



**CITY OF LAKE CITY
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

FOR OFFICIAL USE ONLY

Date Received: ~~8/28/23~~ 8/28/23
Case #: COA 23-32

APPLICANT INFORMATION

Applicant is (check one and sign below): Owner Contractor Architect Other Agent

Applicant: Chelsea Flores Agency

Property Owner: Joy Lutz

Contact: Chelsea Flores

Contact: Jordan Regar

Address: 224 E Duval St Lake City, FL 32055

Address: 405 E Duval St Lake City, FL 32055

Phone: 386-438-5583

Phone: 386-752-4005

Cell: 386-209-2177

Phone: 386-292-4548

Email: chelsea@chelseaflores.com

Cell: info@alignedcpa.com

Email: info@alignedcpa.com

PROPERTY INFORMATION

Site Location/Address: 224 E Duval St Lake City, FL 32055

Current Use: Insurance Office

Proposed Use: Insurance Office

Year Built: 1920

Projected Cost of Work: \$ 800

NARRATIVE

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Installation of signage.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Chelsea Flores

Chelsea Flores / Agency Owner

8/28/2023

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

FOR OFFICIAL USE ONLY

Parcel ID Number:	<u>13214-000</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>CG</u>
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible

City of Lake City, Land Development Regulations

ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



AGENT SIGN PROGRAM

Agent Instructions and Proposed Layout

State Farm / Agent Sign Program Design Team

08-25-23

Page 1 of 2

Prepared for State Farm Agent: Chelsea Flores

From Agent Sign Program Designer: Brad Cole / brad.cole.g1it@statefarm.com / 309/310-7032

This proposed layout was created for review and approval by the agent identified above and to show appearance of sign(s). You may share this proposal with your vendor to obtain cost estimates. Do not use this proposal for production of signage. Please follow the next steps below.

Required Next Steps:

- **Carefully review this proposed layout** which shows the appearance and location of signage. If approved, you may send the proposal to your local vendor for cost estimates along with the required production specifications document previously provided by your Brand Liaison.
- **If changes are needed**, please submit suggestions to the State Farm Agent Sign Program designer identified above. If the request changes are within State Farm Sign Standards, the designer will make the changes and send a revised proposed layout for your review/approval.
- **If approved after reviewing with your local sign vendor**, please email your approval to the State Farm Agent Sign Program designer listed above.
- **Upon receipt of agent approval**, the State Farm Agent Sign Program Design Team will provide Adobe Illustrator files to your local sign vendor to be used as final art. Your local vendor must use the final art to create their own renderings to be approved by the agent and Brand Liaison. Once your vendor's renderings are approved by the agent and Brand Liaison, your local vendor must use the final art for sign production.

Sign production must not begin until:

1. Local sign vendor has received final art files and sign specifications PDF from the State Farm Agent Sign Program Design Team to create vendor renderings.
2. State Farm agent and Brand Liaison have approved vendor's rendering(s).

Note: You do not need the above designer's approval on vendor's rendering(s).

Use of the State Farm logo is valid for this sign request only.
Use of the State Farm trademark or final art on other projects is unauthorized.

STATE FARM CONFIDENTIAL INFORMATION
— Distribution on a Business Need-to-Know Basis Only —



PROPOSED LAYOUT

Prepared by: Brad Cole
brad.cole.g1it@statefarm.com • 309-310-7032

State Farm* / Agent Sign Program Design Team

- For approval only. Not intended to be used as final art by vendor.
- This page is for cost estimates and to show correct appearance only. Graphics are not to scale and roughly placed.
- After this proposed layout has been approved, State Farm will supply Adobe Illustrator (ai) files to be used as final art.
- Specifications for State Farm signage and window graphics will be supplied in a separate PDF along with final art files. The vendor is required to follow these specifications with no deviations.

