

CITY COUNCIL RESOLUTION NO. 2022-081

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 11480 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 All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.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-317-1
Property Address	135 NW Long St		
City	Lake City	County	Columbia County
		State	FL
		Zip Code	32055
Owner	Ethelene Moore and Burnie Livingston		

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.)

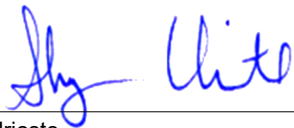
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months based on the definition cited above.

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-317-1
	<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: 692 SW St. Margarets St., Lake City, Florida 32055				
Phone: (386) 758-5400 ext. 458		Fax:		E-mail: dumasj@lcfla.com
SUBJECT PROPERTY IDENTIFICATION				
Address: 135 NW Long St				
City: Lake City	County: Columbia County	State: FL	ZIP: 32055	
Legal Description: See survey in the addendum.				
Tax Parcel #: 00-00-00-11480-000		RE Taxes: 458.57		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		
SUBJECT PROPERTY HISTORY				
Owner of Record: Ethelene Moore and Burnie Livingston				
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.	
RECONCILIATIONS AND CONCLUSIONS				
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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Client:	City of Lake City	Client File #:	
Subject Property:	135 NW Long St, Lake City, FL 32055	Appraisal File #:	22-A-317-1

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>Appraiser 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>Cost Approach: <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>Co-Appraiser 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>Sales Comparison Approach: <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>Income Approach: <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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Client:	City of Lake City	Client File #:	
Subject Property:	135 NW Long St, Lake City, FL 32055	Appraisal File #:	22-A-317-1

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input checked="" type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile		Neighborhood Land Use		Neighborhood Name: 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: 50.09 x 107.3	Area: 5,227.20 sf
View: Typical, Residential	Shape: Rectangular
Drainage: Not located in a designated flood zone.	Utility: Average
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
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 \$ /
Utilities	Off Site Improvements
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 0.12 acres or 5,227.20 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 considered a legal, non-conforming lot due to its existence 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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Client:	City of Lake City	Client File #:	
Subject Property:	135 NW Long St, Lake City, FL 32055	Appraisal File #:	22-A-317-1

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	135 NW Long St 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		0.41 miles SW		1.56 miles SE		0.43 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	5,227.20 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/Level	Cldr/Slightly Below	0	Cleared/Level	0	Cleared/Level	0
Width/Frontage	50'	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	135 NW Long St						
City	Lake City	County	Columbia County	State	FL	Zip Code	32055
Owner	Ethelene Moore and Burnie Livingston						



Subject Front

135 NW Long St
Sales Price
Date of Sale
Site Area 5,227.20 sf
Location Suburban
Vegetation Cleared/Level
Width/Frontage 50'



