



**GROWTH MANAGEMENT**  
 205 North Marion Ave  
 Lake City, Florida 32055  
 Telephone (386) 719-5750  
 growthmanagement@lcfla.com

**FOR PLANNING USE ONLY**  
 Application # Z 24-02  
 Application Fee \$ 750.00  
 Receipt No. 2624-00069240  
 Filing Date 7/1/24  
 Completeness Date 2/9/24

Less Than or Equal to 10 Acres: \$750.00      Greater Than 10 Acres: \$1,000.00 or actual cost

# Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

## A. PROJECT INFORMATION

1. Project Name: BRW SW Main Blvd
2. Address of Subject Property: 1125, 1149 and 1143 SW Main Blvd, Lake City, FL 32025
3. Parcel ID Number(s): 07642-001 (28599), 07643-000 (28600), 07637-001 (28593)
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: CG
6. Proposed Zoning Designation: Cl
7. Acreage: 1.137 Acres
8. Existing Use of Property: Office and vacant
9. Proposed use of Property: Outside sales (sheds and portable buildings) and office

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Christopher Todd Sampson      Title: Owner
- Company name (if applicable): Blow Ryderwood LLC
- Mailing Address: PO Box 1213
- City: Lake City      State: FL      Zip: 32056
- Telephone: ( ) 365-8575      Fax: ( )      Email: todd@blowryderwood.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): N/A  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ 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: N/A  
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. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
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 Zoning Designations, an analysis of the impacts to Public Schools is required.
- ✓ 4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
  - i. The need and justification for the change.
  - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

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 Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) 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 eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas 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.

Christopher Todd Sampson

Applicant/Agent Name (Type or Print)

Chy Todd

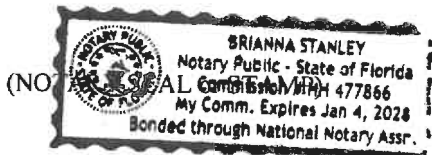
Applicant/Agent Signature

6-20-24

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 20 day of 20, 2024, by (name of person acknowledging).



Brianna Stanley  
Signature of Notary

Brianna Stanley  
Printed Name of Notary

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

**ATTACHMENT 1.**  
**SURVEY OF PROPERTY**



**ATTACHMENT 2.**

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY  
APPRAISER ONLINE**

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**

updated: 5/30/2024

Parcel: << 05-4S-17-07642-001 (28599) >>

**Owner & Property Info**

Result: 1 of 0

<b>Owner</b>	BLOW RYDERWOOD LLC 830 W DUVAL ST LAKE CITY, FL 32055		
<b>Site</b>	1125 SW MAIN BLVD, LAKE CITY		
<b>Description*</b>	COMM INTERS E R/W US-41 & E LINE OF LOT 9 BLOCK 4 BARDIN TERRACE S/D, RUN S ALONG R/W 55.28 FT FOR POB, RUN SE 30.88 FT TO E LINE OF LOT 9, RUN S 84.92 FT, W 56.03 FT, NW 29.44 FT TO R/W OF US-41, N ALONG R/W 76.67 FT TO POB. ORB 377-239, 467-718, 638-52, ...more>>>		
<b>Area</b>	0.151 AC	S/T/R	05-4S-17
<b>Use Code**</b>	OFFICE BLD 1STY (1700)	<b>Tax District</b>	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**

2023 Certified Values		2024 Working Values	
Mkt Land	\$14,800	Mkt Land	\$14,800
Ag Land	\$0	Ag Land	\$0
Building	\$25,325	Building	\$26,050
XFOB	\$700	XFOB	\$700
Just	\$40,825	Just	\$41,550
Class	\$0	Class	\$0
Appraised	\$40,825	Appraised	\$41,550
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$40,825	Assessed	\$41,550
Exempt	\$0	Exempt	\$0
<b>Total</b>	county:\$40,825 city:\$40,825 other:\$0 school:\$40,825	<b>Total</b>	county:\$41,550 city:\$41,550 other:\$0 school:\$41,550
<b>Taxable</b>		<b>Taxable</b>	

