

**CITY COUNCIL RESOLUTION NO. 2022-082**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING AN EMINENT DOMAIN ACTION BY THE CITY; PROVIDING FOR LEGAL ACTION AGAINST PROPERTY TO ENHANCE SALLIE MAE JERRY PARK; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 166, Florida Statutes, the City of Lake City (hereinafter the “City”), is authorized to exercise the right and power of eminent domain; that is, the right to appropriate property; and

**WHEREAS**, the City Council may, by resolution, authorize the acquisition by eminent domain of property, real or personal, for City use or purpose designated by such resolution, including the fee title to lands; and

**WHEREAS**, pursuant to proper authorization, the City has had a certain land described by the Columbia County Property Appraiser as Parcel 11481 located, surveyed, and appraised to be acquired as part of a public park located within the City, more particularly described on “Exhibit A”, all of which is hereafter referred to as the “Property”; and

**WHEREAS**, the City Council finds that the city administration has attempted to locate the property owners and negotiate a fair market value price for the Property without success, and it is in the best interest of the City to proceed with an eminent domain action on the Property.

**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 accurate and are incorporated herein and made a part of this resolution.

**Section 2.** The acquisition of fee title to the Property by eminent domain to improve a public park is in the best interests of the City, and that acquisition of the Property, and the city administration is authorized to acquire same by gift, purchase, or eminent domain action in accordance with Florida law.

**Section 3.** Severability. If any clause, section, or other part of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portion or applications of this resolution.

**Section 4.** Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

**Section 5.** Effective Date. This resolution shall become effective immediately upon passage and adoption.

**PASSED AND ADOPTED** at a meeting of the City Council this \_\_\_\_ day of August, 2022.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Audrey E. Sikes, City Clerk

By: \_\_\_\_\_  
Frederick L. Koberlein, Jr.,  
City Attorney

Client	City of Lake City	File No.	22-A-318-1
Property Address	TBD NW Long Street		
City	Lake City	County	Columbia County
		State	FL
		Zip Code	32055
Owner	Rosa O. Scott		

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

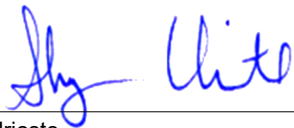
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months  
based on the definition cited above.

**Comments on Appraisal and Report Identification**

Note any USPAP related issues requiring disclosure and any State mandated requirements:

This appraisal report is prepared for the sole and exclusive use by the Client as identified elsewhere in the report. The Intended Use is to evaluate the property that is the subject of this appraisal to establish market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form and Definition of Market Value. No additional Intended Users are identified by the appraiser. The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects.

**APPRAISER:**


Signature:   
Name: Shyann Viola Urioste

State Certification #: Trainee RI24849  
or State License #: \_\_\_\_\_  
State: FL Expiration Date of Certification or License: 11/30/2022  
Date of Signature and Report: 05/23/2022  
Effective Date of Appraisal: 05/04/2022  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 05/04/2022

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature:   
Name: Jordan Chase Moses

State Certification #: Cert Gen RZ3672  
or State License #: \_\_\_\_\_  
State: FL Expiration Date of Certification or License: 11/30/2022  
Date of Signature: 05/23/2022  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 05/04/2022

	Client File #:		Appraisal File #:	22-A-318-1
	<h1>Appraisal Report • Land</h1>			
	Appraisal Company: Candler, Moses & Associates, Inc.			
	Address: 184 North Marion Avenue, Lake City, FL 32055			
Phone: (386) 755-2774		Fax: (386) 755-8534		Website: www.candlermoses.com
Appraiser: Shyann Viola Urioste		Co-Appraiser: Jordan Chase Moses		
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation: Appraisal Institute		
E-mail: shyann@candlermoses.com		E-mail: chase@candlermoses.com		
Client: City of Lake City		Contact: Jason Dumas		
Address: 205 N Marion Ave., Lake City, FL 32055				
Phone: (386) 758-5400 ext. 458		Fax:		E-mail: dumasj@lcfia.com
<b>SUBJECT PROPERTY IDENTIFICATION</b>				
Address: TBD NW Long Street				
City: Lake City	County: Columbia County	State: FL	ZIP: 32055	
Legal Description: See survey in the addendum.				
Tax Parcel #: 00-00-00-11481-000	RE Taxes: 90.96	Tax Year: 2021		
Use of the Real Estate As of the Date of Value: Vacant/Residential				
Use of the Real Estate Reflected in the Appraisal: Vacant/Residential				
Opinion of highest and best use (if required): Residential				
<b>SUBJECT PROPERTY HISTORY</b>				
Owner of Record: Rosa O. Scott				
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		No sales history for the past three years for the subject.		
Description and analysis of agreements of sale (contracts), listings, and options:		The subject is not currently listed for sale and is not held under any contracts or agreements for sale.		
<b>RECONCILIATIONS AND CONCLUSIONS</b>				
Indication of Value by Sales Comparison Approach		\$ 7,500		
Indication of Value by Cost Approach		\$ Not Developed.		
Indication of Value by Income Approach		\$ Not Developed.		
Final Reconciliation of the Methods and Approaches to Value: In this instance, only the Sales Comparison Approach was developed because this appraisal analysis is considered to be the most reliable within the market area and the most commonly used. The Cost and Income Approaches were not developed because it is not typically relied on for valuing vacant residential land properties within this market.				
Opinion of Value as of: 05/04/2022		\$ 7,500		
Exposure Time: 1 to 3 months				
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.				

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<b>Client:</b>	City of Lake City	<b>Client File #:</b>	
<b>Subject Property:</b>	TBD NW Long Street, Lake City, FL 32055	<b>Appraisal File #:</b>	22-A-318-1

**ASSIGNMENT PARAMETERS**

Intended User(s): The City of Lake City is the client and intended user.

Intended Use: The intended use of this report is to assist the client in determining the subject property's fair market value for the purpose of acquisition.

