



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

<b>FOR PLANNING USE ONLY</b>	
Application #	_____
Application Fee \$	_____
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

**COMPREHENSIVE PLAN AMENDMENT**

**Small Scale: \$750.00    Large Scale: \$1,500.00**

**A. PROJECT INFORMATION**

1. Project Name: Take 5 Oil Change
2. Address of Subject Property: 2196 W US HIGHWAY 90, LAKE CITY
3. Parcel ID Number(s): 36-3S-16-02631-000
4. Existing Future Land Use Map Designation: Unincorporated Columbia County
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: CI - Commercial Intensive
7. Acreage: 0.583 Acres
8. Existing Use of Property: Black Cat Fireworks
9. Proposed use of Property: Take 5 Oil Change

**B. APPLICANT INFORMATION**

1. Applicant Status     Owner (title holder)     Agent
2. Name of Applicant(s): holder) Charles Millar    Title: Senior Project Manager  
 Company name (if applicable): Atwell  
 Mailing Address: 11770 US Highway 1 North, Suite 404 East  
 City: Palm Beach Gardens    State: Florida    Zip: 33408  
 Telephone: (772)486-1977    Fax: ( )    Email: cmillar@atwell-group.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): VYP, LLC  
 Mailing Address: 794 SW MANDIBI DR  
 City: Lake City    State: Florida    Zip: 32024  
 Telephone: (561) 593-1900    Fax: ( )    Email: \_\_\_\_\_

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: Project Approval  
If yes, is the contract/option contingent or absolute:  Contingent  Absolute
2. Has a previous application been made on all or part of the subject property?  Yes  No  
Future Land Use Map Amendment:  Yes  No  
Future Land Use Map Amendment Application No. In Process  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes  No   
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. In Process  
Variance:  Yes  No   
Variance Application No. \_\_\_\_\_  
Special Exception:  Yes  No   
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- 1.  Boundary Sketch or Survey with bearings and dimensions.
- 2.  Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3.  Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 4.  Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
- 5.  Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6.  Proof of Ownership (i.e. deed).
- 7.  Agent Authorization Form (signed and notarized).
- 8.  Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.  
The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

### NOTICE TO APPLICANT

All ten (10) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

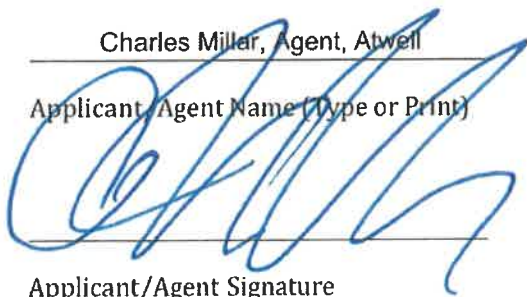
A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Charles Miller, Agent, Atwell

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

8-27

Date



**PLEASE FIND ATTACHED THE REPORT  
FOR THE FOLLOWING SITE**

**BV Project #: 164758.23R000-001.389 [Version 3]**

**Service: Topographic Survey**

**Site Name: Take 5 Oil Change 2194 - FL**

**Site Address: 2194 West US Highway 90**

**City/State: Lake City/FL**

In order to ensure that all comments are addressed properly, please send them to **Alyssa Girtten** at [alyssa.girtten@bureauveritas.com](mailto:alyssa.girtten@bureauveritas.com). Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at [Cliff.Stout@bureauveritas.com](mailto:Cliff.Stout@bureauveritas.com).







W US HIGHWAY 90

NW COLE Ter

2022-01-25  
\$1,760,000  
WD-I-U-37

2022-09-12  
\$2,260,714  
WD-I-U-37

2022-08-29  
\$510,000  
WD-I-Q-01

SW SONN Way

SW MARY ETHEL LN

SW BAMBOO Way

2022-08-03  
\$23,300  
CY-VJU-18

2023-12-07  
\$166,000  
WD-I-Q-01

SW STATE ROAD 247

SW DELIVERY LN

2023-05-01  
\$5,496,000  
WD-I-Q-05

2022-04-28  
\$1,650,000  
WD-V-Q-01

SW FAITH Rd

SW JERIAL EDENFIELD Dr

SW CHRISTIA Dr

2024-01-  
\$560,000  
WD-I-U-

SW GROUS



# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**  
updated: 8/8/2024

Parcel: [36-3S-16-02631-000 \(10740\)](#)