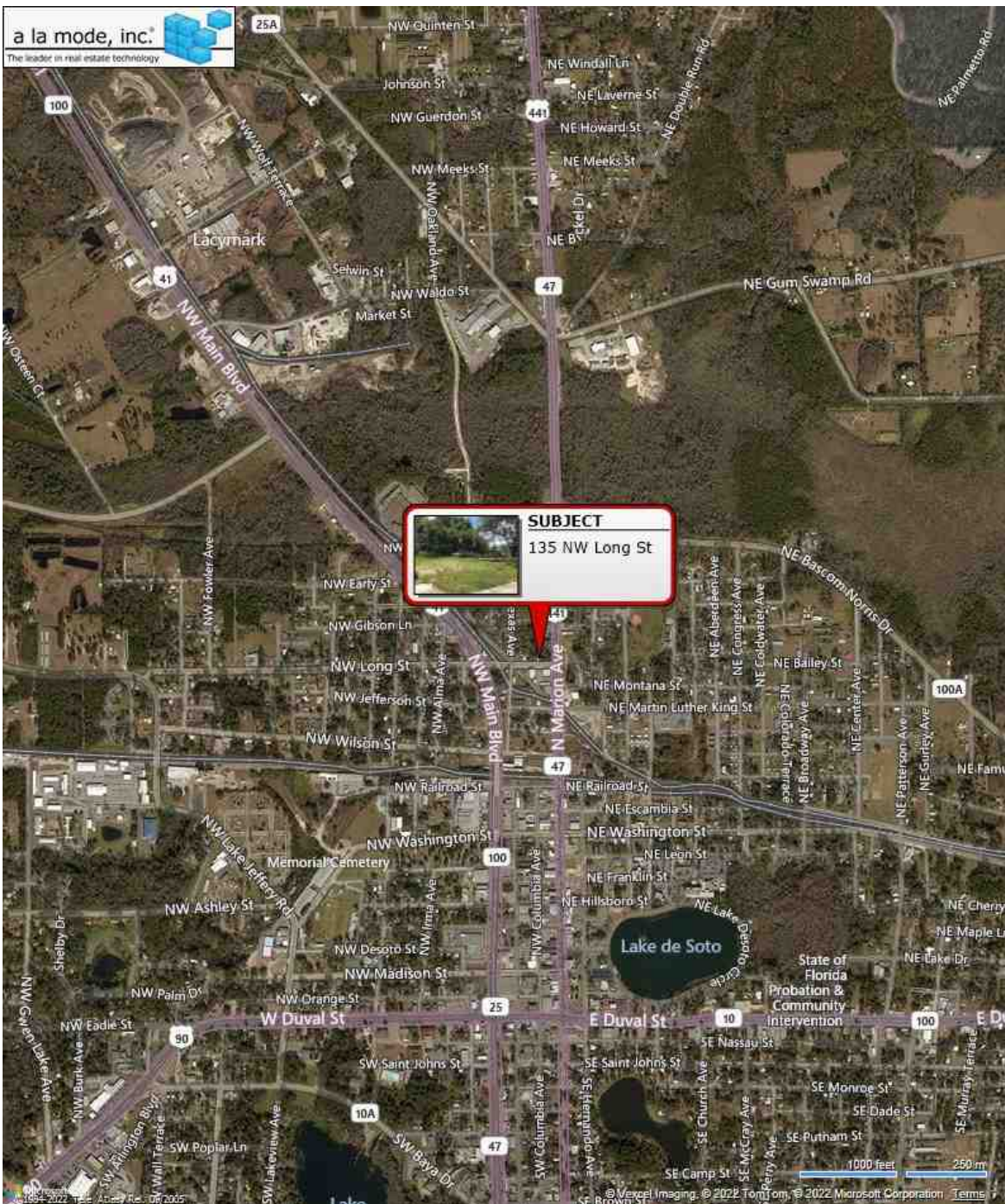
Subject Rear



Subject Street

Subject Location Map

Client	City of Lake City				
Property Address	135 NW Long St				
City	Lake City	County	Columbia County	State	FL
Owner	Ethelene Moore and Burnie Livingston		Zip Code	32055	



Client	City of Lake City
Property Address	135 NW Long St
City	Lake City
Owner	Ethelene Moore and Burnie Livingston
County	Columbia County
State	FL
Zip Code	32055

EFFECTIVE FLOOD INFORMATION REPORT



Location Information	
County:	COLUMBIA
Parcel:	00-00-00-11480-000
Flood Zone:	X
Flood Risk:	LOW

1% Annual Chance Base Flood Elev*	Not Applicable
10% Annual Chance Flood Elev*	Not Applicable
50% Annual Chance Flood Elev*	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)	Area Not Included	CrossSections	Wetlands
1% Flood - Zone AE (High Risk)	SFHA Decrease	County Boundaries	
1% Flood - Zone A (HighRisk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (HighRisk)	Depressions	Parcels	
0.2% Flood-Shaded Zone X (Moderate Risk)	BaseFlood Elevations (BFE)	River Marks	

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



www.srwmdfloodreport.com

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/2/2018	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](https://www.floodsmart.com). | [FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