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value Effective Date of Value: 05/04/2022

Interest Appraised:  Fee Simple  Leasehold  Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) None

This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

**SCOPE OF WORK**

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
<p><b>Appraiser</b>  Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Date of Inspection: 05/04/2022  Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Physically inspected the interior and exterior of the property as well as reviewed aerial photographs. Aerial photographs and site calculations were obtained from the Columbia County Property Appraiser's Office.</p>	<p><b>Cost Approach:</b>  <input type="checkbox"/> Is necessary for credible results and is developed in this analysis  <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis  <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
<p><b>Co-Appraiser</b>  Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Date of Inspection: 05/04/2022  Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Physically inspected the interior and exterior of the property as well as reviewed aerial photographs. Aerial photographs and site calculations were obtained from the Columbia County Property Appraiser's Office.</p>	<p><b>Sales Comparison Approach:</b>  <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis  <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis  <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
	<p><b>Income Approach:</b>  <input type="checkbox"/> Is necessary for credible results and is developed in this analysis  <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis  <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>

Additional Scope of Work Comments: In preparing the appraisal, the appraiser: Gathered information on comparable sales from a variety of sources including the appraiser's files, public records, and local Multiple Listing Services; Confirmed all comparable sales with parties to the transaction when possible; Analyzed the data and applied the Sales Comparison Approach, which is believed to be the most applicable within this market area for this type of property. The appraiser physically viewed each of the comparable sales. The appraiser is not an inspector. The appraisal report does not guarantee that the property is free of defects.

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:

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<b>Client:</b>	City of Lake City	<b>Client File #:</b>	
<b>Subject Property:</b>	TBD NW Long Street, Lake City, FL 32055	<b>Appraisal File #:</b>	22-A-318-1

**MARKET AREA ANALYSIS**

<b>Location</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Built Up</b> <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75%	<b>Growth</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<b>Supply &amp; Demand</b> <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<b>Value Trend</b> <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	<b>Typical Marketing Time</b> <input checked="" type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
<b>Neighborhood Single Family Profile</b>		<b>Neighborhood Land Use</b>		<b>Neighborhood Name:</b> N/A	
Price 45	Age 10	1 Family 65%	Commercial 10%	PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /	
250	Low	Condo %	Vacant 15%	Amenities:	
120	High	Multifamily 10%			
Predominant					

Market area description and characteristics: The subject neighborhood has a suburban location in the north central portion of Lake City and Columbia County, Florida. The defined neighborhood boundary is best described as a one mile radius from the subject with a southern boundary of Southeast Baya Drive. The neighborhood area consists of single family site-built homes, manufactured homes and recreational areas. Commercial improvements are mostly located on the major roadways within the neighborhood boundaries. Proximity to employment centers, schools, and shopping areas is considered to be typical for suburban areas of Lake City and Columbia County. No adverse features were noted to affect the marketability of the subject property within this particular neighborhood location.

**SITE ANALYSIS**

Dimensions: 45 x 96.97 x 45.45 x 107.3	Area: 4,791.60 sf
View: Typical, Residential	Shape: Rectangular
Drainage: Not located in a designated flood zone.	Utility: Average
<b>Site Similarity/Conformity To Neighborhood</b>	<b>Zoning/Deed Restriction</b>
Size: <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
	Zoning: RSF-3 ( Residential Single Family Min- 10,000 sq ft) <input type="checkbox"/> Legal <input type="checkbox"/> No zoning <input checked="" type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal
	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent \$ /
<b>Utilities</b>	<b>Off Site Improvements</b>
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Private Providers	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private County Maintained Paved
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other City of Lake City	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private None
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other City of Lake City	Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Municipal
Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other City of Lake City	Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Municipal

Site description and characteristics: The subject property is a rectangular shaped lot that is 0.11 acres or 4,791.60 square feet in size. The subject is a cleared lot. The topography is relatively level and at or slightly above road grade. Access is from the north side of Northwest Long Street, a county maintained paved roadway. The property is zoned Residential Single Family-3 with a minimum lot size of 10,000 square feet. The property is a legal, non-conforming lot due to its development prior to the adoption of the 1991 Land Development Regulations. Municipal gas, water and sewer is available to the subject. According to FEMA Maps the property is located in a low risk flood area (see attached flood report). The appraiser has not been provided with title work and as a result, there could be some encroachments that were not visible to the appraiser and possibly located in public records. A survey has been provided and is attached in the addendum of this report.

**HIGHEST AND BEST USE ANALYSIS**

Present Use  Proposed Use  Other

Summary of highest and best use analysis: Based on the current use of the subject property, surrounding uses within the neighborhood area as well as current zoning and land use plan regulations, and the physical characteristics of the site, I would estimate the highest and best use of the subject property to be for residential use.

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<b>Subject Property:</b>	TBD NW Long Street, Lake City, FL 32055	<b>Appraisal File #:</b>	22-A-318-1

**SITE VALUATION**

**Site Valuation Methodology**

- Sales Comparison Approach: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction: A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method: (Describe methodology and rationale)

**Site Valuation**

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	TBD NW Long Street Lake City, FL 32055	509 NW Wilson St Lake City, FL 32055		413 SE Lomond Ave Lake City, FL 32025		917 NE Congress Ave Lake City, FL 32055	
Proximity to Subject		0.39 miles SW		1.56 miles SE		0.44 miles E	
Data Source/ Verification		Public Records Owner/Seller		Public Records Owner/Seller		Public Records Public Records	
Sales Price	\$		\$ 10,300		\$ 7,300		\$ 7,500
Price / Lot	\$		\$ 1.46		\$ 1.40		\$ 0.84
Sale Date		12/30/2021	0	03/10/2022	0	04/28/2022	0
Location	Suburban	Suburban	0	Suburban	0	Suburban	0
Site Size	4,791.60 sf	7,056.72 sf	0	5,227.20 sf	0	8,925 sf	0
Site View	N;Res;	N;Res;	0	N;Res;	0	N;Res	0
Site Improvements	None	None	0	None	0	None	0
Vegetation	Cleared	Cldr/Slightly Below	0	Cleared/Level	0	Cleared/Level	0
Width/Frontage	45'	70'	-2,500	50'	0	52.5'	0
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -2,500	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value		Net Adj. 24.3 %		Net Adj. %		Net Adj. %	
		Gross Adj. 24.3 %	\$ 7,800	Gross Adj. %	\$ 7,300	Gross Adj. %	\$ 7,500
Prior Transfer History	None in the past 36 months.	None in the past 12 months.		Sold on 03/10/2022 for \$4,500.		None in past 12 months.	

Site Valuation Comments: The appraiser conducted an extensive search for properties that were believed to be the most comparable to the subject property. The sales used are believed to be the best sales available with the least amount of adjustments.