08-25-23

Page 2 of 2

Historic Post and Panel Sign

Double-Sided Agent Sign:

Size: 48" Wide x 24" High

Logo: 3.8" High

Name: 3.1" Cap Height and 2.7" Cap Height

Phone: 1.8" High

Post are painted black

Red:

PAINT: Sherwin-Williams SW 6869 Stop

VINYL: 3M 033 Trans Red Series #3630 or

Arlon #2500-33 Red Vinyl

OPAQUE VINYL: Arlon #2100-223 Peacock Red

Gold:

PAINT: Sherwin Williams SW 6136 Harmonic Tan or
SW 0043 Peristyle Brass (darker gold)

VINYL: 3630-141 Gold Vinyl

Black:

PAINT: Sherwin-Williams SW 6258 Tricorn Black

White:

PAINT: Sherwin-Williams SW 7005 Pure White

VINYL: 3M #3630-20 White Vinyl or

Arlon #2100-02 White Vinyl

DIGITAL PRINTING:

Red = 100% Magenta / 100% Yellow

Gold = 9% Magenta / 50% Yellow / 24% Black

Black = 20% Cyan / 20% Magenta / 20% Yellow /

100% Black





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

AGENT AUTHORIZATION FORM

I, Joy Lutz (owner name), owner of property parcel

number 00-00-00-13214-000 (41726) (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. Chelsea Flores	1. Chelsea Flores
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.

Owner Signature (Notarized) Joy Lutz Date 9/11/23

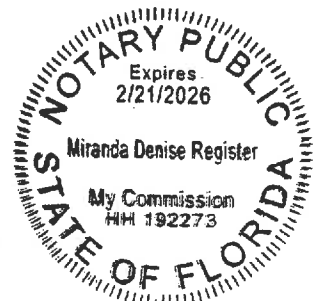
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Joy Lutz, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 11 day of September, 2023

NOTARY'S SIGNATURE [Signature]

(Seal/Stamp)