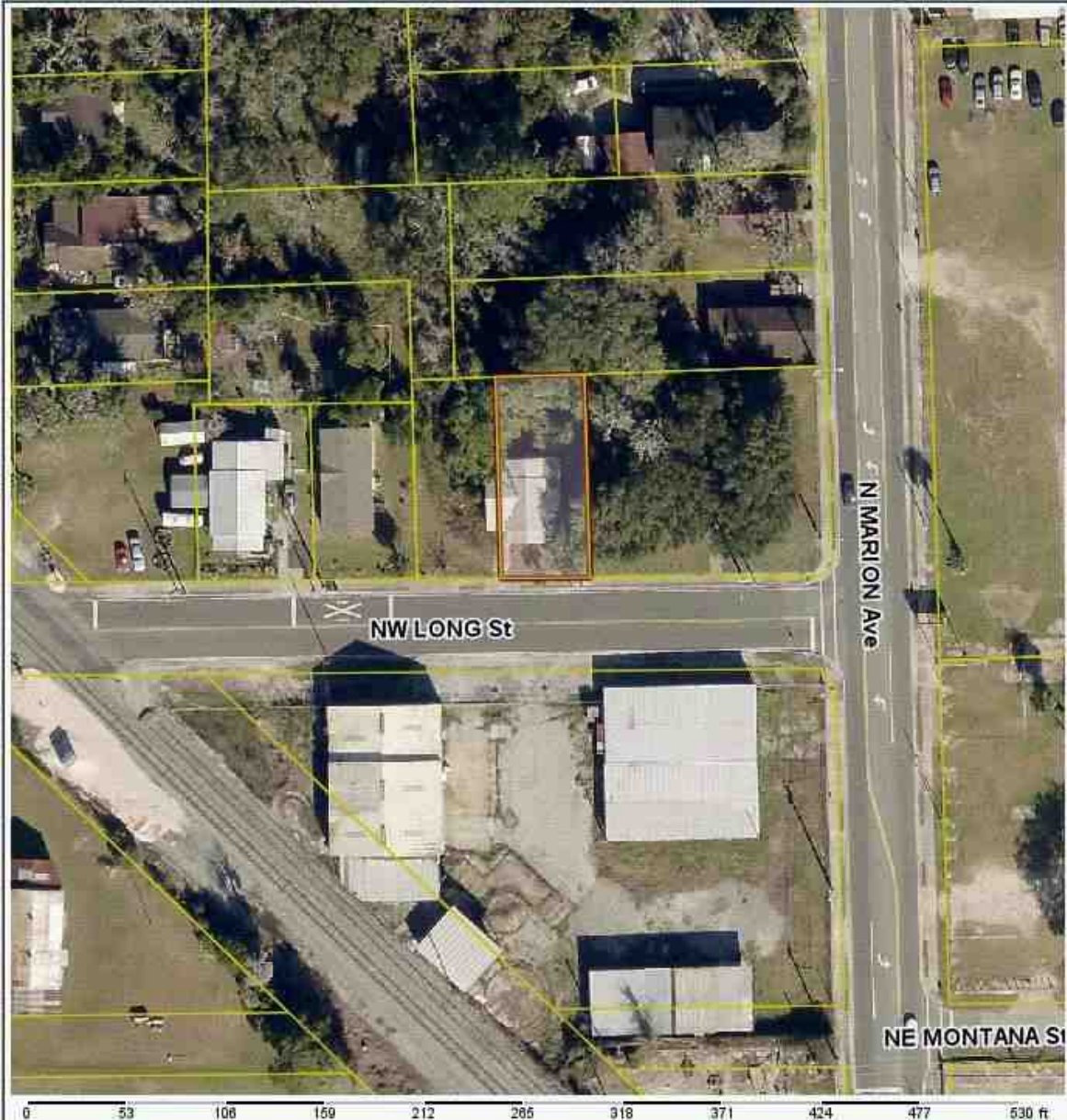
Flood Map Key

Client	City of Lake City				
Property Address	135 NW Long St				
City	Lake City	County	Columbia County	State	FL
Owner	Ethelene Moore and Burnie Livingston				
				Zip Code	32055