Overall, current market conditions within the neighborhood area have continuously improved over the past several years with increases within the past two years of 10% or more per year for properties similar to the subject. All sales occurred within six months or less of the date of value and are considered indicative of the current market conditions. No adjustments are required.

Site Valuation Reconciliation: All sales are located in similar suburban neighborhoods. No location adjustments are required. All sales are also similar in size, vegetation, and site view. Sale 2 has an elevations that is slightly below road grade, however after verifications from the buyer this feature did not have an adverse impact on the sale price. The only notable difference in the properties is width. As observed in Sale 1, the wider width, and subsequent greater utility, yields a higher unit price and a downward adjustment has been applied accordingly. Based on the sales data analyzed, current market conditions and other relevant factors, my opinion of the market value of the subject property as vacant and available for highest and best use is \$7,500.

**Opinion of Site Value** **\$ 7,500**

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## Subject Land Photo Page

Client	City of Lake City						
Property Address	TBD NW Long Street						
City	Lake City	County	Columbia County	State	FL	Zip Code	32055
Owner	Rosa O. Scott						



### Subject Front

TBD NW Long Street  
Sales Price  
Date of Sale  
Site Area 4,791.60 sf  
Location Suburban  
Vegetation Cleared  
Width/Frontage 45'



### Subject Rear

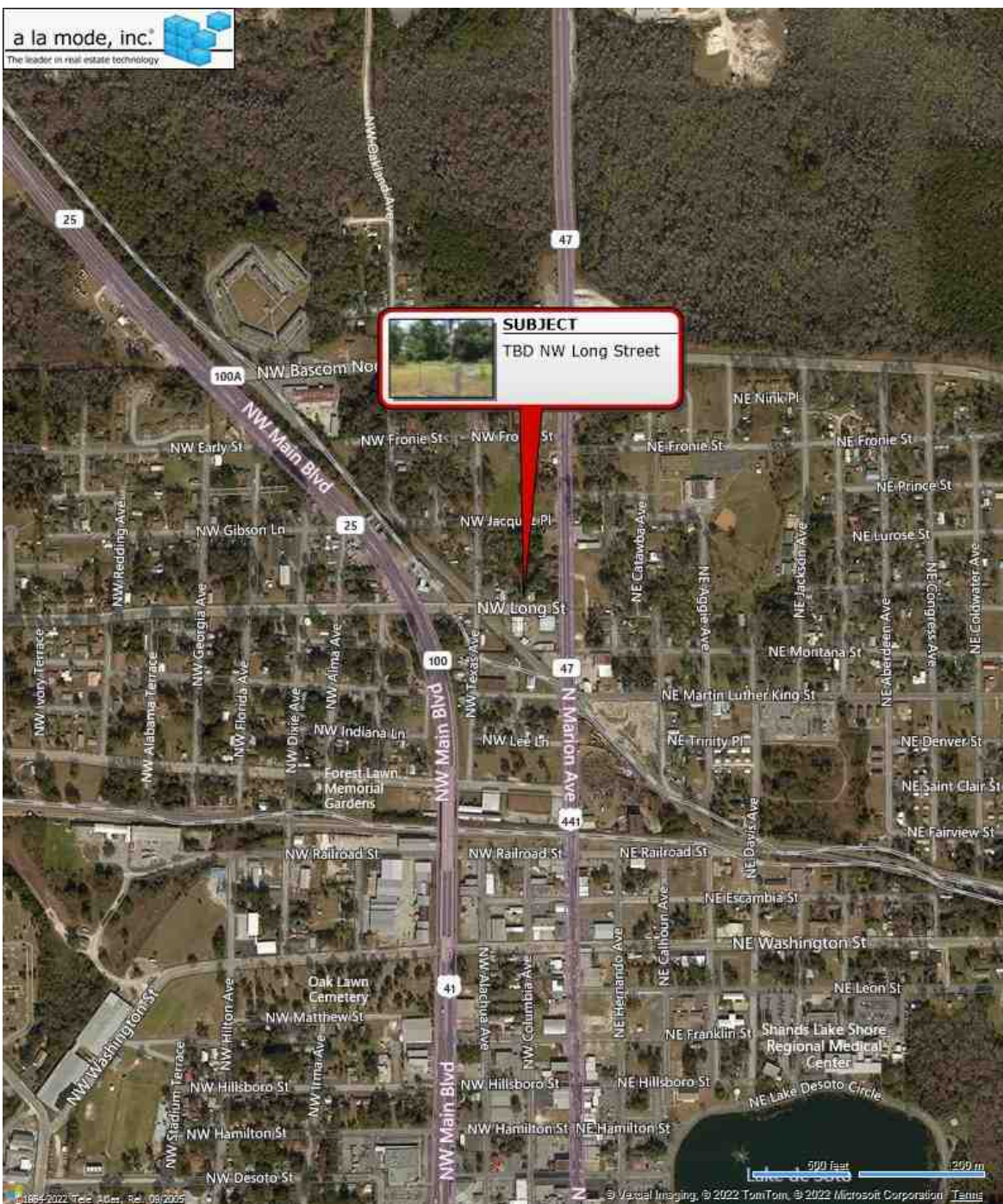


### Subject Street



### Subject Location Map

Client	City of Lake City						
Property Address	TBD NW Long Street						
City	Lake City	County	Columbia County	State	FL	Zip Code	32055
Owner	Rosa O. Scott						



# Flood Map

Client	City of Lake City				
Property Address	TBD NW Long Street				
City	Lake City	County	Columbia County	State	FL
Owner	Rosa O. Scott	Zip Code	32055		

## EFFECTIVE FLOOD INFORMATION REPORT



### Location Information

County: **COLUMBIA**  
 Parcel: **00-00-00-11481-000**  
 Flood Zone: **X**  
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev<sup>®</sup> **Not Applicable**  
 10% Annual Chance Flood Elev<sup>®</sup> **Not Applicable**  
 50% Annual Chance Flood Elev<sup>®</sup> **Not Applicable**

\* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

### Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA-Decrease
- SFHA-Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Anywhere it can rain, it can flood  
 Know your risk.