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

2023 
  2022 
  2019 
  2016 
  2013 
  Sales

## Owner & Property Info

Result: 1 of 2

Owner	VYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024		
Site	2196 W US HIGHWAY 90, LAKE CITY		
Description*	LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION 337-685, WD 1001-2463, QC 1072-510, QC 1272-423 WD 1272-426,		
Area	0.583 AC	S/T/R	36-3S-16
Use Code**	STORES/1 STORY (1100)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$228,600
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$36,174
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$264,774
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$264,774
SOH/10% Cap	\$0	SOH/10% Cap	\$25,349
Assessed	\$217,659	Assessed	\$264,774
Exempt	\$0	Exempt	\$0
Total	county:\$217,659 city:\$0	Total	county:\$239,425 city:\$0
Taxable	other:\$0 school:\$217,659	Taxable	other:\$0 school:\$264,774

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

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/29/2014	\$180,000	1272 / 426	WD	I	Q	01
1/26/2006	\$100	1072 / 510	QC	I	U	06
12/9/2003	\$100	1001 / 2463	WD	I	U	06

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	1950	2701	2995	\$36,174

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

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,400,000 SF (0.583 AC)	1,0000/1,0000 1,0000/6,000000 /	\$9 /SF	\$228,600

Search Result 1 of 2

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by [GrizzlyLogic.com](#)

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



CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY  
CONCURRENCY IMPACT ANALYSIS  
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS  
VPY, LLC  
2196 W. US HIGHWAY 90**

**Concurrency:**

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

**Key Aspects of Florida's Concurrency Impact Analysis**

1. **Concurrency Management System (CMS)**
  - **Purpose:** To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
  - **Requirements:** Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.
2. **Infrastructure Components**
  - **Transportation:** Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
  - **Education:** Assesses the capacity of local schools to accommodate additional students generated by new developments.
  - **Utilities:** Examines the adequacy of water, sewer, and stormwater management systems to support new development.
3. **Level of Service Standards**
  - **Definition:** Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the student-to-teacher ratio in schools).
  - **Analysis:** New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.
4. **Impact Fees**
  - **Purpose:** To fund necessary infrastructure improvements or expansions required to support new development.
  - **Assessment:** Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.



## 5. Concurrency Analysis Process

- **Pre-Application Consultation:** Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- **Traffic Impact Analysis (TIA):** Conducted to evaluate the effect of the development on local roadways and transportation systems.
- **School Impact Analysis:** Determines the effect on local school capacities and whether additional educational facilities are needed.
- **Utility Capacity Analysis:** Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

## 6. Mitigation Measures

- **Infrastructure Improvements:** Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- **Phased Development:** Large projects may be implemented in phases to align with infrastructure capacity and availability.

## 7. Local Government Review

- **Approval Process:** Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- **Public Input:** Public hearings and community meetings may be held to gather input and address concerns related to new developments.

## 8. Regulatory Framework

- **Florida Statutes:** Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- **Local Comprehensive Plans:** Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

## Steps for Developers in Florida

1. **Understand Local Requirements:** Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
2. **Engage Early:** Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
3. **Conduct Required Analyses:** Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
4. **Plan for Mitigation:** Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
5. **Monitor Changes:** Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

**Project Concurrency Analysis:**

<b>Public Facilities Concurrency</b>	<b>Provider</b>	<b>Existing Demand</b>	<b>Proposed Demand Reserved Capacity</b>
<b>1. Roads</b>	<b>FDOT</b>	<b>Existing Condition</b>	<b>96 trips per weekday (Using ITE trip generator – code 941)</b>
<b>2. Sewer</b>	<b>Lake City</b>	<b>Septic Tank</b>	<b>312.5 GPD (1.25 ERU X 250 GPD)</b>
<b>3. Solid Waste</b>	<b>Lake City</b>	<b>Existing Condition</b>	<b>8.24 lbs. per capita per day X 6 persons = 49.44 lbs. per day 49.44 lbs. per day X 365 days = 18,045.6 lbs. per year</b>
<b>4. Drainage</b>	<b>SRWMD</b>	<b>Existing Condition</b>	<b>No Impact</b>
<b>5. Potable Water</b>	<b>Lake City</b>	<b>City Utility</b>	<b>437.5 GPD (1.25 ERU X 350 GPD)</b>

**Comprehensive Land Use Plan:**

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

**1. Understanding the Comprehensive Plan**

- **Purpose:** The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- **Components:** It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

**2. Consistency Analysis**

- **General Approach:** The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- **Steps in Analysis:**
  1. **Review the Proposal:** Examine the specifics of the proposed change or development.
  2. **Compare with Comprehensive Plan:** Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
  3. **Consider Impacts:** Assess the potential impacts on land use, infrastructure, environment, and community services.