<p>Base Flood Elevation (BFE) 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 equaling or exceeding that level in any given year.</p> <p>A 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>AE, A1-A30 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>AH 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>AO 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>Supplemental Information: 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>AE FW (FLOODWAYS) 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>VE 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>X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD) 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>X 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>LINKS: FEMA: http://www.fema.gov</p> <p>SRWMD: http://www.srwmd.state.fl.us</p> <p>CONTACT SRWMD 5225 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	135 NW Long St				
City	Lake City	County	Columbia County	State	FL Zip Code 32055
Owner	Ethelene Moore and Burnie Livingston				

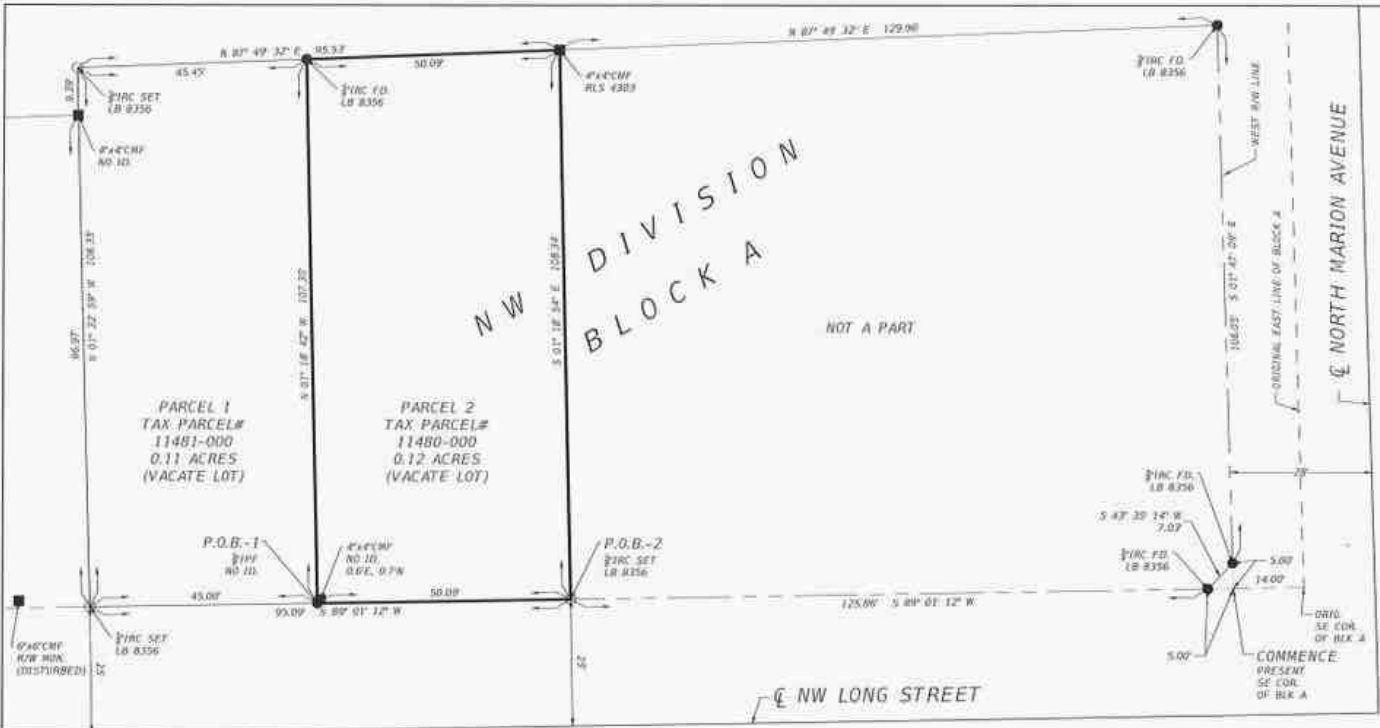


Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-756-1083

PARCEL: 00-00-00-11480-000 (39961) AG/XFOB (9901) 0.11 AC		NOTE: 																																
NW DIV. COMM. SE QDR. OF SE 1/4, W 151 FT FOR POB, W 48 FT, N 100 FT, E 48 FT, S 100 FT TO POB, BLOCK A, 406-245, WD 990-82, PB 1183-2004.																																		
Owner: MOORE ETHELENE LIVINGSTON BURNIE 1630 NE 185TH ST SHORELINE, WA 98155 Site: 135 NW LONG ST, LAKE CITY Sales Info: NONE	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="4">2022 Working Values</th> </tr> </thead> <tbody> <tr> <td>Mkt Lnd</td> <td>\$2,400</td> <td>Appraised</td> <td>\$2,480</td> </tr> <tr> <td>Ag Lnd</td> <td>\$0</td> <td>Assessed</td> <td>\$2,480</td> </tr> <tr> <td>Bldg</td> <td>\$0</td> <td>Exempt</td> <td>\$0</td> </tr> <tr> <td>XFOB</td> <td>\$80</td> <td></td> <td>county: \$2,480</td> </tr> <tr> <td>Just</td> <td>\$2,480</td> <td>Total</td> <td>city: \$2,480</td> </tr> <tr> <td></td> <td></td> <td>Taxable</td> <td>other: \$0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>school: \$2,480</td> </tr> </tbody> </table>	2022 Working Values				Mkt Lnd	\$2,400	Appraised	\$2,480	Ag Lnd	\$0	Assessed	\$2,480	Bldg	\$0	Exempt	\$0	XFOB	\$80		county: \$2,480	Just	\$2,480	Total	city: \$2,480			Taxable	other: \$0				school: \$2,480	