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

### Supplemental Information

Watershed: Upper Suwannee  
 Map Effective Date: 11/22/2018  
 Special Flood Hazard Area: No

FIRM Panel(s): 12023C0284D

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA. Change Your Flood Zone Designation. | [FEMA.gov](http://FEMA.gov). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

# Flood Map Key

Client	City of Lake City				
Property Address	TBD NW Long Street				
City	Lake City	County	Columbia County	State	FL
Owner	Rosa O. Scott			Zip Code	32055

<p><b>Base Flood Elevation (BFE)</b> The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equalling or exceeding that level in any given year.</p> <p><b>A</b> Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.</p> <p><b>AE, A1-A30</b> Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.</p> <p><b>AH</b> Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.</p> <p><b>AO</b> Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.</p> <p><b>Supplemental Information:</b> 10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.</p>	<p><b>AE FW (FLOODWAYS)</b> The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.</p> <p>Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.</p> <p><b>VE</b> Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.</p> <p><b>X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)</b> Same as Zone X, however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.</p> <p><b>X</b> All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.</p>	<p><b>LINKS</b></p> <p><b>FEMA:</b> <a href="http://www.fema.gov">http://www.fema.gov</a></p> <p><b>SRWMD:</b> <a href="http://www.srwmd.state.fl.us">http://www.srwmd.state.fl.us</a></p> <p><b>CONTACT</b> SRWMD 3225 County Road 49 Live Oak, FL 32060 (386) 362-1001 Toll Free: (800) 226-1066</p>
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# Tax Parcel

Client	City of Lake City				
Property Address	TBD NW Long Street				
City	Lake City	County	Columbia County	State	FL Zip Code 32055
Owner	Rosa O. Scott				



## Columbia County Property Appraiser Jeff Hamilton | Lake City, Florida | 386-758-1683

<b>PARCEL: 00-00-00-11481-000 (39962)</b> (VACANT (0000)   0.098 AC	
<small>NV QJV, COMM 189 FT W OF SE COR, RUN W 45 FT, N 85 FT, E 45 FT, S 85 FT TO POB. BLOCK A, 942-825.</small>	
<b>Owner:</b> SCOTT ROSA O 862 N MARION AVE LAKE CITY, FL 32055	<b>2022 Working Values</b>
<b>Site</b>	Mkt Lnd: \$2,138    Appraised    \$2,138
<b>Sales</b>	Ag Lnd: \$0    Assessed    \$2,138
<b>Info</b> 11/13/2021    \$1,100 (V/L)	Slgd: \$0    Exempt    \$0
	XFOB: \$0    county: \$2,138
	Just: \$2,138    city: \$2,138
	Total Taxable    other: \$0
	school: \$2,138

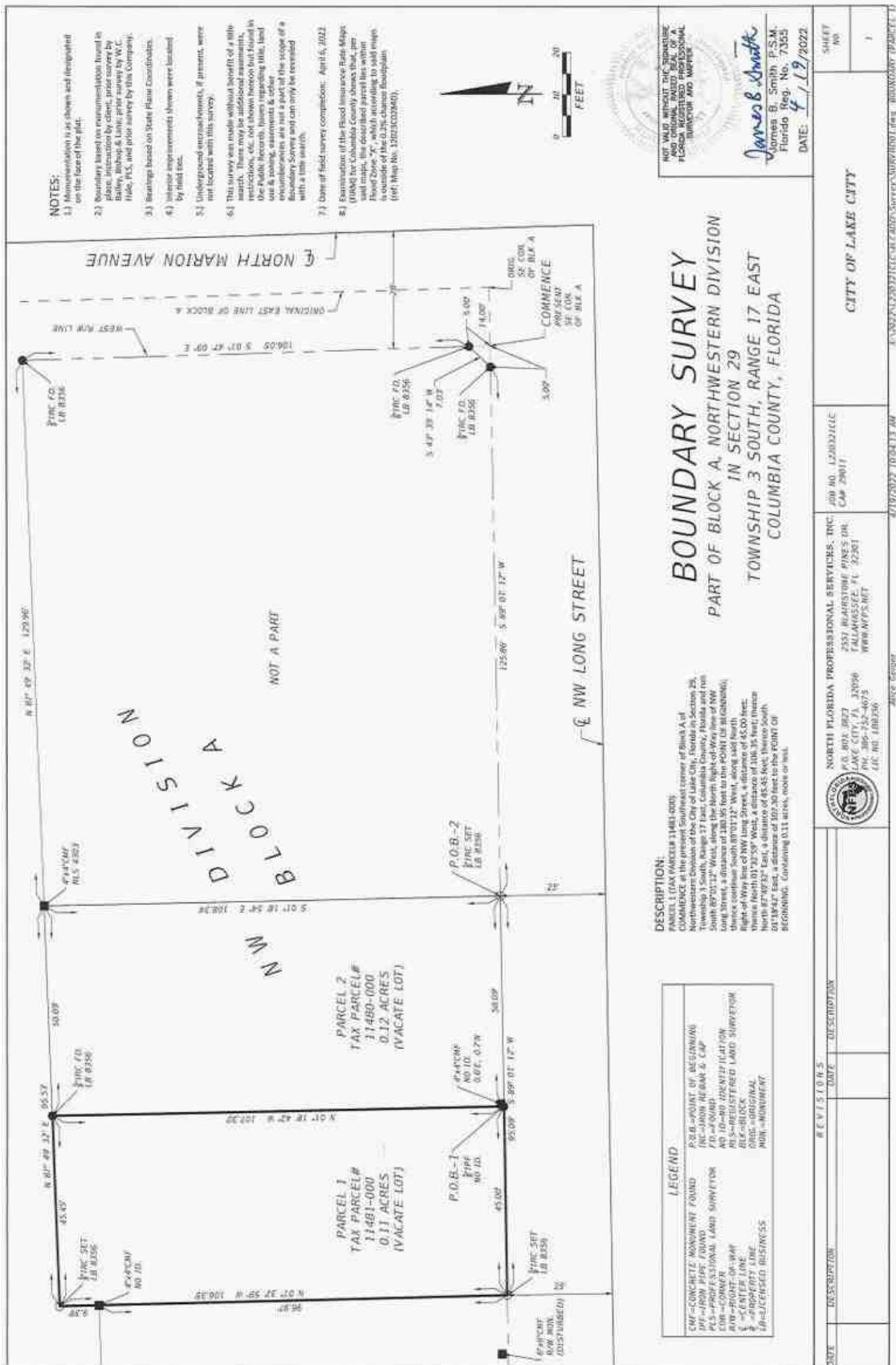
NOTES:



This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

# Survey

Client	City of Lake City						
Property Address	TBD NW Long Street						
City	Lake City	County	Columbia County	State	FL	Zip Code	32055
Owner	Rosa O. Scott						