Google Maps 224 State Rte 100

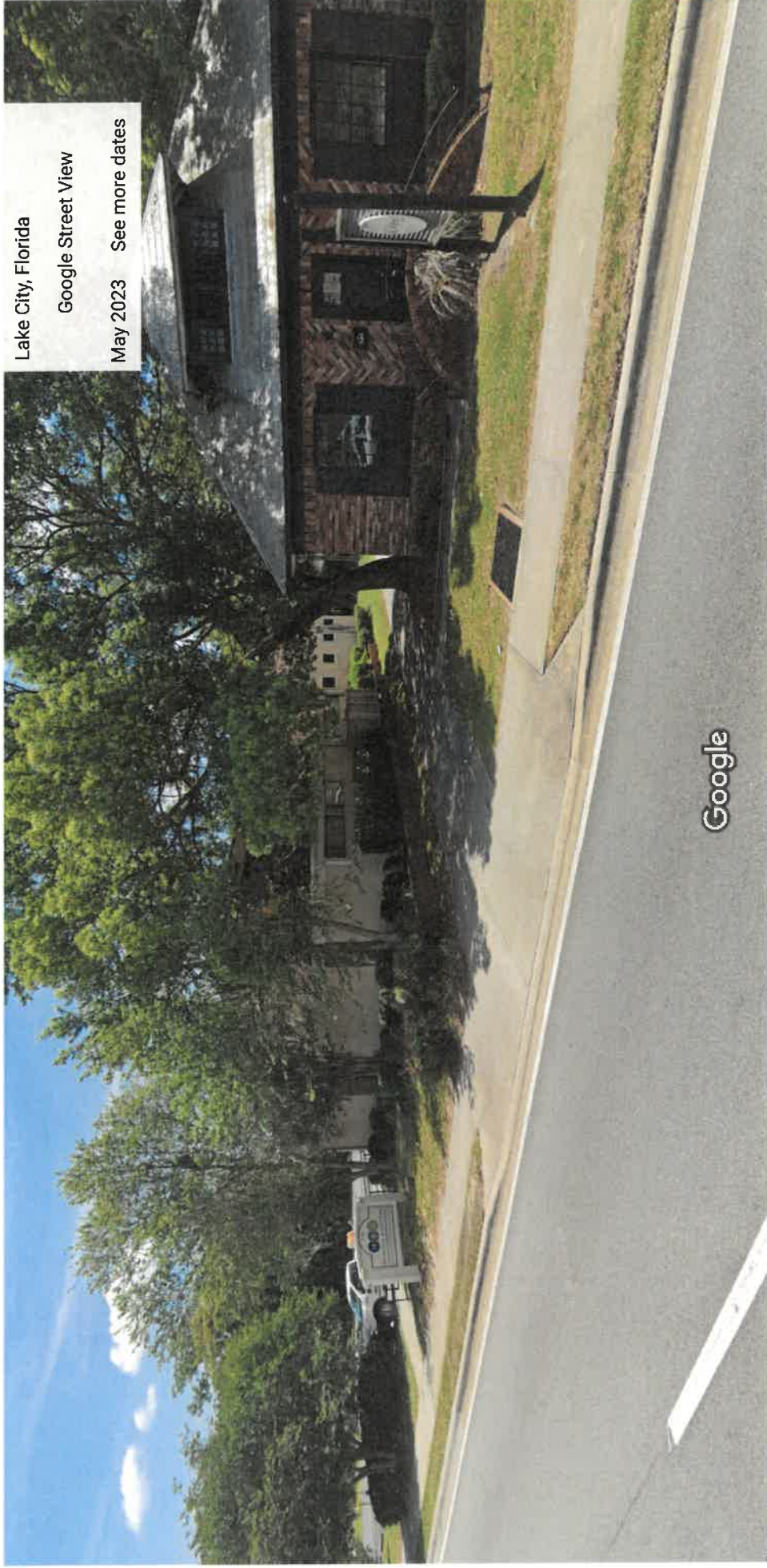


Lake City, Florida
 Google Street View
 May 2023 See more dates



Image capture: May 2023 © 2023 Google

Google Maps 224 State Rte 100



Lake City, Florida
 Google Street View
 May 2023 See more dates

Google

Image capture: May 2023 © 2023 Google



Google Maps 225 State Rte 100



Lake City, Florida
 Google Street View
 May 2023 See more dates

Image capture: May 2023 © 2023 Google





September 19, 2023

To Whom it May Concern

On 10/03/2023 the Historic Preservation Agency will be having a meeting at 6pm at 205 N. Marion. At this meeting we will be hearing a petition for a property owner to install a new sign on there property at 224 E Duval St. Lake City, FL 32055.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email growthmanagement@lcfla.com.

Robert Angelo

A handwritten signature in blue ink, appearing to read 'Robert Angelo'.

Planning and Zoning Tech.

City of Lake City

7021 0350 0000 5416 1485

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



7021 0350 0000 5416 1485
7021 0350 0000 5416 1485

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Daniel or Teresa Morgan / Current Resident
Street and Apt. No., or PO Box No. 234 E Duval St
City, State, ZIP+4® Lake City, FL 32055

7021 0350 0000 5416 1492

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



7021 0350 0000 5416 1492
7021 0350 0000 5416 1492

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OFFICIAL USE

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Teresa or Tom Carson / Current Resident
Street and Apt. No., or PO Box No. 258 SE Nassau St
City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 5416 1508

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



7021 0350 0000 5416 1508
7021 0350 0000 5416 1508

U.S. Postal Service
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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Teresa Price / Current Resident
Street and Apt. No., or PO Box No. 216 SE Nassau St
City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 5416 1539

7021 0350 0000 5416 1522

7021 0350 0000 5416 1515

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

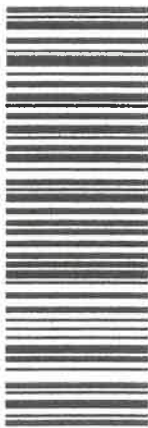
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