### 3. Key Considerations

- **Land Use Compatibility:** Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- **Infrastructure Adequacy:** Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- **Environmental Impact:** Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services:** Assess whether public services like schools and emergency services can accommodate the proposed changes.

### 4. Regulatory Framework

- **State Requirements:** Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- **Local Procedures:** Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

### 5. Public Participation

- **Engagement:** Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

### 6. Decision-Making

- **Approval Process:** The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

### 7. Documentation and Reporting

- **Reporting:** The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

### 8. Appeals and Amendments

- **Appeals:** There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.



**Project Comprehensive Land Use Plan Analysis:**

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

HFD/lss  
1803.02-14-055  
3/20/2014

REC. 27.00  
DOC. 1260.00  
INT. \_\_\_\_\_  
INDEX \_\_\_\_\_  
CONSIDERATION 180,000.00

This instrument prepared by  
Herbert F. Darby  
Darby Peele Crapps Green & Stadler, LLP  
Attorneys at Law  
Post Office Drawer 1707  
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM  
Doc Stamp-Deed:1260.00  
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1272 P:426

WARRANTY DEED

THIS WARRANTY DEED made this 29<sup>th</sup> day of March, 2014, by  
WILLIAM D. EPPERSON, a single person not residing on the property, but whose  
mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called  
the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office  
address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

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

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a  
Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36,  
Township 3 South, Range 16 East, in Columbia County, Florida, according to  
Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8,  
1926, and filed in the Office of the Clerk of Circuit Court, Columbia County,  
Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that  
portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions,  
reservations, easements, and limitations of record, if any, and all zoning and land



use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered  
in the presence of:

① Mary A Miller  
Witness

✓ MARY A. MILLER  
(Print/type name)

② [Signature]  
Witness

✓ Greg Harrell  
(Print/type name)

[Signature] (SEAL)  
WILLIAM D. EPPERSON

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of  
March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL  
SEAL)

[Signature]  
Notary Public, State of Florida  
CRYSTAL C. KING  
(Print/type name)

My Commission Expires:



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

AGENT AUTHORIZATION FORM

I, PEURRUNG, VICTORIA (owner name), owner of property parcel

number 363S1602631000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Kimmy Phan	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

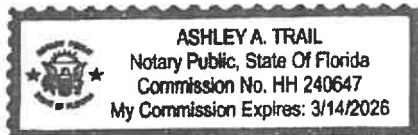
Victoria Peurrung \_\_\_\_\_ 3-28-24 \_\_\_\_\_  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Kimmy Phan Victoria Peurrung, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver License on this 28<sup>th</sup> day of March, 2024.

Ashley A. Trail  
 NOTARY'S SIGNATURE

(Seal/Stamp)





# Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

## Tax Record

Last Update: 7/8/2024 2:30:47 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			
R02631-000	REAL ESTATE	2023			
<b>Mailing Address</b> VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024		<b>Property Address</b> 2196 US HIGHWAY 90 LAKE CITY  <b>GEO Number</b> 363S16-02631-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	002				
<b>Legal Description (click for full description)</b>					
36-3S-16 1100/1100.58 Acres LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	217,659	0	\$217,659	\$1,701.01
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	217,659	0	\$217,659	\$162.81
LOCAL	3.2170	217,659	0	\$217,659	\$700.21
CAPITAL OUTLAY	1.5000	217,659	0	\$217,659	\$326.49
SUWANNEE RIVER WATER MGT DIST	0.3113	217,659	0	\$217,659	\$67.76
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217,659	0	\$217,659	\$0.02
<b>Total Millage</b>		13.5914	<b>Total Taxes</b>		\$2,958.30
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
FFIR	FIRE ASSESSMENTS				\$380.96
<b>Total Assessments</b>					\$380.96
<b>Taxes &amp; Assessments</b>					\$3,339.26
<b>If Paid By</b>					<b>Amount Due</b>
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES