rosenthal.



(NOTARY SEAL or STAMP)

Michelle Cannon

Signature of Notary

Michelle Cannon

Printed Name of Notary

Personally Known OR On-Line Produced Identification Type of Identification



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12022-000 (40607) | MUNICIPAL IMP-EX (8900) | 0.266 AC
 N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB, BLOCK 83, ORB 404-029, CASE# 94-1088-DR ORB 851-083, 094,

QCD 1

CITY OF LAKE CITY FLORIDA
 Owner: 205 N MARION AVE
 LAKE CITY, FL 32055
 Site: 380 NE CALHOUN AVE, LAKE CITY
 Sales 7/23/2015
 Info 4/20/2006 6/30/2005

2024 Working Values	
Mkt Lnd	\$8,724
Ag Lnd	\$0
Bldg	\$0
XFOB	\$0
Just	\$8,724
Assessed	\$8,724
Exempt	\$0
Total	\$8,724
county:	\$0
city:	\$0
school:	\$0
other:	\$0

NOTES:

Columbia County, FL

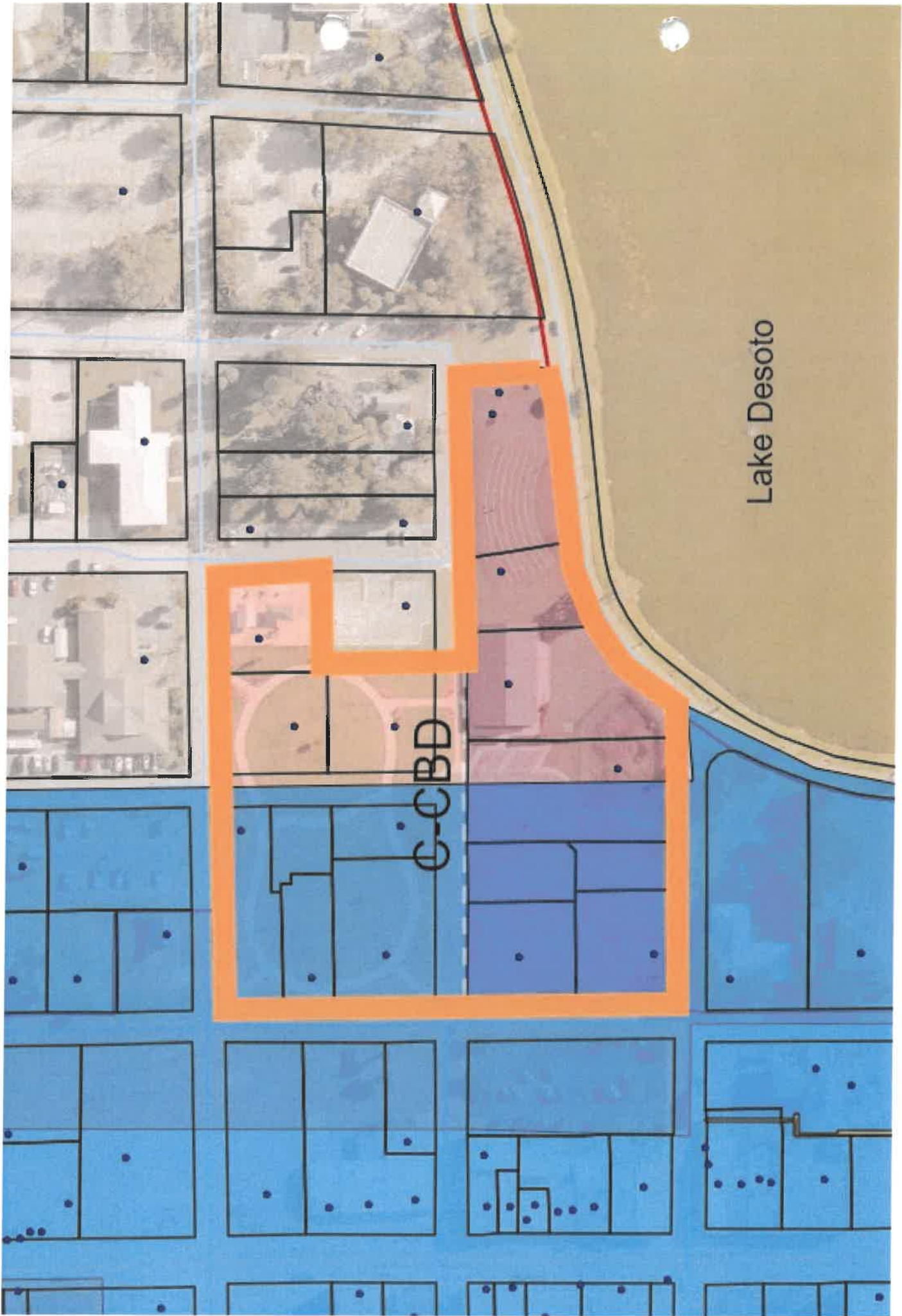


The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/6/2024 and may not reflect the data currently on file at our office.

SITE PLAN FOR CITY OF LAKE CITY- DARBY PRAVILLION



- **FLU- Commercial**
- **Zoning- C-CBD**
- **Parking**
 - 86 Total Parking Spaces
 - 4 Handicap Spaces
- **Landscaping Plan-None**
- **Lighting Plan- Will use existing lighting.**
- **Utility Hook-Up- Will use existing utilities.**
- **Trash Receptacles- Will use existing trash receptacles.**
- **Screen and Buffering- None**



Lake Desoto

C-CBD

ANALYSIS OF SECTION 11.3 OF THE LDR

1. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.

The proposed use would not have an adverse effect on the Comprehensive Plan because the land is used for public events.

2. Whether the proposed use is compatible with the established land use pattern.

The proposed use is compatible with the established land use pattern because the land is used for public events and would still be used for public events.

3. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

The proposed use would not alter the population density pattern because the land will be used for public event as it is now.

4. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

The use would not have a change on the conditions of the community.

5. Whether the proposed use will adversely influence living conditions in the neighborhood.

The proposed use will not adversely living conditions in the neighborhood because the land will still be used for public events.

6. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed use will not create or excessively increase traffic congestion because the land is currently used for public events.

7. Whether the proposed use will create a drainage problem.

The proposed use will use the existing drainage and is not changing any contours of the land.

8. Whether the proposed use will seriously reduce light and air to adjacent areas.

The proposed use will not seriously reduce light or air to adjacent areas because no structures are being built. The proposed use will use the existing structures.

9. Whether the proposed use will adversely affect property values in the adjacent area.

The proposed use should not adversely affect property values in the adjacent area because the land is currently used for public events.

10. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed use will not be a deterrent to the improvement or development of the adjacent property because the land is currently being used for public events.

11. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

The proposed use is not out of scale with the needs of the neighborhood or the community because the land was developed for public events.

STORMWATER MANAGEMENT PLAN

- The proposed use will use the existing storm drains.
- There will be no changes to the contours and elevations of the land.
- No additional impervious surfaces will be added.

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN

- The proposed use will use the existing fire department access.
- The proposed use will use the existing water supply plan.

CONCURRENCY IMPACT ANALYSIS

There will be no additional impact to the public utilities such as; transportation, potable water, sanitary sewer, and solid waste. The current use of the land is for public events. The proposed use is for public events with the addition of serving alcohol.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

No goal, objective, or policy in the City of Lake City Comprehensive Plan limits or prohibits the sell of alcohol. There for the proposed will still be consistent with the Comprehensive Plan because the proposed use is adding the sale of alcohol on the land.

LEGAL DESCRIPTION

PARCEL 29-3S-17-12022-000

N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB. BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981, ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419

PARCEL 29-3S-17-12023-000

N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-1280, WD 1298-2419

PARCEL 29-3S-17-12025-000

N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB. BLOCK 83. EX 4.20 FT DESC ORB 1077-1366. ORB 502-183, WD 1091-1499, WD 1298-2419

PARCEL 29-3S-17-12024-000

N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO POB, BLOCK 83. ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419

PARCEL 29-3S-17-12066-000

N DIV: NW1/4 BLOCK 92. 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD 1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905

PARCEL 29-3S-17-12064-000

N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180

PARCEL 29-3S-17-12067-000

N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475

PARCEL 32-3S-17-12619-000

C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327, QC 1189-1329, CWD 1190-2057

PARCEL 32-3S-17-12626-000

C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567

PARCEL 32-3S-17-12620-000

C DIV: LOT 5 DESOTO PARK S/D & E1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB 355-646, WD 613-651, 810-565

PARCEL 32-3S-17-12627-000

C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6 FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556

PARCEL 32-3S-17-12621-000

C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556

PARCEL 32-3S-17-12624-000

C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N R/W NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, NE 55 FT, NW 15.80 FT TO POB. ORB 780-852, 820-1759

PARCEL 32-3S-17-12622-000

C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128

PARCEL 32-3S-1712623-000

C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12022-000 (40607) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	380 NE CALHOUN AVE, LAKE CITY		
Description*	N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB. BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981, ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419,		
Area	0.266 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$8,724	Mkt Land	\$8,724
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$8,724	Just	\$8,724
Class	\$0	Class	\$0
Appraised	\$8,724	Appraised	\$8,724
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$8,724	Assessed	\$8,724
Exempt 04	\$8,724	Exempt 04	\$8,724
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/23/2015	\$100	1298 / 2419	WD	I	U	18
4/20/2006	\$320,000	1081 / 701	WD	I	U	
6/30/2005	\$65,000	1051 / 555	WD	I	Q	
3/31/2004	\$100	1011 / 1981	WD	I	U	06
12/16/1997	\$100	1009 / 411	QC	I	U	06

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	10,290.000 SF (0.236 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,718
0000	VAC RES (MKT)	1,342.000 SF (0.030 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$1,006

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12023-000 (40608) >>

Owner & Property Info

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	365 NE HERNANDO AVE, LAKE CITY		
Description*	N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-1280, WD 1298-2419,		
Area	0.16 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$5,280	Mkt Land	\$5,280
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,280	Just	\$5,280
Class	\$0	Class	\$0
Appraised	\$5,280	Appraised	\$5,280
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$5,280	Assessed	\$5,280
Exempt	04 \$5,280	Exempt	04 \$5,280
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/23/2015	\$100	1298 / 2419	WD	I	U	18
7/11/2006	\$84,000	1089 / 1280	WD	I	U	
12/21/2001	\$26,000	942 / 1827	WD	I	Q	
8/17/2001	\$17,500	933 / 848	WD	I	U	08
5/12/2000	\$10,200	902 / 1554	WD	I	U	03
11/7/1996	\$0	831 / 622	WD	I	U	03

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1,300.000 SF (0.029 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$975
0000	VAC RES (MKT)	5,740.000 SF (0.131 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,305

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12025-000 (40610) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	351 NE HERNANDO AVE, LAKE CITY		
Description*	N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB, BLOCK 83, EX 4.20 FT DESC ORB 1077-1366, ORB 502-183, WD 1091-1499, WD 1298-2419,		
Area	0.385 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,600	Mkt Land	\$12,600
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,600	Just	\$12,600
Class	\$0	Class	\$0
Appraised	\$12,600	Appraised	\$12,600
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$12,600	Assessed	\$12,600
Exempt	04 \$12,600	Exempt	04 \$12,600
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/23/2015	\$100	1298 / 2419	WD	I	U	18
8/1/2006	\$200,000	1091 / 1499	WD	I	U	
12/1/1982	\$15,000	502 / 183	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	16,800,000 SF (0.385 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$12,600

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12024-000 (40609) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site			
Description*	N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO POB, BLOCK 83, ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419,		
Area	0.098 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$3,218	Mkt Land	\$3,218
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,218	Just	\$3,218
Class	\$0	Class	\$0
Appraised	\$3,218	Appraised	\$3,218
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$3,218	Assessed	\$3,218
Exempt 04	\$3,218	Exempt 04	\$3,218
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/23/2015	\$100	1298 / 2419	WD	I	U	18
4/20/2006	\$320,000	1081 / 701	WD	I	U	
1/20/2006	\$78,000	1072 / 2631	WD	I	Q	
6/30/2005	\$65,000	1051 / 555	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	4,290,000 SF (0.098 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,218

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12026-000 (40611) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	348 NE CALHOUN AVE, LAKE CITY		
Description*	N DIV: BEG SE COR, RUN N 105 FT, W 50 FT, S 105 FT, E 50 FT TO POB. (BLOCK 83) & 4.20 FT DESC ORB 1077-1366, ORB 420-662, 614-492, 712-352, 768-1665, 921-2340, 930-504, WD 1056-2701, WD 1093-2, WD 1298-2419,		
Area	0.12 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$3,938	Mkt Land	\$3,938
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,938	Just	\$3,938
Class	\$0	Class	\$0
Appraised	\$3,938	Appraised	\$3,938
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$3,938	Assessed	\$3,938
Exempt 04	\$3,938	Exempt 04	\$3,938
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/23/2015	\$100	1298 / 2419	WD	I	U	18
8/15/2006	\$94,500	1093 / 002	WD	I	U	
8/30/2005	\$60,000	1056 / 2701	WD	I	Q	
6/20/2001	\$30,000	930 / 504	WD	I	U	03
3/5/2001	\$100	921 / 2340	CT	I	U	01
12/11/1992	\$0	768 / 1665	QC	I	U	01
2/21/1990	\$0	712 / 352	WD	I	U	
12/1/1986	\$20,000	614 / 492	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5,250.000 SF (0.120 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,938