CERTIFIED MAIL®

CERTIFIED MAIL®



7021 0350 0000 5416 1539

7021 0350 0000 5416 1522

7021 0350 0000 5416 1515

7021 0350 0000 5416 1539

7021 0350 0000 5416 1522

7021 0350 0000 5416 1515

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Teressa Pierce / Current Resident
 Street and Apt. No., or PO Box No. _____
209 SE St Johns St
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Andrew Chapman / Current Resident
 Street and Apt. No., or PO Box No. _____
235 SE St Johns St
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Columbia County / Current Resident
 Street and Apt. No., or PO Box No. _____
180 E Duval
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0699 1254 56

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 0699 1254 56

9589 0710 5270 0699 1254 56

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.95
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$.63
Total Postage and Fees	\$ 8.53

Sent To Matthew or Kelly Erkinga/current Res.
 Street and Apt. No., or PO Box No. 249 SE St Johns St
 City, State, ZIP+4® Lake City, FL 32055

Full Address	City	Parcel ID	Zip Code
224 E Duval St	LAKE CITY	13214-000	32055

Address within 300'

217 E Duval St	LAKE CITY	12696-000	32055
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257 E Duval St	LAKE CITY	12696-000	32055
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✓ 180 E Duval St	LAKE CITY	12736-000	32055
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✓ 234 E Duval St	LAKE CITY	13213-000	32055
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✓ 258 Se Nassau St	LAKE CITY	13243-000	32025
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✓ 216 Se Nassau St	LAKE CITY	13240-000	32025
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✓ 209 SE St Johns

✓ 235 SE St Johns

✓ 249 SE St Johns



1:1,287 82°38'7"W 30°11'23"N Selected Features: 7

Addresses

Field: Add Calculate Selection: Select By Attributes Zoom To Switch Clear Delete Copy Highlighted: Select Paste Zoom In Zoom Out Switch Clear Delete

OBJECTID	Full Address	Place Name	Municipality Name	Emergency Service Number	Public Safety Answering Point	MSAG Community	USNG Coordinate	Description	Location
1	217 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
2	257 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
3	224 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
4	180 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
5	234 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
6	216 Se Nassau St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
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Click to add new row.

Columbia County Property Appraiser

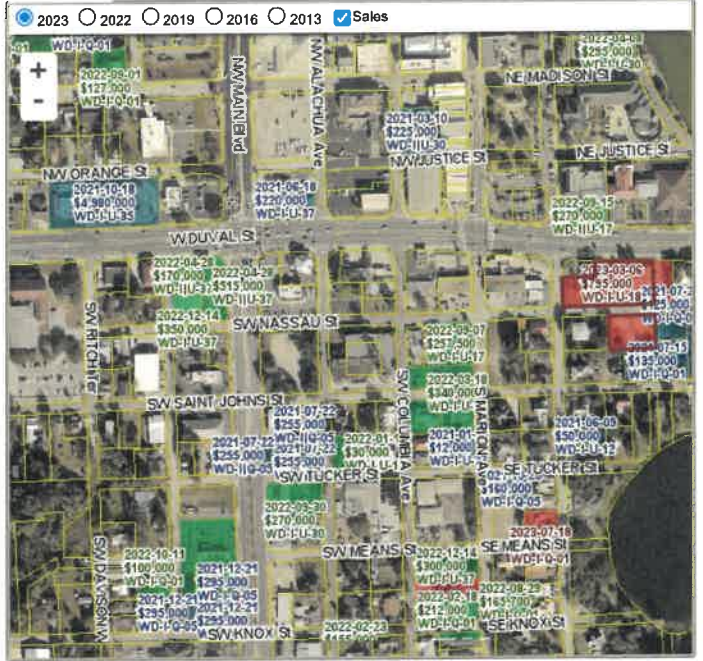
Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: [◀](#) **00-00-00-12736-000 (41272)** [▶](#)