## Comparable Land Photo Page

Client	City of Lake City				
Property Address	TBD NW Long Street				
City	Lake City	County	Columbia County	State	FL
Owner	Rosa O. Scott			Zip Code	32055



### Comparable 1

509 NW Wilson St  
 Prox. to Subj. 0.39 miles SW  
 Sales Price 10,300  
 Date of Sale 12/30/2021  
 Site Area 7,056.72 sf  
 Location Suburban  
 Vegetation Cldr/Slightly Below  
 Width/Frontage 70'



### Comparable 2

413 SE Lomond Ave  
 Prox. to Subj. 1.56 miles SE  
 Sales Price 7,300  
 Date of Sale 03/10/2022  
 Site Area 5,227.20 sf  
 Location Suburban  
 Vegetation Cleared/Level  
 Width/Frontage 50'

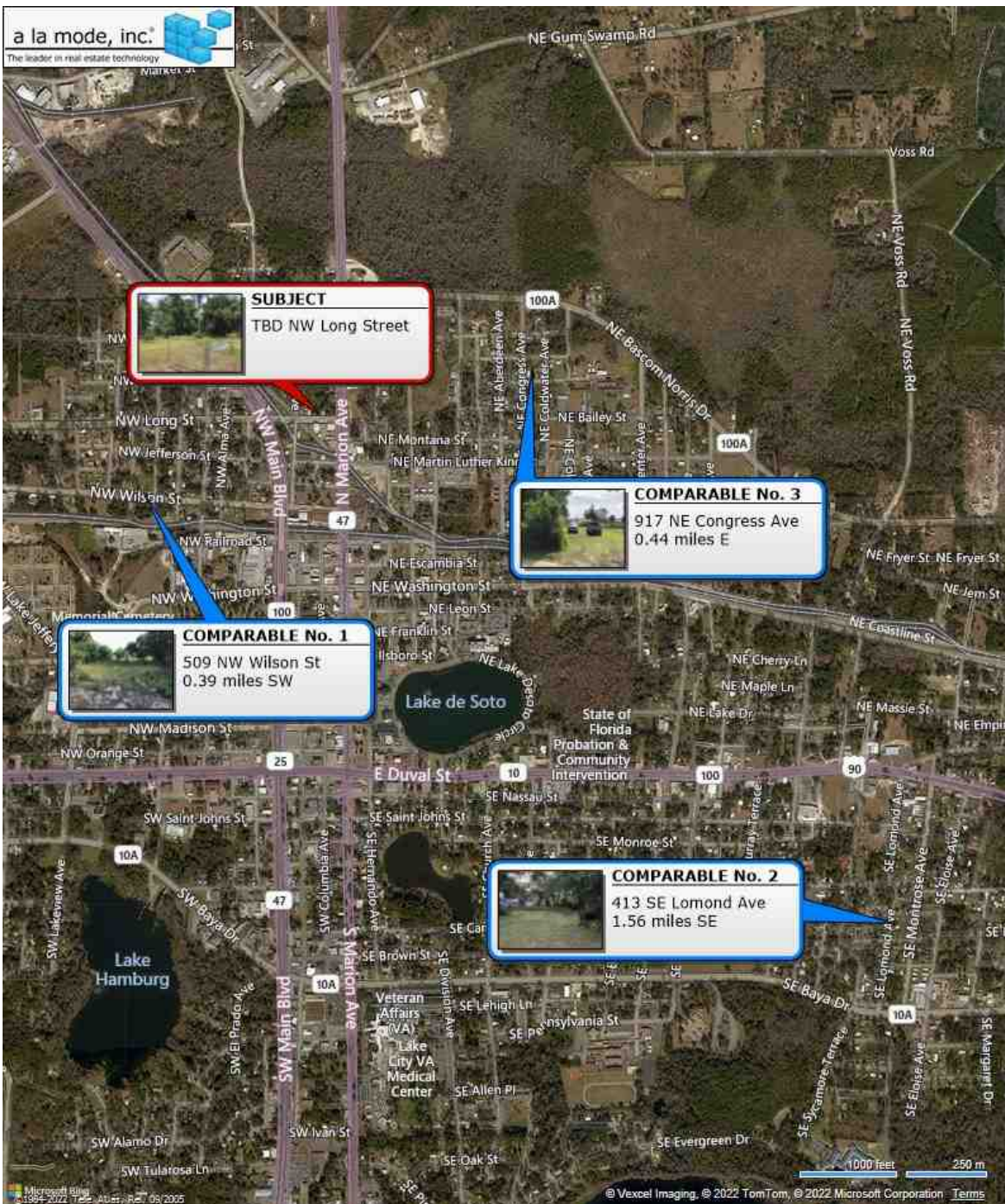


### Comparable 3

917 NE Congress Ave  
 Prox. to Subj. 0.44 miles E  
 Sales Price 7,500  
 Date of Sale 04/28/2022  
 Site Area 8,925 sf  
 Location Suburban  
 Vegetation Cleared/Level  
 Width/Frontage 52.5'

## Location Map

Client	City of Lake City				
Property Address	TBD NW Long Street				
City	Lake City	County	Columbia County	State	FL
Owner	Rosa O. Scott	Zip Code	32055		



<b>Client:</b>	City of Lake City	<b>Client File #:</b>	
<b>Subject Property:</b>	TBD NW Long Street, Lake City, FL 32055	<b>Appraisal File #:</b>	22-A-318-1

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of my data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Standards and Ethical Rules under which this appraisal was developed and reported and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

## VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal, 6th ed., Appraisal Institute

\*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-900.05 Certification, Assumptions and Limiting Conditions© Appraisal Institute 2017, All Rights Reserved June 2017



<b>Client:</b>	City of Lake City	<b>Client File #:</b>	
<b>Subject Property:</b>	TBD NW Long Street, Lake City, FL 32055	<b>Appraisal File #:</b>	22-A-318-1

### APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None       Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser       Yes       No

Property Inspected by Co-Appraiser       Yes       No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment:       None       Specify services provided:

### ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I am not a Member, Candidate or Practicing Affiliate of the Appraisal Institute.