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12066-000 (40652) >>

Owner & Property Info

Owner	CITY OF LAKE CITY, FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	202 NE FRANKLIN ST, LAKE CITY		
Description*	N DIV: NW1/4 BLOCK 92, 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD 1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905,		
Area	0.245 AC	S/TR	29-3S-17
Use Code**	MUNICIPAL VAC (8089)	Tax District	1

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**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	
Mkt Land	\$10,710	Mkt Land	\$10,710
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$10,710	Just	\$10,710
Class	\$0	Class	\$0
Appraised	\$10,710	Appraised	\$10,710
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$10,710	Assessed	\$10,710
Exempt	04 \$10,710	Exempt	04 \$10,710
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/12/2017	\$0	1349 / 905	WD	V	U	18
12/2/2016	\$27,500	1326 / 2340	WD	V	U	18
10/3/2014	\$27,500	1285 / 155	WD	V	U	18
4/20/2006	\$320,000	1081 / 701	WD	I	U	
1/20/2006	\$78,000	1072 / 2631	WD	I	Q	
6/30/2005	\$65,000	1051 / 555	WD	I	Q	
3/31/2004	\$100	1011 / 1981	WD	V	U	06

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	10,710.000 SF (0.245 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$10,710

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12067-000 (40653) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055		
Site	205 NE HILLSBORO ST, LAKE CITY		
Description*	N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475,		
Area	0.284 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,384	Mkt Land	\$12,384
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,384	Just	\$12,384
Class	\$0	Class	\$0
Appraised	\$12,384	Appraised	\$12,384
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$12,384	Assessed	\$12,384
Exempt	04 \$12,384	Exempt	04 \$12,384
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market values, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/24/2010	\$74,900	1201 / 2475	WD	I	U	12
5/24/2010	\$100	1195 / 304	CT	I	U	18
8/6/2001	\$100	934 / 1065	QC	I	U	01
1/23/2001	\$25,000	919 / 831	WD	I	U	01
7/6/2000	\$100	905 / 1449	CT	I	U	01
7/19/1996	\$30,000	825 / 1481	WD	I	U	04
5/3/1996	\$4,000	821 / 1180	CT	I	U	11
2/14/1990	\$21,500	710 / 837	WD	I	U	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,383.710 SF (0.284 AC)	1.0000/1.0000 1.0000/ /	\$1 / SF	\$12,384

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12064-000 (40650) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055		
Site	220 NE FRANKLIN ST, LAKE CITY		
Description*	N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180,		
Area	0.245 AC	S/T/R	29-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$10,710	Mkt Land	\$10,710
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$10,710	Just	\$10,710
Class	\$0	Class	\$0
Appraised	\$10,710	Appraised	\$10,710
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$10,710	Assessed	\$10,710
Exempt	04 \$10,710	Exempt	04 \$10,710
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/20/2015	\$125,000	1303 / 180	WD	I	U	18
3/25/2005	\$40,000	1041 / 1648	WD	I	Q	
8/20/1997	\$30,000	849 / 165	WD	I	Q	
8/19/1997	\$100	849 / 163	WD	I	U	01
6/10/1993	\$34,000	776 / 351	WD	I	U	03

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	10,710.000 SF (0.245 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$10,710

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: 00-00-00-12619-000 (41157)

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

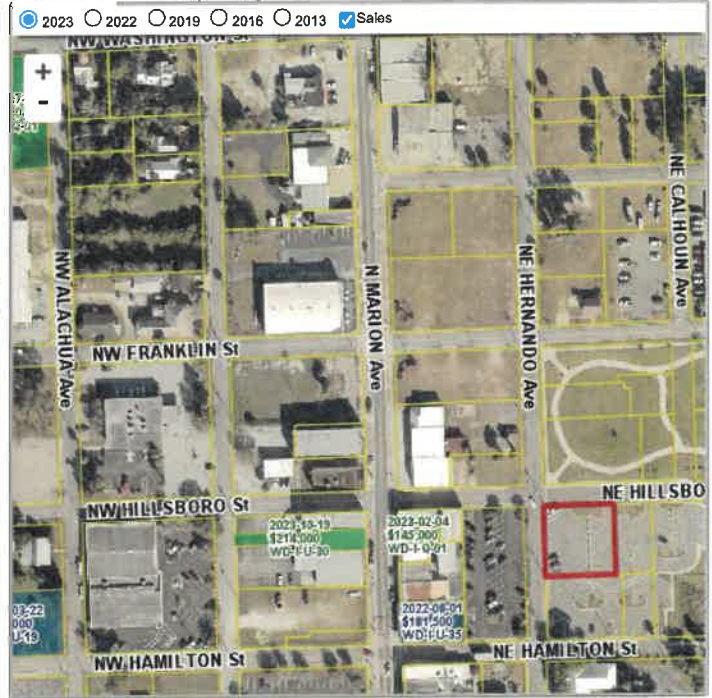
Owner	CITY OF LAKE CITY 205 NORTH MARION AVE LAKE CITY, FL 32055		
Site	325 NE HERNANDO AVE, LAKE CITY		
Description*	C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327, QC 1189-1329, CWD 1190-2057.		
Area	0.28 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,210	Mkt Land	\$12,210
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,210	Just	\$12,210
Class	\$0	Class	\$0
Appraised	\$12,210	Appraised	\$12,210
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$12,210	Assessed	\$12,210
Exempt 04	\$12,210	Exempt 04	\$12,210
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	VI	Qualification (Codes)	RCode
2/19/2010	\$100	1189 / 1329	QC	I	U	18
2/19/2010	\$158,000	1189 / 1327	WD	I	U	18
3/5/2001	\$100	1190 / 2057	WD	I	U	01
4/28/2000	\$92,000	901 / 1577	WD	I	Q	
1/8/1999	\$71,800	872 / 1488	WD	I	Q	
1/31/1995	\$49,900	801 / 1045	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	12,210.000 SF (0.280 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$12,210