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

2023 2022 2019 2016 2013 Sales



Owner & Property Info Result: 1 of 1

Owner	COLUMBIA COUNTY, FLORIDA PO BOX 1529 LAKE CITY, FL 32056		
Site	180 E DUVAL ST, LAKE CITY		
Description*	C DIV: BEG SW COR BLOCK 33, N ALONG E R/W HERNANDO ST 85 FT, E 105 FT, N 50 FT TO S R/W US-90, E ALONG R/W 190 FT, S 140 FT TO N R/W NASSAU ST, W 295 FT TO POB. (BEING PART OF BLOCK 33 & ALL BLOCK 34). ALSO BEG AT NE COR BLK 35 RUN S 104.40 FT, W 149 FT, N...more>>>		
Area	1.182 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$167,088	Mkt Land	\$245,750
Ag Land	\$0	Ag Land	\$0
Building	\$249,058	Building	\$394,672
XFOB	\$9,949	XFOB	\$9,949
Just	\$426,095	Just	\$650,371
Class	\$0	Class	\$0
Appraised	\$426,095	Appraised	\$650,371
SOH Cap [?]	\$23,771	SOH Cap [?]	\$207,815
Assessed	\$426,095	Assessed	\$650,371
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$402,324 city:\$402,324 other:\$0 school:\$426,095	Total Taxable	county:\$442,556 city:\$442,556 other:\$0 school:\$650,371

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/6/2023	\$795,000	1486/0791	WD	I	U	18
9/8/2000	\$311,000	0910/1536	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1978	11011	11526	\$394,672

*Bldg Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	0	\$6,581.00	18280.00	0 x 0
0210	GARAGE U	1993	\$1,520.00	800.00	20 x 40
0166	CONC,PAVMT	1993	\$1,448.00	193.00	0 x 0
0166	CONC,PAVMT	1993	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	26,600.000 SF (0.610 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$133,000
1000	VACANT COMMERCIAL (MKT)	8,950.000 SF (0.205 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$44,750
2800	PARKNG LOT (MKT)	16,000.000 SF (0.367 AC)	1.0000/1.0000 1.0000/ 8500000 /	\$4 /SF	\$68,000

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << 00-00-00-13213-000 (41725) >>

Owner & Property Info

Result: 1 of 1

Owner	MORGAN DANIEL H MORGAN TERESA B 234 EAST DUVAL STREET LAKE CITY, FL 32055		
Site	234 E DUVAL ST, LAKE CITY		
Description*	E DIV: BEG SE COR, RUN W 75 FT, N 148.48 FT TO S RW OF DUVAL STREET, E ALONG R/W 75 FT, S 148.48 FT TO POB. BLOCK 250. ORB 445-318, 822-1485, 888-028.		
Area	0.241 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$52,500	Mkt Land	\$52,500
Ag Land	\$0	Ag Land	\$0
Building	\$146,251	Building	\$160,184
XFOB	\$10,652	XFOB	\$10,652
Just	\$209,403	Just	\$223,336
Class	\$0	Class	\$0
Appraised	\$209,403	Appraised	\$223,336
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$209,403	Assessed	\$223,336
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$209,403 city:\$209,403 other:\$0 school:\$209,403	Total Taxable	county:\$223,336 city:\$223,336 other:\$0 school:\$223,336

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/10/1999	\$153,500	0888/0028	WD	I	Q	
5/29/1996	\$135,000	0822/1485	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1978	3122	3553	\$160,184

*Bldg_Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2018	\$1,500.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2019	\$9,152.00	5720.00	44 x 130

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	10,500.00 SF (0.241 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$52,500

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << 00-00-00-13243-000 (41755) >>