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			school: \$2,480																															

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. GrizzlyLogic.com

Client City of Lake City
 Property Address 135 NW Long St
 City Lake City
 Owner Ethelene Moore and Burnie Livingston
 County Columbia County
 State FL
 Zip Code 32055



- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundaries based on monumentation found in place, instruction by client, prior survey by Bales, Bishop & Lane, prior survey by W.C. Hale, P.L.S. and prior survey by this Company.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional covenants, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, assessments & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: April 6, 2022
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "A", which according to said maps is outside of the 0.2% chance floodplain (ref. Map No. 1202SC0840).



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, RAISED SEAL, OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

James B. Smith
 James B. Smith P.S.M.
 Florida Reg. No. 73555
 DATE: 4/19/2022

DESCRIPTION:
 PARCEL 2 (TAX PARCEL# 11480 000)
 COMMENCE at the present Southeast corner of Block A of Northwestern Division of the City of Lake City, Florida in Section 29, Township 3 South, Range 17 East, Columbia County, Florida and run South 89°00'12" West, along the North Right-of-Way line of NW Long Street, a distance of 130.85 feet to the POINT OF BEGINNING; thence measure South 89°01'13" West, along said North Right-of-Way line of NW Long Street, a distance of 50.00 feet; thence North 01°18'42" West, a distance of 100.30 feet; thence North 87°49'12" East, a distance of 50.00 feet; thence South 01°18'54" East, a distance of 108.34 feet to the POINT OF BEGINNING. Containing 0.12 acres, more or less.

BOUNDARY SURVEY
 PART OF BLOCK A, NORTHWESTERN DIVISION
 IN SECTION 29
 TOWNSHIP 3 SOUTH, RANGE 17 EAST
 COLUMBIA COUNTY, FLORIDA

LEGEND

CMF=CONCRETE MONUMENT FOUND	P.O.B.=POINT OF BEGINNING
IM=IRON PIPE FOUND	IR=IRON REBAR & CAP
PLS=PROFESSIONAL LABD. SURVEYOR	FD=FOOT
CDL=CONNER	NO ID=NO IDENTIFICATION
RM=RIGHT-OF-WAY	RLS=REGISTERED LAND SURVEYOR
E=CENTER LINE	BLK=BLOCK
PL=PROPERTY LINE	ORG=ORIGINAL
CB=LICENSED BUSINESS	MON=MONUMENT