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12626-000 (41163) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056		
Site	159 NE HAMILTON ST, LAKE CITY		
Description*	C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567,		
Area	0.27 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$14,137	Mkt Land	\$14,137
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$12,000	XFOB	\$12,000
Just	\$26,137	Just	\$26,137
Class	\$0	Class	\$0
Appraised	\$26,137	Appraised	\$26,137
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$26,137	Assessed	\$26,137
Exempt	04 \$26,137	Exempt	04 \$26,137
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/1995	\$52,000	810 / 567	WD	I	U	11
4/19/1990	\$60,500	719 / 325	WD	I	Q	
4/14/1987	\$50,600	624 / 407	WD	I	U	
4/1/1986	\$55,000	589 / 480	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	0	\$12,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	11,781.000 SF (0.270 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$14,137

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12620-000 (41158) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

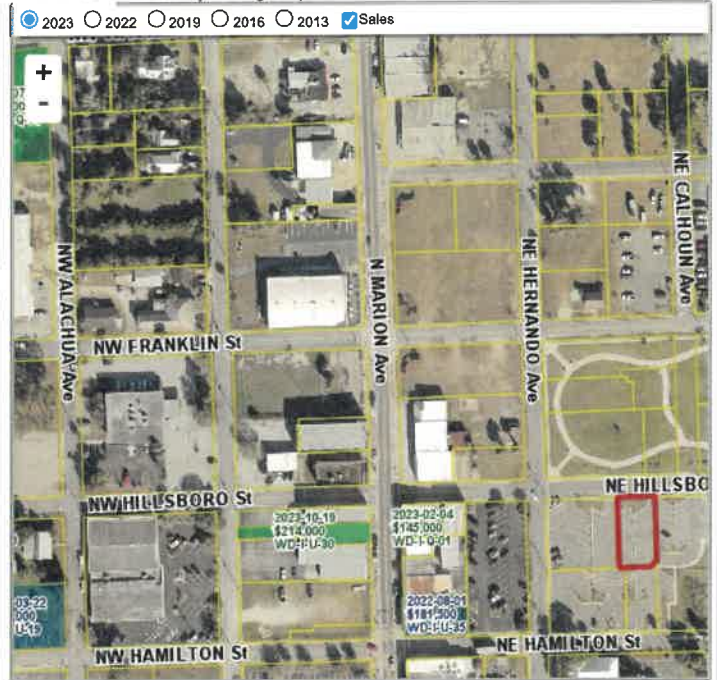
Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056		
Site			
Description*	C DIV: LOT 5 DESOTO PARK S/D & E 1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB 355-646, WD 613-651, 810-565.		
Area	0.15 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

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Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$3,267	Mkt Land	\$3,267
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,267	Just	\$3,267
Class	\$0	Class	\$0
Appraised	\$3,267	Appraised	\$3,267
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$3,267	Assessed	\$3,267
Exempt	04 \$3,267	Exempt	04 \$3,267
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/1995	\$22,000	810 / 565	WD	I	U	11
1/1/1987	\$17,500	613 / 651	WD	I		01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	6,534.000 SF (0.150 AC)	1.0000/1.0000 1.0000/1.5000000 /	\$1 /SF	\$3,267

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12627-000 (41164) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056		
Site			
Description*	C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6 FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556,		
Area	0.113 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$4,950	Mkt Land	\$4,950
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$400	XFOB	\$400
Just	\$5,350	Just	\$5,350
Class	\$0	Class	\$0
Appraised	\$5,350	Appraised	\$5,350
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$5,350	Assessed	\$5,350
Exempt	04 \$5,350	Exempt	04 \$5,350
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/1995	\$92,000	810 / 556	WD	I	U	11
2/1/1986	\$22,000	585 / 681	WD	I	Q	
5/1/1981	\$10,000	468 / 257	WD	I	Q	
8/1/1978	\$9,500	409 / 040	03	I	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Bilt	Value	Units	Dims
0166	CONC.PAVMT	0	\$100.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	4,950.000 SF (0.113 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,950

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12621-000 (41159) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

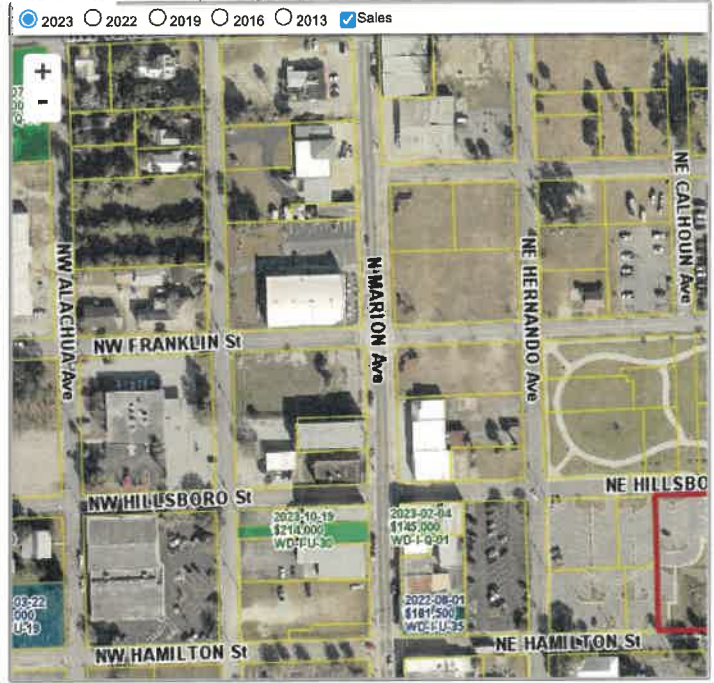
Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056		
Site	195 NE HAMILTON ST, LAKE CITY		
Description*	C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556,		
Area	0.506 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$49,612	Mkt Land	\$49,612
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$21,100	XFOB	\$21,100
Just	\$70,712	Just	\$70,712
Class	\$0	Class	\$0
Appraised	\$70,712	Appraised	\$70,712
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$70,712	Assessed	\$70,712
Exempt	04 \$70,712	Exempt	04 \$70,712
Total Taxable	county:\$0 city:\$0 other:\$0	Total Taxable	county:\$0 city:\$0 other:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/1/1995	\$92,000	810 / 558	WD	I	U	11

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$500.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$600.00	1.00	0 x 0
0270	POOL COMM	1970	\$20,000.00	1.00	40 x 20

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	22,050.000 SF (0.506 AC)	1.0000/1.0000 1.0000/1	\$2 /SF	\$49,612