Aerial Viewer Pictometry Google Maps

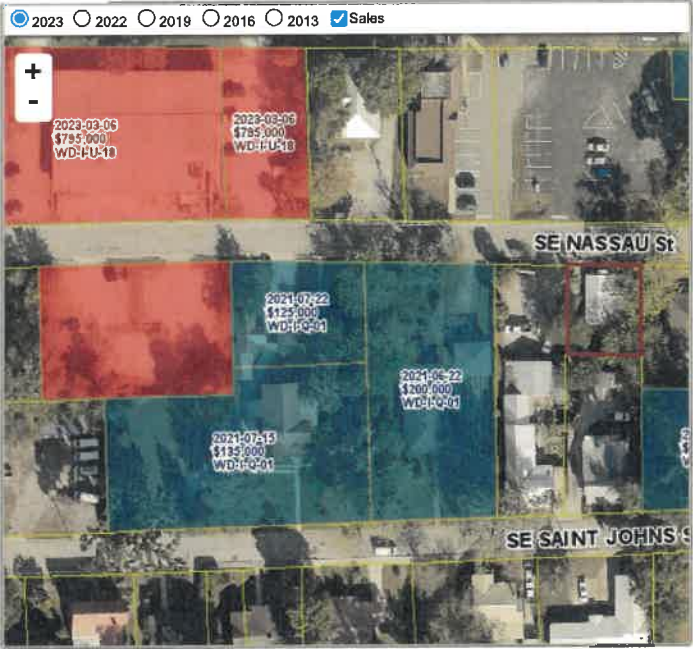
2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	COURSON JERRY W COURSON TARA O P O BOX 966 LAKE CITY, FL 32056		
Site	258 SE NASSAU ST, LAKE CITY		
Description	E DIV: 70 FT OFF N END OF E1/2 OF W1/2 BLOCK 260. ORB 368-871,645-622,709-042, 859-2398,879-1977,CT 1225-1761 WD 1231-1759,		
Area	0.083 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$3,458	Mkt Land	\$3,458
Ag Land	\$0	Ag Land	\$0
Building	\$54,233	Building	\$62,723
XFOB	\$500	XFOB	\$500
Just	\$58,191	Just	\$66,681
Class	\$0	Class	\$0
Appraised	\$58,191	Appraised	\$66,681
SOH Cap [?]	\$5,752	SOH Cap [?]	\$8,998
Assessed	\$58,191	Assessed	\$66,681
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$52,439 city:\$52,439 other:\$0 school:\$58,191	Total Taxable	county:\$57,683 city:\$57,683 other:\$0 school:\$66,681

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2012	\$14,800	1231/1759	WD	I	U	12
11/16/2011	\$100	1225/1761	CT	I	U	11
4/29/1999	\$29,900	0879/1977	WD	I	Q	
6/3/1998	\$15,500	0859/2398	WD	I	U	03
3/11/1996	\$0	0818/2309	WD	I	U	02 (Multi-Parcel Sale) - show
1/26/1990	\$24,000	0709/0042	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1916	1232	1296	\$62,723

*Bldg Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0120	CLFENCE 4	1993	\$200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3,640.000 SF (0.083 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$3,458

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << 00-00-00-13240-000 (41751) >>