I am a Designated Member of the Appraisal Institute. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

### APPRAISERS SIGNATURES

APPRAISER:

Signature \_\_\_\_\_

Name Shyann Viola Urioste

Report Date 05/23/2022

Trainee  Licensed  Certified Residential  Certified General

License # Trainee RI24849 State FL

Expiration Date 11/30/2022

CO-APPRAISER:

Signature \_\_\_\_\_

Name Jordan Chase Moses

Report Date 05/23/2022

Trainee  Licensed  Certified Residential  Certified General

License # Cert Gen RZ3672 State FL

Expiration Date 11/30/2022

\*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-900.05 Certification, Assumptions and Limiting Conditions© Appraisal Institute 2017, All Rights Reserved June 2017

# TITLE SEARCH REPORT

**Fund File Number:** 1255119

**Effective Date of approved base title information:** October 26, 1953

**Effective Date of Search:** April 22, 2022 at 11:00 PM

**Apparent Title Vested in:**

Rosa O. Scott

**Description of real property to be insured/foreclosed situated in Columbia County, Florida.**

Begin at the Southeast corner of Block A in the Northwestern Division of the City of Lake City, Florida and run West, 199 feet for a Point of Beginning; thence run West 45 feet; thence run North 95 feet; thence run East 45 feet; thence run South 95 feet to the Point of Beginning.

ALSO DESCRIBED AS:

Begin 199 feet West of SE corner, run West 45 Feet; North 95 feet; East 45 feet; South 95 feet to Point of Beginning, Block A, NW Division of the City of Lake City.

**Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:**

1. Warranty Deed from Samuel Byrd and wife, Annie B. Byrd to Fannie E. Sparks recorded in O.R. Book [5, Page 47](#), Public Records of Columbia County, Florida.
2. Corrective Warranty Deed from Samuel Byrd and wife, Annie B. Byrd to Fannie E. Sparks recorded in O.R. Book [6, Page 223](#), Public Records of Columbia County, Florida. (NOTE: Corrects description of property)
3. Warranty Deed from Fannie E. Sparks, a widow to Daniel W. Sparks recorded in O.R. Book [56, Page 37](#), Public Records of Columbia County, Florida. (NOTE: Subject property and other lands)
4. Tax Deed from the Clerk of the Circuit Court, Columbia County, Florida to Rosa O. Scott recorded in O.R. Book [942, Page 825](#), Public Records of Columbia County, Florida.

**Mortgages, Assignments and Modifications:**

1. Nothing Found

**Other Property Liens:**

1. Tax Certificates issued for Tax Years 2014, 2015, 2016, 2017, 2018, 2019 and 2020.

**Restrictions/Easements:**

1. Rights of the lessees under unrecorded leases.

# TITLE SEARCH REPORT

*Fund File Number:* 1255119

*Other Encumbrances:*

1. Nothing Found

*The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

WARRANTY DEED

BOOK 5 PAGE 47

1.70 reg. mail to  
.40 St. Fannie E. Sparks  
.55 Fed. 1604 N. Marine St  
L. C. Fla.  
\$2.65 pd. October 7, A. D. 19 53.

This Indenture, Made this 26th day of October

Between Samuel Byrd and wife, Annie B. Byrd,

of the County of Columbia and State of Florida  
parties of the first part, and Fannie E. Sparks  
whose mailing address is Lake City

of the County of Columbia and State of Florida

party of the second part, Witnesseth, that the said parties of the first part, for and  
in consideration of the sum of Ten and no/100----- Dollars, and other good  
and valuable considerations to them in hand paid, the receipt whereof is hereby acknowl-  
edged, have granted, bargained, sold and conveyed, and by these presents do grant, bar-  
gain, sell, convey and confirm unto the said party of the second part and her heirs  
and assigns forever, all that certain parcel of land lying and being in the County of Columbia,  
and State of Florida, more particularly described as follows:

Begin at the Southeast corner of Block A in the Northwestern  
Division of the City of Lake City, Florida, and run West 170  
feet for a point of beginning; thence run West 45 feet; thence  
North 95 feet; thence East 45 feet; thence South 95 feet to the  
the point of beginning.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right,  
title, interest and estate, dower and right of dower, reversion, remainder and easement thereto  
belonging or in anywise appertaining: To Have and To Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the  
second part that they are lawfully seized of the said premises, that they are free from  
all encumbrances whatsoever and that they have good right and lawful  
authority to sell the same; and the said parties of the first part do hereby fully warrant  
the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their  
hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

Mary B. Crimatt } Fannie E. Sparks L. S.  
Annie S. Crimatt } Annie B. Byrd L. S.  
L. S.  
L. S.

State of Florida,  
County of Columbia

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared Samuel Byrd and wife, Annie B. Byrd

to me well known and known to me to be the individual s described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said Annie B. Byrd known to me to be the wife of the said Samuel Byrd on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 26th day of October, A. D. 19 53



*Samuel S. Barrett*  
Notary Public, State of Florida at Large  
My commission expires Nov. 7, 1955.  
Bonded by American Surety Co. of N. Y.

My commission expires \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

Warranty Deed

To

Date

Abstract of Description

State of Florida,  
County of Columbia

On this \_\_\_\_\_ day of \_\_\_\_\_

A. D. 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages \_\_\_\_\_ of Deed Book \_\_\_\_\_ in the public records of said County.

An witness whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

\_\_\_\_\_, D. C.  
Clerk



WARRANTY DEED

BOOK 6 PAGE 223

This Indenture, Made this 24th day of November, A. D. 1953. Between Samuel Byrd and wife, Annie B. Byrd,

of the County of Columbia and State of Florida part ies of the first part, and Fannie E. Sparks whose mailing address is Lake City

of the County of Columbia and State of Florida part y of the second part, Witnesseth,

that the said part ies of the first part, for and in consideration of the sum of Ten and no/100----- Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of the second part and her heirs and assigns forever, all that certain parcel of land lying and being in the County of Columbia, and State of Florida, more particularly described as follows:

Begin at the Southeast Corner of Block A in the Northwestern Division of the City of Lake City, Florida, and run West 199 feet for a point of beginning; thence run West 45 feet; thence North 95 feet; thence East 45 feet; thence South 95 feet to the point of beginning.

Note: This deed is given to correct an error made in a deed from Samuel Byrd and wife, Annie B. Byrd, to Fannie E. Sparks on the 26th day of October, 1953 and recorded in Book No. 5, Page No. 47, in the Clerk of Circuit Court's Office in Columbia County, Florida on October 26, 1953.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and To Hold the same in fee simple forever.