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12624-000 (41162) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055		
Site	828 NE LAKE DESOTO CIR, LAKE CITY		
Description*	C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N RW NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, ...more>>>		
Area	0.429 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$56,190	Mkt Land	\$56,190
Ag Land	\$0	Ag Land	\$0
Building	\$108,115	Building	\$110,002
XFOB	\$3,682	XFOB	\$3,682
Just	\$167,987	Just	\$169,874
Class	\$0	Class	\$0
Appraised	\$167,987	Appraised	\$169,874
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$167,987	Assessed	\$169,874
Exempt	04 \$167,987	Exempt	04 \$169,874
Total Taxable	county:\$0 city:\$0 other:\$0	Total Taxable	county:\$0 city:\$0 other:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/16/1996	\$68,000	820 / 1759	WD	I	U	11
9/13/1993	\$59,900	780 / 852	WD	I	U	12
5/1/1981	\$39,500	468 / 473	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	PREF M B A (8700)	2014	1281	6161	\$110,002

*Bldg Desc determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2014	\$3,682.00	1841.00	7 x 263

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	18,730.000 SF (0.429 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$56,190

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12622-000 (41160) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055		
Site	232 NE HILLSBORO ST, LAKE CITY		
Description*	C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128,		
Area	0.189 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	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	
Mkt Land	\$24,828	Mkt Land	\$24,828
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$24,828	Just	\$24,828
Class	\$0	Class	\$0
Appraised	\$24,828	Appraised	\$24,828
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$24,828	Assessed	\$24,828
Exempt	04 \$24,828	Exempt	04 \$24,828
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/6/1998	\$68,000	851 / 2128	WD	I	U	01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	8,276.000 SF (0.189 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$24,828

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12623-000 (41161) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

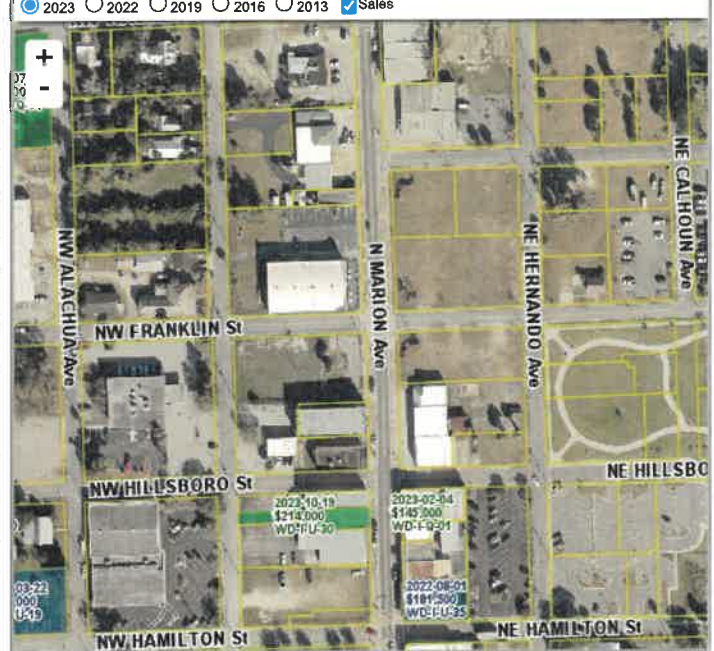
Owner	CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055		
Site	778 NE LAKE DESOTO CIR, LAKE CITY		
Description*	C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D.		
Area	0.4 AC	S/T/R	32-3S-17
Use Code**	MUNICIPAL IMP-EX (8900)	Tax District	1

*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 offices for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$52,272	Mkt Land	\$52,272
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$52,272	Just	\$52,272
Class	\$0	Class	\$0
Appraised	\$52,272	Appraised	\$52,272
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$52,272	Assessed	\$52,272
Exempt	04 \$52,272	Exempt	04 \$52,272
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



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

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
8900	MUNICIPAL (MKT)	17,424.000 SF (0.400 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$52,272

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by: GrizzlyLogic.com

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HFD/lss
C-15-1092
6/1/2015

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps & Green, LLP
Attorneys at Law
285 NE Hernando Avenue
Lake City, Florida 32055

REF. 27.00
DCC. .70
INDEX 9
CONSIDERATION 0

Inst: 201512013081 Date: 8/3/2015 Time: 3:32 PM
Stamp-Deed: 0.70
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1298 P:2419

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of July, 2015, by LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, whose mailing address is 422 NE Lake Shore Terrace, Lake City, Florida 32055, hereinafter called the Grantor, to CITY OF LAKE CITY, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

All of Block 83 in the Northern Division of the City of Lake City, Florida, bounded on the East by Calhoun Avenue, on the South by Hillsboro Street, on the West by Hernando Avenue, and on the North by Franklin Street and identified on the Tax Rolls as Parcels 12022, 12023, 12024, 12025 and 12026.

This deed is given to and accepted by Grantee pursuant to and in accordance with the terms, conditions, limitations, and provisions of an Interlocal Agreement dated May 11, 2015, by and among the Lake Shore Hospital Authority, the City of Lake City, Florida, and the Lake City Community Redevelopment Agency (the "Interlocal Agreement"), copy of which is recorded in Official Records Book 1295, beginning at Page 2391, public records of Columbia County, Florida.

Grantee agrees to be bound by and comply with the terms, conditions, provisions, and requirements of the Interlocal Agreement and covenants and agrees with Grantor that the property herein conveyed to Grantee shall be used in perpetuity for a public purpose, such as, but not limited to, a public park or parking lot. The City further agrees that in the event the property herein conveyed is not used for a proper public purpose, title to the property shall revert to the Grantee, its successors or assigns.

The Interlocal Agreement has been authorized by Lake City Community Redevelopment Agency Resolution No. CRA 2015-02, City of Lake City, Florida, City Council Resolution No. 2015-031, and Lake Shore Hospital Authority Resolution No. 2015-001.

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

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

AND the Grantor hereby covenants with said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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:

LAKE SHORE HOSPITAL
AUTHORITY OF COLUMBIA
COUNTY, FLORIDA

Cynthia A Watson
Witness
Cynthia A Watson
(Print/type name)

By: *Loretta Chancy*
LORETTA CHANCY
Chairperson

ATTEST:

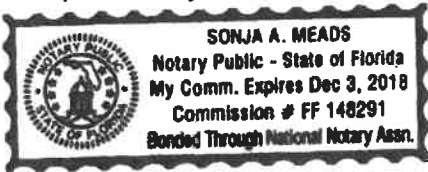
J.P. Beatty
Witness
J.P. Beatty
(Print/type name)

Janet Creel
JANET CREEL
Secretary

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of July, 2015, by LORETTA CHANCY and JANET CREEL, as Chairperson and Secretary, respectively, of LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, who is personally known to me.