Owner & Property Info

Result: 1 of 1

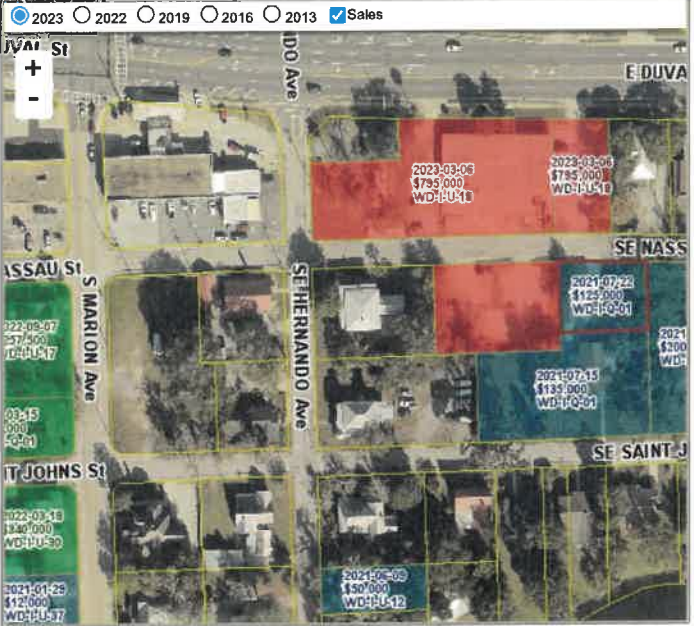
Owner	PIERCE TERESA NICOLE 209 SW SAINT JOHNS ST LAKE CITY, FL 32025		
Site	216 SE NASSAU ST, LAKE CITY		
Description*	E DIV: W1/2 BLOCK 259, EX S 125 FT. 433-508, DC 716-161, 958-2360, WD 1179-1337, WD 1348-1862, WD 1443-435.		
Area	0.19 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$7,880	Mkt Land	\$7,880
Ag Land	\$0	Ag Land	\$0
Building	\$102,703	Building	\$117,065
XFOB	\$4,100	XFOB	\$4,100
Just	\$114,683	Just	\$129,045
Class	\$0	Class	\$0
Appraised	\$114,683	Appraised	\$129,045
SOH Cap [?]	\$0	SOH Cap [?]	\$2,894
Assessed	\$114,683	Assessed	\$129,045
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$114,683 city:\$114,683 other:\$0 school:\$114,683	Total Taxable	county:\$126,151 city:\$126,151 other:\$0 school:\$129,045

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/2021	\$125,000	1443/0435	WD	I	Q	01
11/17/2017	\$60,000	1348/1862	WD	I	Q	01
8/20/2009	\$80,000	1179/1337	WD	I	Q	01
7/24/2002	\$91,500	0958/2360	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1955	1151	1469	\$117,065

*Bldg_Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$4,000.00	1.00	0 x 0
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8,295.000 SF (0.190 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,880

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/14/2023

Parcel: << 00-00-00-12738-002 (41274) >>

Owner & Property Info

Result: 1 of 1

Owner	PIERCE TERESA NICOLE 209 SE SAINT JOHNS ST LAKE CITY, FL 32025		
Site	209 SE SAINT JOHNS ST, LAKE CITY		
Description*	C DIV S 125 FT OF W 1/2 OF LOT 259 IN EASTERN DIV & BEG SE COR BLK 35, CENTRAL DIV, N ALONG E LINE BLK 35, 104.40 FT W 100 FT, S 104.40 FT TO N LINE OF E ST JOHN'S ST, E 100 FT TO POB. 494-248, DC 716-161, 958-2360, WD 1179-1337, WD 1348-1843, WD 1442-122...more>>>		
Area	0.54 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,346	Mkt Land	\$22,346
Ag Land	\$0	Ag Land	\$0
Building	\$107,152	Building	\$123,932
XFOB	\$0	XFOB	\$0
Just	\$129,498	Just	\$146,278
Class	\$0	Class	\$0
Appraised	\$129,498	Appraised	\$146,278
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$129,498	Assessed	\$137,187
Exempt	\$0	Exempt	HX HB \$50,000
Total Taxable	county:\$129,498 city:\$129,498 other:\$0 school:\$129,498	Total Taxable	county:\$87,187 city:\$87,187 other:\$0 school:\$112,187

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/15/2021	\$135,000	1442/1228	WD	I	Q	01
11/17/2017	\$87,000	1348/1843	WD	I	Q	01
8/20/2009	\$80,000	1179/1337	WD	V	Q	01
7/24/2002	\$91,500	0958/2360	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1444	2552	\$123,932

*Bldg Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	23,522.400 SF (0.540 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$22,346

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel:

Owner & Property Info Result: 1 of 1

Owner	CHAPMAN ANDREA 235 SE SAINT JOHNS ST LAKE CITY, FL 32025		
Site	235 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: E1/2 BLOCK 259, ORB 595-749-50, 647-308-11, 828-2363, 857-1402, 984-2773, WD 1148-2265, WD 1440-2565		
Area	0.458 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$19,000	Mkt Land	\$19,000
Ag Land	\$0	Ag Land	\$0
Building	\$181,627	Building	\$210,073
XFOB	\$200	XFOB	\$200
Just	\$200,827	Just	\$229,273
Class	\$0	Class	\$0
Appraised	\$200,827	Appraised	\$229,273
SOH Cap [?]	\$0	SOH Cap [?]	\$31,846
Assessed	\$188,211	Assessed	\$199,943
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$138,211 city:\$138,211 other:\$0 school:\$163,211	Total Taxable	county:\$147,427 city:\$147,427 other:\$0 school:\$174,943