And the said part ies of the first part do covenant with the said part y of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances whatsoever and that they have good right and lawful authority to sell the same; and the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

Witness signatures: Dorothy S. Smith, Mary J. Witt. Deed signatures: Samuel Byrd, Annie B. Byrd. Each signature line is followed by a dotted line and the letters 'L. S.' to the right.

State of Florida,  
County of Columbia

BOOK 6 PAGE 224

I Herby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared Samuel Byrd and wife, Annie B. Byrd to me well known and known to me to be the individual s described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said Annie B. Byrd known to me to be the wife of the said Samuel Byrd on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 24th day of November, A. D. 19 53



*S. B. Byrd*  
Notary Public, State of Florida at  
My Comm. Expires Nov. 7, 1954  
My commission expires \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

WARRANTY DEED

To

Abstract of Description

State of Florida,  
County of Columbia

On this 7 day of Dec

A. D. 1953, at 2:10 o'clock P. M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 223-224 of Book \_\_\_\_\_ of Deeds-Book \_\_\_\_\_ in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the State of Florida, Judicial Circuit of said State, in and for said County.

*E. M. Roberts*  
Clerk  
*By Mary Roberts*  
C. C.

1953-7015-1604-170  
1953-7015-1604-170





**TAX DEED**

**State of Florida**

**County of Columbia**

File No.1578 of 1994

Parcel No. 00-00-00-11481-000

The following Tax Certificate numbered 1578 issued on June 1, 1994 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 13th day of November, 2001, offered for sale as required by law for cash to the highest bidder and was sold to **ROSA O. SCOTT**, whose address is **1626 N. MARION ST., 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 13th day of November, 2001, in the County of Columbia, State of Florida, in consideration of the sum of (\$1013.67) **One thousand thirteen dollars and sixty-seven cents**, being the amount paid pursuant to the Laws of Florida, does hereby sell the following lands situated in the County and State aforesaid and described as follows:  
**[REDACTED]; Northwest division, begin 199 feet west of southeast corner, run west 45 feet, north 95 feet, east 45 feet, south 95 feet to POINT OF BEGINNING, Block A.**

*P. DeWitt Cason*  
Clerk of the Circuit Court  
Columbia County, Florida

Witness:

*Chaff Jones*  
*Patricia A. Perry*

State of Florida

County of Columbia

On this 13th day of December, 2001, before me personally appeared P. DeWitt Cason, 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.

*Patricia A. Perry*  
NOTARY PUBLIC



# THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA,  
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Rick Bacon 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

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

..... in the ..... Court, was published  
in said newspaper in the issues of October 10, 17, 24, 31, 2001

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 this advertisement for publication in the said newspaper.



Kathleen A. Riotta  
MY COMMISSION # CC769125 EXPIRES 02/28/02  
SWORN AND SUBSCRIBED BY ME THIS 31 day of October  
A.D., 2001

*[Signature]*  
Kathleen Riotta  
Notary Public

Inst:2001024023 Date:12/20/2001 Time:09:09:52  
Loc Stamp-Deed : 7.70  
-MCK DC, P. DeWitt Cason, Columbia County B:942 P:826

### NOTICE OF APPLICATION FOR TAX DEED

Sec. 197.241 F.S.

Notice is hereby given that Rosa O. Scott, the holder(s) 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 1578  
Year of Issuance 1994  
Description of Property:  
00-00-00-11481-000; Northwest division begin 199 feet West of Southeast corner, run West 45 feet, North 95 feet, East 45 feet,

South 95 feet to POINT OF BEGINNING, Block A.

Name in which assessed Daniel W. Sparks

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 Courthouse on Tuesday the 13th day of November, 2001, at 11:00 A.M.

-s-Patricia A. Perry  
PATRICIA A. PERRY  
Deputy Clerk  
for: P. DEWITT CASON  
Clerk of Courts

NOTICE TO PERSONS WITH DISABILITIES: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED TO, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PATRICIA PERRY AT ROOM 234, COLUMBIA COUNTY COURTHOUSE, PO BOX 2069, LAKE CITY, FL 32056, (386)758-1350. SUNCOM 839-1350, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, PLEASE CALL (386)758-2139

03501946  
October 10, 17, 24, 31, 2001

**CERTIFICATE OF CLERK**

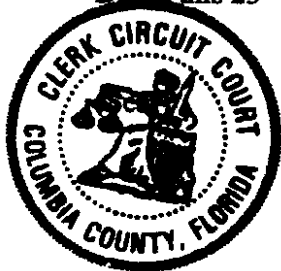
I HEREBY CERTIFY that copies of the Notices of Application for Tax Deed filed by Rosa O. Scott , regarding Tax Certificate numbers 1575, 1576 & 1578, issued June 1, 1994, said sale scheduled for November 13, 2001 , have been mailed via U.S. Mail on October 22, 2001 to the following persons:

Rosa O. Scott  
1626 N. Marion St.  
Lake City, FL 32055

No address for Daniel W. Sparks,  
Owner of Record  
Property posted

Inst:2001024023 Date:12/20/2001 Time:09:09:52  
Doc Stamp-Deed : 7.70  
MLK DC,P.DeWitt Cason,Columbia County B:942 P:627

Dated this 23<sup>rd</sup> day of October, 2001, at Columbia County, Florida.



*Patricia A. Perry, dc*  
for P. DEWITT CASON  
CLERK OF COURT

**Tax Record**

Last Update: 4/27/2022 3:43:35 PM EDT

[Register for eBill](#)

**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R11481-000	REAL ESTATE	2021
Mailing Address SCOTT ROSA O 862 N MARION AVE LAKE CITY FL 32055		Property Address  GEO Number 000000-11481-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
<u>Legal Description (click for full description)</u> 00-00-00 0000/0000.10 Acres NW DIV: COMM 199 FT W OF SE COR, RUN W 45 FT, N 95 FT, E 45 FT, S 95 FT TO POB. BLOCK A 942-825,		

**Ad Valorem Taxes**

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	2,138	0	\$2,138	\$16.71
CITY OF LAKE CITY	4.9000	2,138	0	\$2,138	\$10.48
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	2,138	0	\$2,138	\$1.60
LOCAL	2.6420	2,138	0	\$2,138	\$7.79
CAPITAL OUTLAY	1.5000	2,138	0	\$2,138	\$9.21
SUWANNEE RIVER WATER MGT DIST	0.3615	2,138	0	\$2,138	\$0.77
LAKE SHORE HOSPITAL AUTHORITY	0.0000	2,138	0	\$2,138	\$0.00
<b>Total Millage</b>		18.9675	<b>Total Taxes</b>		\$40.56