Sonja A. Meads
Notary Public, State of Florida
Sonja A. Meads
(Print/type name)


(NOTARIAL
SEAL)

My Commission Expires:

Return To:
PowerLink Settlement Services
Attn: Post Closing
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108

This Document Prepared By: *ROXANNE WALKER*
PowerLink Settlement Services
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108
PL# 106027
PR# 0031832132C
Parcel ID: 00-00-00-12067-000

*CURSOR DEED FOR
\$74,900.00*

Inst:201012015404 Date:9/23/2010 Time:1:24 PM
Doc Stamp-Deed:524.30
 DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1201 P:2475

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 24TH day of August 2010, by American Home Mortgage Servicing, Inc. whose address is 4600 Regent Blvd Irving, TX 75063, hereinafter called the Grantor, to HANSEL HOLTON and CHRISTOPHER AFRICANO, married, whose address is 235 SW MARKS DRIVE LAKE CITY, FL 32024, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$74,900.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, State of Florida, to wit:

THE FOLLOWING DESCRIBED LAND IN COLUMBIA COUNTY, FLORIDA, TO-WIT:

SOUTHWEST 1/4 AND WEST 10 FEET OF SOUTHEAST 1/4 OF BLOCK 92, IN THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, SAID BLOCK BEING BOUNDED ON THE NORTH BY EAST FRANKLIN STREET; ON THE EAST BY TAYLOR STREET; ON THE SOUTH BY EAST HILLSBOROUGH STREET; AND ON THE WEST BY CALHOUN STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 12, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel ID: 00-00-00-12067-000

More commonly known as: 205 NE HILLSBORO ST, LAKE CITY, FL 32055-2975

This property is not the homestead of the Grantor(s).

BEING the same premises which the Clerk of Court of Columbia in Certificate of Title recorded MAY 26, 2010 in the Columbia County Recorder's Office in 1195 Page 304, granted and conveyed to American Home Mortgage Servicing, Inc., the Grantors herein.

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

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

AND the grantor hereby covenants with said 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.

Grantor conveys title by Special Warranty Deed without covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property, except taxes accruing subsequent to 2010, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Ashley Brent
Witness Ashley Brent

[Signature]
American Home Mortgage Servicing, Inc. by
American Home Mortgage Servicing as Attorney In
Fact

By: Dawnelle Porter
Its: Assistant Secretary

Witness

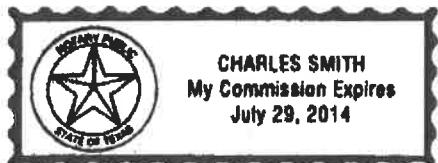
County of Dallas

State of Texas

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of Aug, 2010 by Dawnelle Porter Assistant Secretary of American Home Mortgage Servicing, Inc. By American Home Mortgage Servicing as Attorney In Fact, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

(SEAL)

[Signature]
Notary Public
Print Name: Charles Smith
My Commission Expires: 7/29/2014



Rec 15.50
Doc 01.40
(4)

THIS INSTRUMENT PREPARED BY:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201712022309 Date: 12/06/2017 Time: 3:21PM
Page 1 of 2 B: 1349 P: 905, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 71.40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of June, 2017,
by **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a
body politic of the State of Florida, acting through its Board of Trustees, whose mailing address
is Post Office Box 988, Lake City, Florida 32056-0988, hereinafter called the Grantor, to the
CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the
State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby
grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that
certain land situate in Columbia County, Florida, viz:

NW 1/4 of Lot or Block 92, Northern Division of the City of Lake
City, Florida.

Tax Parcel No.: 00-00-00-12066-000.

This deed is given to and accepted by Grantee subject to
easements, restrictions, covenants, and limitations of record, if any,
which shall not serve to reimpose the same, existing zoning, land
use, and governmental regulations, public road right-of-way; and
the terms, conditions, declarations, uses, options, leases,
agreements, easements, covenants and restrictions as shown in
Declaration of Covenants, Conditions and Restrictions for NW 1/4
of Block 92, North Division recorded in the public records of
Columbia County, Florida.

SUBJECT TO ad valorem taxes and non-ad valorem assessments
subsequent to December 31, 2016.

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

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

AND the Grantor hereby covenants with said 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 hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA

[Signature]
Witness
J.L. BERRY Sr.

By: *[Signature]*
DeKoven Adams, Chairman
Board of Trustees

Print or type name
Cynthia A. Watson
Witness
Cynthia A. Watson
Print or type name

ATTEST: *[Signature]*
Janet Creel, Secretary

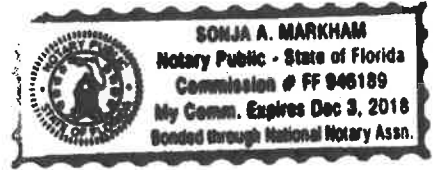
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of June, 2017, by **DeKOVEN ADAMS** and **JANET CREEL**, as the Chairman and Secretary, respectively, of **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a body politic of the State of Florida, on behalf of the corporation, who are personally known to me.

[Signature]
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires:



Doc 15.57
Doc 21.40
(4)

THIS INSTRUMENT PREPARED BY:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201712022309 Date: 12/06/2017 Time: 3:21PM
Page 1 of 2 B: 1349 P: 905, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 71.40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of June, 2017,
by **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a
body politic of the State of Florida, acting through its Board of Trustees, whose mailing address
is Post Office Box 988, Lake City, Florida 32056-0988, hereinafter called the Grantor, to the
CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the
State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

NW 1/4 of Lot or Block 92, Northern Division of the City of Lake City, Florida.

Tax Parcel No.: 00-00-00-12066-000.

This deed is given to and accepted by Grantee subject to easements, restrictions, covenants, and limitations of record, if any, which shall not serve to reimpose the same, existing zoning, land use, and governmental regulations, public road right-of-way, and the terms, conditions, declarations, uses, options, leases, agreements, easements, covenants and restrictions as shown in Declaration of Covenants, Conditions and Restrictions for NW 1/4 of Block 92, North Division recorded in the public records of Columbia County, Florida.

SUBJECT TO ad valorem taxes and non-ad valorem assessments subsequent to December 31, 2016.

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

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

AND the Grantor hereby covenants with said 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 hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA

[Signature]
Witness
J. Barry Sr.
Print or type name

By: *[Signature]*
DeKoven Adams, Chairman
Board of Trustees

[Signature]
Witness
Gynthia A. Watson
Print or type name

ATTEST: *[Signature]*
Janet Creel, Secretary

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of June, 2017, by **DeKOVEN ADAMS** and **JANET CREEL**, as the Chairman and Secretary, respectively, of **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a body politic of the State of Florida, on behalf of the corporation, who are personally known to me.