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/22/2021	\$200,000	1440/2565	WD	I	Q	01
4/21/2008	\$179,000	1148/2265	WD	I	Q	
5/30/2003	\$127,000	0984/2773	WD	I	Q	
4/27/1998	\$75,000	0857/1402	WD	I	Q	
3/15/1988	\$52,000	0647/0308	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1927	2301	2361	\$153,840
Sketch	SINGLE FAM (0100)	1930	550	1100	\$56,233

*Bldg Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1998	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	17,500.000 SF (0.401 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,625
0000	VAC RES (MKT)	2,500.000 SF (0.057 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,375

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-13244-000 (41756) >>

Aerial Viewer Pictometry Google Maps



Owner & Property Info

Result: 1 of 1

Owner	ERKINGER MATTHEW A SR ERKINGER KELLY 222 SW JEWEL CT FT WHITE, FL 32038		
Site	249 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: W1/2 OF W1/2 BLOCK 260, EX COMM SW COR OF SAID BLOCK, RUN E ALONG N R/W ST JOHNS ST 52.31 FT FOR POB, RUN N 126.38 FT, E 2 FT, S 126.22 FT TO N R/W ST JOHNS ST, W 4 FT TO POB. ORB 535-418, 880-1907, 941-1272.		
Area	0.228 AC	S/T/R	32-3S-17
Use Code**	SFRES/OFFICE (0117)	Tax District	1

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Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$9,500	Mkt Land	\$9,500
Ag Land	\$0	Ag Land	\$0
Building	\$140,558	Building	\$157,225
XFOB	\$2,626	XFOB	\$2,626
Just	\$152,684	Just	\$169,351
Class	\$0	Class	\$0
Appraised	\$152,684	Appraised	\$169,351
SOH Cap [?]	\$0	SOH Cap [?]	\$1,399
Assessed	\$152,684	Assessed	\$169,351
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$152,684 city:\$152,684 other:\$0 school:\$152,684	Total Taxable	county:\$167,952 city:\$167,952 other:\$0 school:\$169,351

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/3/2001	\$47,000	0941/1272	WD	I	Q	
5/18/1999	\$0	0880/1907	WD	I	Q	
12/1/1979	\$12,000	0439/0244	03	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1900	1568	1584	\$93,707
Sketch	OFFICE LOW (4900)	2003	1236	1236	\$63,518

*Bldg_Desc determinations are used by the Property Appraisers 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	2003	\$754.00	377.00	13 x 29
0070	CARPORT UF	2003	\$900.00	300.00	12 x 25
0169	FENCE/WOOD	2003	\$972.00	216.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5,000.000 SF (0.114 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,750
1700	1STORY OFF (MKT)	5,000.000 SF (0.114 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,750

Search Result: 1 of 1

CITY OF LAKE CITY
NOTICE
HISTORIC PRESERVATION AGENCY ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

COA23-32, a petition by Chelsea Flores as agent for Joy Lutz , to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to allow the placement of a new sign within the view shed of the Lake Isabella Historic District, in accordance with the submittal of the petition dated August 8, 2023, to be located on parcel 00-00-00-13214-000 located at 224 E Duval St.

WHEN: October 03, 2023
 5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue,
 Lake City, Florida.
 Members of the public may also view the meeting on our YouTube channel at:
 <https://www.youtube.com/c/CityofLakeCity>.

Copies of the special exception are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING & ZONING TECHNICIAN
AT 386.719.5820

PUBLIC NOTICE

[A document with illegible text is attached to the sign.]

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