



August 30, 2024

Board of County Commissioners  
Columbia County, FL  
135 NE Hernando Avenue, Suite 203  
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation  
Map Concerning Voluntary Annexation  
Property Appraisers Report for Parcel 36-3S-16-02631-000

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo  
Planning and Zoning Tech  
City of Lake City



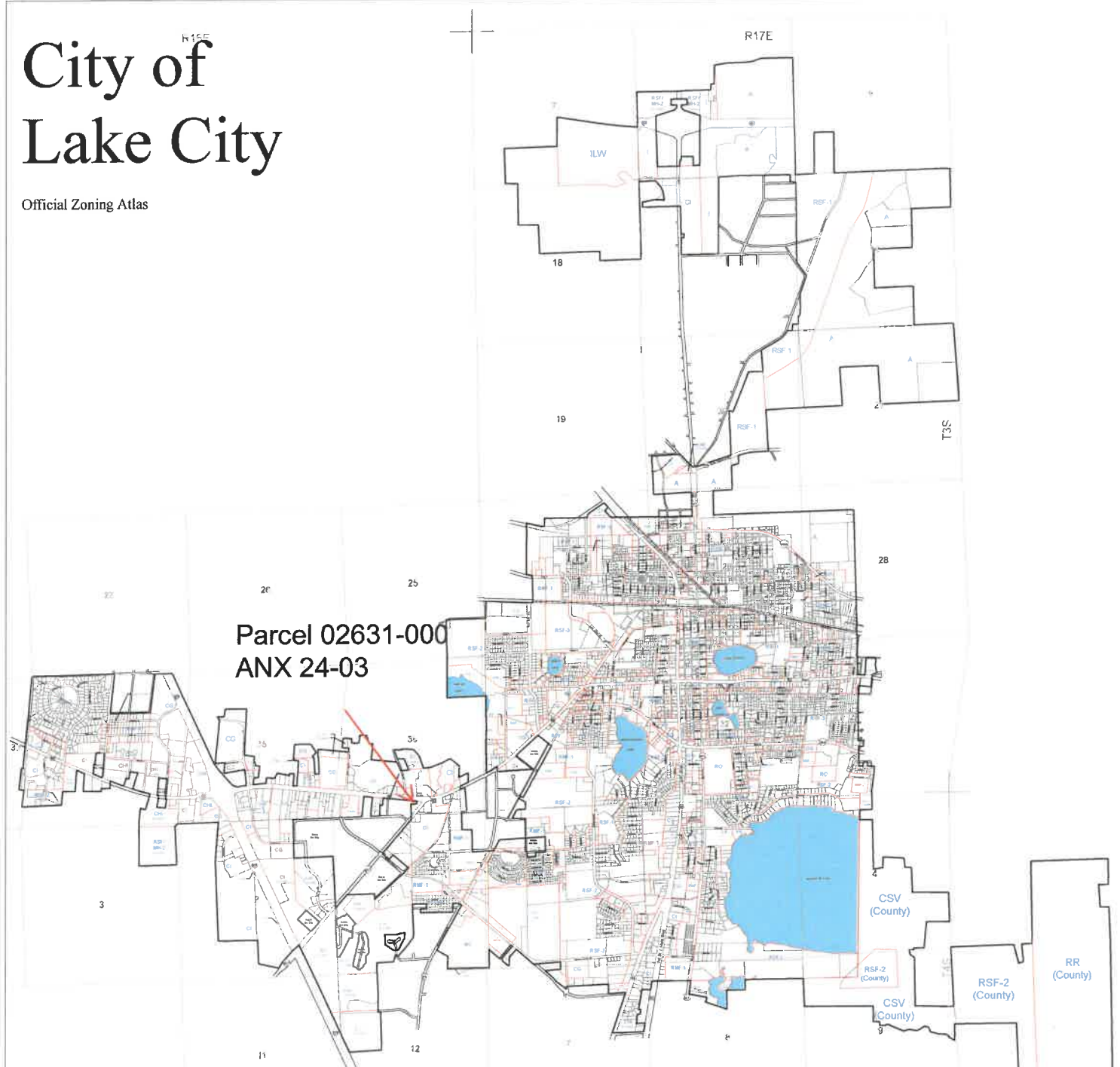
## **NOTICE OF VOLUNTARY ANNEXATION**

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on October 7, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.

# City of Lake City

Official Zoning Atlas



**Parcel 02631-000  
ANX 24-03**

**Map Features**

- Zoning Boundary
- City Limits
- Lakes
- Railroad
- Interstate Highway
- U.S. Highway
- State Highway
- County Road

**ZONING DISTRICTS**

CSV	CONSERVATION
A	AGRICULTURAL
RSF-1,2,3	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSF-2	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSF-MH-1,2,3	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RSF-MH-2	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RMH-1,2,3	RESIDENTIAL, MOBILE HOME
RMH-F	RESIDENTIAL, MOBILE HOME PARK
RMP-1,2	RESIDENTIAL, MULTIPLE FAMILY
RMF-1,2	RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
RO	RESIDENTIAL, OFFICE
CN	COMMERCIAL, NEIGHBORHOOD
CO	COMMERCIAL, GENERAL - COLUMBIA COUNTY
CC	COMMERCIAL, GENERAL - COLUMBIA COUNTY
C	COMMERCIAL, INTENSIVE - COLUMBIA COUNTY
CI	COMMERCIAL, INTENSIVE - COLUMBIA COUNTY
C-CBD	COMMERCIAL, CENTRAL BUSINESS DISTRICT
CH	COMMERCIAL, HIGHWAY INTERCHANGE
CH	COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
ILW	INDUSTRIAL, LIGHT AND WAREHOUSING
I	INDUSTRIAL, PLANNED RESIDENTIAL DEVELOPMENT
PRD	PLANNED RESIDENTIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1988 BY ORDINANCE NO. 86-779-B  
 AMENDED ON JULY 15, 1988 BY ORDINANCE NO. 86-780  
 AMENDED ON SEPTEMBER 14, 1988 BY ORDINANCE NO. 86-782  
 AMENDED BY FEBRUARY 7, 1989 BY ORDINANCE NO. 86-784  
 AMENDED ON MAY 11, 1987 BY ORDINANCE NO. 85-361  
 AMENDED ON MARCH 11, 1987 BY ORDINANCE NO. 85-365  
 AMENDED ON DECEMBER 14, 1987 BY ORDINANCE NO. 85-404  
 AMENDED ON MARCH 1, 1988 BY ORDINANCE NOS. 86-847 AND 86-814  
 AMENDED ON APRIL 1, 1988 BY ORDINANCE NO. 86-828  
 AMENDED ON APRIL 1, 1988 BY ORDINANCE NO. 86-829  
 AMENDED ON FEBRUARY 1, 1989 BY ORDINANCE NO. 86-843  
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 86-845  
 AMENDED ON FEBRUARY 7, 1989 BY ORDINANCE NOS. 86-875 AND 86-876  
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Source: County Property Appraiser 2017  
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# Columbia County Property Appraiser

Jeff Hampton

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

**2024 Working Values**  
updated: 8/29/2024

## Owner & Property Info

Result: 1 of 1

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

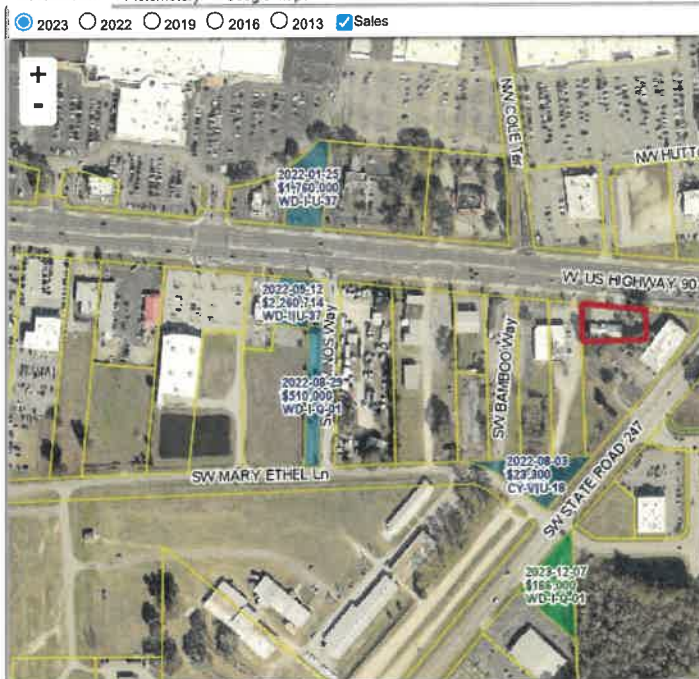
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning offices for specific zoning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

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$190,500
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$28,364
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$218,864
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$218,864
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$217,659	Assessed	\$218,864
Exempt	\$0	Exempt	\$0
Total	county:\$217,659 city:\$0	Total	county:\$218,864 city:\$0
Taxable	other:\$0 school:\$217,659	Taxable	other:\$0 school:\$218,864

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

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales



## Sales History

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

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	STORE DISC (3600)	1950	2701	2995	\$28,364

\*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

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 1.0000/5.000000 /	\$8 /SF	\$190,500

Search Result: 1 of 1