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3873
 LAKE CITY, FL 32056
 PH: 386-752-6675
 LIC NO. 128336

2531 BEARSTONE PINES DR.
 TALLAHASSEE, FL 32301
 WWW.NFPS.NET

JOB NO. 1220321CLC
 CAP 29011

CITY OF LAKE CITY

SHEET NO.
 1

Comparable Land Photo Page

Client	City of Lake City				
Property Address	135 NW Long St				
City	Lake City	County	Columbia County	State	FL
Owner	Ethelene Moore and Burnie Livingston				
				Zip Code	32055



Comparable 1

509 NW Wilson St
 Prox. to Subj. 0.41 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'

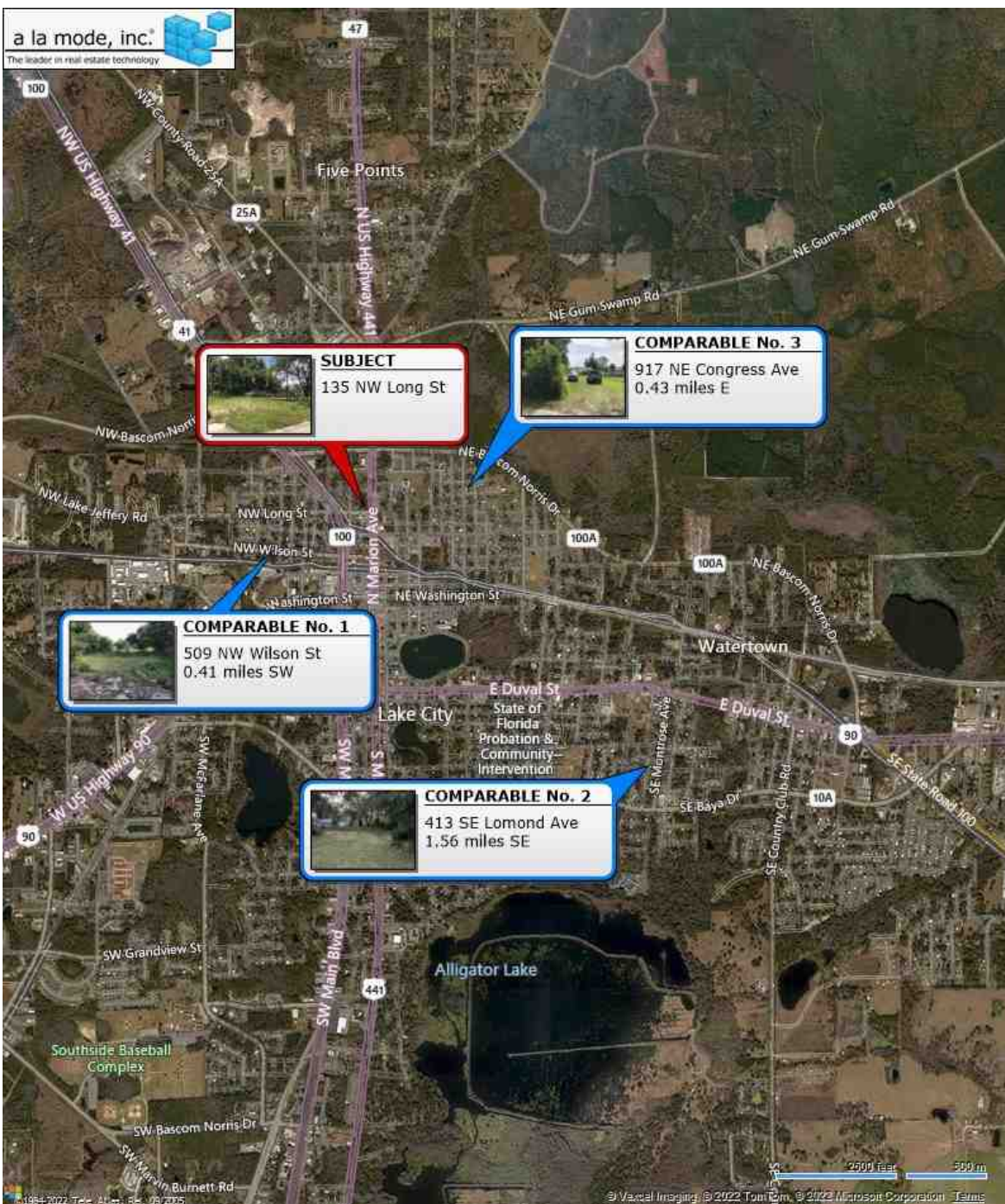


Comparable 3

917 NE Congress Ave
 Prox. to Subj. 0.43 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	135 NW Long St				
City	Lake City	County	Columbia County	State	FL
Owner	Ethelene Moore and Burnie Livingston	Zip Code	32055		



Client:	City of Lake City	Client File #:	
Subject Property:	135 NW Long St, Lake City, FL 32055	Appraisal File #:	22-A-317-1

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

Client:	City of Lake City	Client File #:	
Subject Property:	135 NW Long St, Lake City, FL 32055	Appraisal File #:	22-A-317-1

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



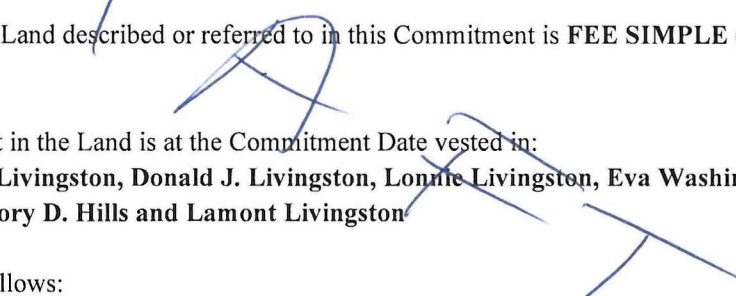
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 1049428	Revision Number: None	Issuing Office File Number: 20-681B	Issuing Office: 2519601
Property Address: 135 Long Street Lake City, FL 32055	Loan ID Number: NA	ALTA Universal ID: None	Issuing Agent: Brent E. Baris, P.A.

1. Commitment Date: **March 29, 2021 at 11:00 PM**
2. Policy to be Issued: Proposed Policy Amount:
OWNER'S: ALTA Owner's Policy (06/17/06). (With Florida Modifications) **\$10,000.00**
Proposed Insured: **City of Lake City**