[Signature]
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires:



HFD/lss
306.02-15-106
10/2/2015

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps & Green, LLP
285 NE Hernando Avenue
Lake City, Florida 32055

REC.	78.00
DCC.	875.00
INT.	0
INDEX	0
CONSIDERATION	125,000.00

Instr: 201512017592 Date: 10/23/2015 Time: 3:45 PM
 Doc Stamp: Deed: 875.00
 DC, P.DeWitt Cason, Columbia County Page 1 of 9 B: 1303 P: 180

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of October, 2015, by ROBERT F. McMANUS and DIANE C. McMANUS, his wife, whose mailing address is Post Office Box 3393, Lake City, Florida 32025, hereinafter called the Grantor, to the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose post office address is 205 North Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

Section 29: The NE 1/4 of Block No. 92 in the Northern Division of the City of Lake City, Florida, said Block No. 92 bounded on the North by Franklin Street and on the West by Calhoun Street.

Parcel Number: 00-00-00-12064-000

This deed is given subject to easements, restrictions, reservations, and limitations of record, if any, and land use and zoning rules, regulations, and ordinances.

Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

This deed is authorized pursuant to City Council Resolution No. 2015-051 approved and adopted by the City Council on September 9, 2015, certified copy of which is attached hereto and made a part of this deed.

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

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

AND the Grantor hereby covenants with said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

[Signatures begin on next page]

Signed, sealed and delivered
in the presence of:

Delores B. Brannen
Witness

Delores B. Brannen
(Print/type name)

Loretta S. Steinmann
Witness
Loretta S. Steinmann
(Print/type name)

Robert F. McManus (SEAL)
ROBERT F. McMANUS

Diane C. McManus (SEAL)
DIANE C. McMANUS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 20th day of October, 2015, by ROBERT F. McMANUS and DIANE C. McMANUS, his wife, who are personally known to me, or who produced _____ as identification.



Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896


STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Resolution 2015-051 (5 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 2nd day of October 2, 2015.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

Mayor-Council Member
STEPHEN M. WITT

Vice-Mayor-Council Member
MELINDA MOSES

Council Members
EUGENE JEFFERSON
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES

HFD/lss
306.02-15-106
8/24/2015

CITY COUNCIL RESOLUTION 2015-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ("CITY"), AUTHORIZING THE CITY TO PURCHASE FROM ROBERT F. McMANUS AND DIANE C. McMANUS, HIS WIFE, A PARCEL OF REAL PROPERTY LOCATED IN THE NORTHERN DIVISION OF LAKE CITY, FLORIDA, PURSUANT TO AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CONTRACT FOR SALE AND PURCHASE EFFECTIVE AUGUST 10, 2015, BETWEEN ROBERT F. McMANUS AND DIANE C. McMANUS, HIS WIFE, AND CITY (THE "McMANUS CONTRACT") FOR THE PURCHASE PRICE OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS.

RECITALS

A. The City of Lake City, Florida ("City") has entered into a written contract effective August 10, 2015, with Robert F. McManus and Diane C. McManus, his wife (the "McManus Contract" and/or "Contract"), wherein the City proposes to purchase the following described property:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

Section 29: The NE 1/4 of Block No. 92 in the Northern Division of the City of Lake City, Florida, said Block No. 92 bounded on the North by Franklin Street and on the West by Calhoun Street.

TOGETHER WITH all improvements located thereon.

Parcel Number: 00-00-00-12064-000

herein the "Property"), in accordance with and pursuant to the terms and conditions set forth and contained in the McManus Contract, copy of which, while not attached hereto, is on file in the office of the City Clerk of the City of Lake City, Florida.

B. The McManus Contract and the right of and authority for buying the Property is subject to the City complying with the provisions and requirements of Section

166.045, Florida Statutes.

C. The City has given the required notice of its intent to purchase the Property for various public purposes in the implementation of the CRA Plan.

D. The Property is located within the Community Redevelopment Area.

E. The Community Redevelopment Agency ("CRA"), by its Resolution No. 2015-04 appropriated TIF funds in the amount of \$125,000.00, plus an additional amount sufficient to pay closing costs to purchase the Property.

F. Pursuant to Section 166.045, Florida Statutes, the City Council held the required public hearing on September 9, 2015, to hear and consider all comments from the public concerning the purchase of the Property.

G. Proof of the publication of the notice of the public hearing is on file in the Office of the City Clerk.

H. The City Council finds that the City has complied with all of the requirements of Section 166.045, Florida Statutes, relating to the purchase of the Property pursuant to the terms of the McManus Contract

I. The City Council finds that it is in the public interest and welfare for the City to purchase the Property under the terms of the Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, as follows:

Section 1. The above recitals are all true and correct and are incorporated herein and made a part of this resolution.

Section 2. That the McManus Contract is hereby approved, ratified and confirmed and the City is authorized to purchase the Property described therein in accordance with the terms and conditions contained and set forth therein for the purchase price of \$125,000.00.

Section 3. The City Attorney is authorized and instructed to prepare and have executed any and all documents necessary for the City to acquire good and marketable title, free and clear from all liens and encumbrances to said real property, subject only to the Permitted Exceptions, for and on behalf of the City and to complete the purchase of the Property in accordance with the provisions and requirements of the McManus Contract.

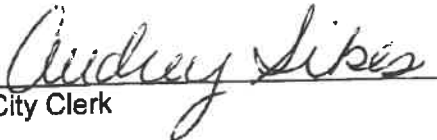
Section 4. The Mayor is hereby authorized and directed to execute and sign all closing documents for and on behalf of the City.

[Remainder of this Page intentionally left blank]

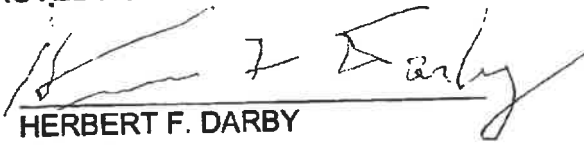
PASSED AND ADOPTED at a meeting of the City Council this 9th day of
September, 2015.


Mayor-Councilman

ATTEST:


City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: 
HERBERT F. DARBY
City Attorney

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy
As Published

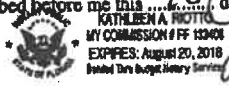
STATE OF FLORIDA,
COUNTY OF COLUMBIA,

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

in the matter of Legal Notice of Proposed Purchase of Real Estate by the City of Lake City, Florida

in the _____ Court, was published in said newspaper in the issues of August 9, 2015

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10 day of August A.D., 2015

Kathleen A. Motte
Notary Public

HFD/iss
C-94-571
8/14/95

0810 PG0567

95-11372

OFFICIAL RECORDS

DOCUMENTARY STAMP # 36400
INTANGIBLE TAX
P. DEWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY Mick C.A.