**Non-Ad Valorem Assessments**

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
<b>Total Assessments</b>		\$50.40
<b>Taxes &amp; Assessments</b>		\$90.96
<b>If Paid By</b>		<b>Amount Due</b>
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2021	PAYMENT	2701965.0002	2021	\$87.32

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
<u>2014</u>	2590		3170	2015	\$298.86
<u>2015</u>	2590		3062	2016	\$279.74
<u>2016</u>	2590		2993	2017	\$258.20
<u>2017</u>	2574		2817	2018	\$241.48
<u>2018</u>	2565		2740	2019	\$145.05
<u>2019</u>	2550		2802	2020	\$191.84
<u>2020</u>	2551		2422	2021	\$155.24
<b>Prior Years Total</b>					\$1,570.41
<b>If Paid By</b>			<b>Prior Years Due</b>		
4/30/2022			\$1,570.41		

[Click Here To Pay Now](#)

Columbia County Property Appraiser Jeff Hampton

2022 Working Values updated: 4/21/2022

Retrieve Tax Record 2021 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

Parcel: << 00-00-00-11481-000 (39962) >>

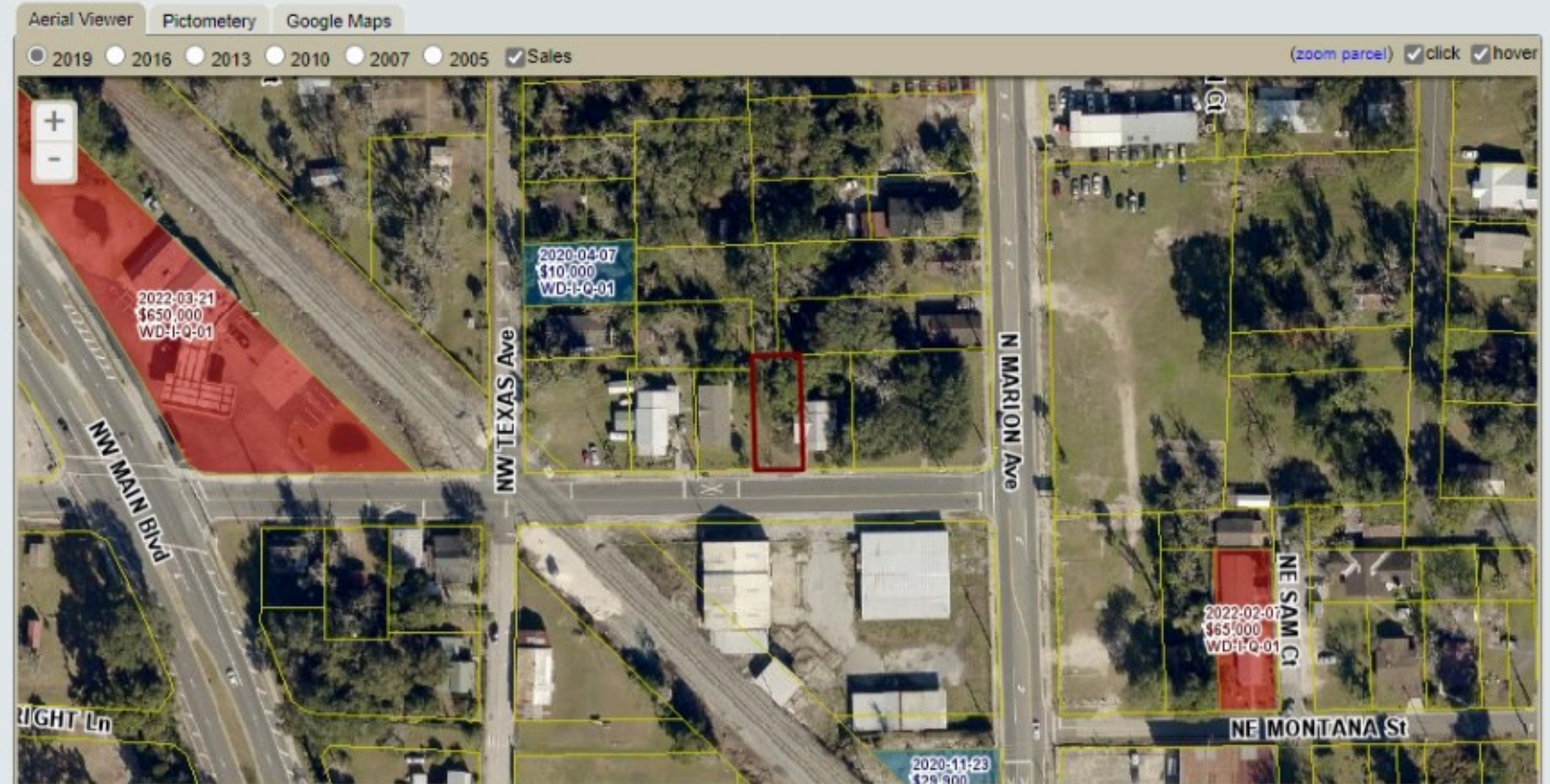
Owner & Property Info Result: 1 of 1

Owner	SCOTT ROSA O 862 N MARION AVE LAKE CITY, FL 32055		
Site			
Description*	NW DIV. COMM 199 FT W OF SE COR, RUN W 45 FT, N 95 FT, E 45 FT, S 95 FT TO POB. BLOCK A. 942-825.		
Area	0.098 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$2,138	Mkt Land	\$2,138
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,138	Just	\$2,138
Class	\$0	Class	\$0
Appraised	\$2,138	Appraised	\$2,138
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,138	Assessed	\$2,138
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,138 city:\$2,138 other:\$0 school:\$2,138	Total Taxable	county:\$2,138 city:\$2,138 other:\$0 school:\$2,138



▼ Sales History Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/13/2001	\$1,100	0942/0825	TD	V	U	01

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Bit	Value	Units	Dims
					NONE

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	4,275.000 SF (0.098 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,138

1"=40'  
SCALE

PAN BOX FULL INFO HOVER DIST SAVE PRINT



Map navigation controls including a layer selector, search icon, and a home button.