MORTGAGEE:
Proposed Insured: 
MORTGAGEE: 
Proposed Insured: 
3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE** (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Ethelene Moore, Vincent Livingston, Donald J. Livingston, Lonnie Livingston, Eva Washington, Minnie Livingston, Twanda Livingston, Gregory D. Hills and Lamont Livingston
5. The Land is described as follows:
Begin at the Southeast Corner of the SE 1/4 of Block A in the Northwestern Division of the City of Lake City, Florida, and run West 151 feet for a Point of Beginning; thence West 48 feet, North 100 feet, East 48 feet, South 100 feet to the Point of Beginning, all being in Block "A" of the Northwestern Division of the City of Lake City, Florida.

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111

AUTHORIZED SIGNATORY

Brent E. Baris, P.A.
2519601

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-I

Issuing Office File Number: 20-681B

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from Ethelene Moore, Vincent Livingston, Donald J. Livingston, Lonnie Livingston, Eva Washington, Minnie Livingston, Twanda Livingston, Gregory D. Hills and Lamont Livingston, joined by spouse(s), if married, or nonhomestead language, to the proposed purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.

[Handwritten signature]

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule B-II

Issuing Office File Number: 20-681B

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
 - a. General or special taxes and assessments required to be paid in the year **2021** and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - d. Easements or claims of easements not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.