FILED IN PUBLIC RECORDS OFFICE OF CLERK OF COURTS, COLUMBIA COUNTY, FL.

1995 SEP -6 PM 5:34

RECORDED
P. Dewitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY Mick D.C.

WARRANTY DEED

THIS WARRANTY DEED made this 1st day of September, 1995, by **A. MONEIM RAMADAN, M.D., P.A.**, a Florida professional service corporation, hereinafter called the Grantor, to **THE CITY OF LAKE CITY, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose federal identification number is 03-6000-352, and whose post office address is Post Office Box 1687, Lake City, Florida 32056-1687, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

BEGIN at the Southwest corner of Block 2 of the Central Division of the City of Lake City, Florida (being the intersection of the North right-of-way line of Hamilton Street and the East right-of-way line of Hernando Street) and run thence N 89°25'24" E along the North right-of-way line of Hamilton Street, 121.18 feet, thence N 00°27'56" W, 99.47 feet, thence S 89°12'05" W, 121.27 feet to the East right-of-way line of Hernando Street, thence S 00°31'00" E along said East right-of-way line, 99.00 feet to the POINT OF BEGINNING.

Parcel Number: 00-00-00-12626-000

This deed and the conveyance of the property herein described by the Grantor to the Grantee is authorized by resolution of the Board of Directors of Grantor, certified copy of which is attached as Exhibit "A" and hereby incorporated in and made a part hereof.

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

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

AND the Grantor hereby covenants with said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994.

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:

A. MONEIM RAMADAN, M.D., P.A.
a Florida professional service corporation

Jean Cranfill
Witness
JEAN CRANFILL
(Print/type name)

By: Rebecca G. Evans
REBECCA G. EVANS
Vice President

Loretta S. Steinhilber
Witness
LORETTA S. STEINHILBER
(Print/type name)

(CORPORATE SEAL)

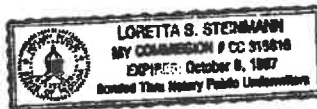
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of September, 1995, by REBECCA G. EVANS, as Vice President for and on behalf of A. MONEIM RAMADAN, M.D., P.A., a Florida professional service corporation, who is personally known to me.

Loretta S. Steinhilber
Notary Public, State of Florida
LORETTA S. STEINHILBER
(Print/type name)

(NOTARIAL SEAL)

My Commission Expires:



EX 0810 PG 0568
OFFICIAL RECORDS

SPECIAL MEETING MINUTES
OF BOARD OF DIRECTORS
OF
A. MONEIM RAMADAN, M.D., P.A.

DK 0810 PG0569

OFFICIAL RECORDS

The meeting was called to order at 11:00 AM on April 10, 1995, in the home of Dr. Ramadan located at 9303 N.W. 143rd Street, Alachua, Florida, 32615.

Waiver of Notice for this Special Meeting is attached and hereby made a part of these Minutes.

Upon motion duly made and carried, it was agreed that the Corporation authorize the sale of the property located at 407 North Hernando Street in Lake City, Florida, to the City of Lake City for the sum of \$52,000.00, and that Rebecca G. Evans, as Vice-President, Secretary, Treasurer, and Director, be authorized to execute the Contract For Sale and Purchase and the Deed of Conveyance to transfer the title to the City of Lake City, and to execute any and all other documents which are required to consummate the sale.

Upon motion duly made and carried, it was agreed that the Corporation authorize a certified corporate resolution attesting to the above motion.

There being no further business and upon motion duly made and carried, the meeting was adjourned at 11:10 AM.




Rebecca G. Evans
Vice President, Secretary, Treasurer, Director

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of this Corporation, this 10 day of APRIL, 1995.



Rebecca G. Evans, Secretary

I hereby further certify that I am a director of the Corporation and that the foregoing is a correct copy of the Minutes of a Special Meeting of the Board of Directors held on April 10, 1995.



A. Moneim Ramadan, M.D., President/Director

THIS INSTRUMENT WAS PREPARED BY:

TERRY MCDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

PK 0851 PG 2128

Recording Fee \$ 10.50
Documentary Stamp \$ 95.20

RETURN TO:

TERRY MCDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
96-352

OFFICIAL RECORDS

Grantee's FEI No. [REDACTED]

Property Appraiser's
Parcel Identification No.
00-00-00-12622-000

Documentary Stamp 95.20
Intangible Tax _____
F. Del. Tax _____
City of Lake City _____
S. _____

WARRANTY DEED

THIS INDENTURE, made this 9th day of January, 1998, BETWEEN EDWARD R. LIPSCOMB, who does not reside on the property described below, whose post office address is 1430 S. Church Street, Lake City, FL 32025, of the County of Columbia, State of Florida, grantor*, and THE CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose post office address is Post Office Box 1687, Lake City, Florida 32056-1687, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Begin at a point on the South Boundary line of East Hillsboro Street 200 feet West of the Northeast Corner of Lot 9 in DeSoto Park Subdivision, and run thence South 9°40' East, a distance of 102 feet to the North boundary line of Circle Street, thence Westerly along a line 16.5 feet North from the center line of the pavement of Circle Street a distance of 91.7 feet to a point, thence North 8' East a distance of 125.5 feet to the South boundary line of said East Hillsboro Street, thence East along the said South Boundary line of East Hillsboro Street a distance of 72.4 feet to the point of beginning; said lands being a portion of Lots 12, 13, and 14 of DeSoto Park, a subdivision in the Eastern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book 1, Page 47, among the public records of Columbia County, Florida.

SUBJECT TO taxes for the current year.

N.B. Neither the Grantor nor any member of his family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "grantee" are used for singular or plural, as context requires.

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:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

Edward R. Lipscomb (SEAL)
EDWARD R. LIPSCOMB

BK 0851 PG 2129
OFFICIAL RECORDS

Lisa C. Ogburn
(Second Witness)
Lisa C. Ogburn
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of January, 1998, by EDWARD R. LIPSCOMB, who is personally known to me or who has produced _____ as identification and who did not take an oath.

My Commission Expires:

DeEtte F. Brown
Notary Public
Printed, typed, or stamped name:

DE ETTE F. BROWN
MY COMMISSION # CC #22507
EXPIRES: October 28, 1998
Bonded This Notary Public Undermunity

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY

98-00621

1998 JAN 14 PH 4:25

REC'D
W. H. ...
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY ... DC