Aerial Viewer Pictometry Google Maps

© 2023 © 2022 © 2019 © 2018 © 2013  Sales



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$199,000	1508/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
8/8/2021	\$40,000	1444/1195	WD	I	Q	01
7/1/1987	\$34,545	0638/0052	WD	I	U	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	OFFICE LOW (4900)	1985	1908	2048	\$26,050

\*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
0260	PAVEMENT-ASPHALT	0	\$700.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	6,578.000 SF (0.151 AC)	1.0000/1.0000 1.0000/.5000000 /	\$2 /SF	\$14,800

Search Result: 1 of 0



# Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Parcel: << 05-4S-17-07643-000 (28600) >>

## Owner & Property Info

Owner	BLOW RYDERWOOD LLC 830 W DUVAL ST LAKE CITY, FL 32055		
Site	1143 SW MAIN BLVD, LAKE CITY		
Description*	LOTS 9 & 10 BLOCK 4 BARDIN TERRACE S/D EX RD & EX COMM INTERS OF E R/W US-41 & E LINE OF LOT 9 BLOCK 4 FOR POB, RUN S 147.59 FT, W 58.03 FT, NW 29.44 FT, N 131.95 FT TO POB. ALSO DESC AS: COMM AT INTERS OF E'RLY R/W US-41 AS NOW EXISTS & E'RLY LINE OF LOT ...more>>		
Area	0.247 AC	S/T/R	05-4S-17
Use Code**	VACANT COMMERCIAL (1000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$38,382	Mkt Land	\$38,382
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$38,382	Just	\$38,382
Class	\$0	Class	\$0
Appraised	\$38,382	Appraised	\$38,382
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$38,382	Assessed	\$38,382
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$38,382 city:\$38,382 other:\$0 school:\$38,382	Total Taxable	county:\$38,382 city:\$38,382 other:\$0 school:\$38,382



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$199,000	1506/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
9/23/2019	\$40,000	1395/0685	WD	I	Q	01
2/17/2017	\$41,000	1331/0931	WD	I	U	12
8/28/2014	\$346,000	1280/2268	WD	I	U	12
10/9/2013	\$100	1263/2403	CT	I	U	18
10/26/2005	\$110,000	1063/0582	WD	I	Q	
8/26/1996	\$63,600	0824/0580	WD	I	Q	
12/30/1988	\$89,000	0672/0004	WD	I	Q	

## Building Characteristics

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

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	10,780.000 SF (0.247 AC)	1.0000/1.0000 1.0000/.7500000 /	\$3 /SF	\$38,382

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by: GrizzlyLogk.com

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# Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Parcel: 05-4S-17-07637-001 (28593)

Aerial Viewer Pictometry Google Maps

© 2023 2022 2019 2018 2013 Sales

## Owner & Property Info

Owner	BLOW RYDERWOOD LLC 830 W DUVAL ST LAKE CITY, FL 32055		
Site			
Description*	LOTS 11, 12 & 13 BLOCK 4 BARDIN TERRACE S/D. 454-59, 517-467, 660-55, 660-62, 1043-2662, WD 1328-1957, WD 1439-2614, WD 1506-385.		
Area	0.739 AC	S/T/R	05-4S-17
Use Code**	VACANT COMMERCIAL (1000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$86,994	Mkt Land	\$86,994
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$86,994	Just	\$86,994
Class	\$0	Class	\$0
Appraised	\$86,994	Appraised	\$86,994
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$86,994	Assessed	\$86,994
Exempt	\$0	Exempt	\$0
Total	county:\$86,994 city:\$86,994	Total	county:\$86,994 city:\$86,994
Taxable	other:\$0 school:\$86,994	Taxable	other:\$0 school:\$86,994



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$199,000	1506/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
2/25/2021	\$100	1439/2614	WD	V	U	11
1/5/2017	\$93,000	1328/1957	WD	V	Q	01

## Building Characteristics

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

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	32,220.000 SF (0.739 AC)	1.0000/1.0000 1.0000/6000000 /	\$3 /SF	\$86,994

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by: GrizzlyLogic.com

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**ATTACHMENT 3.**  
**CONCURRENCY IMPACT ANALYSIS**



June 12, 2024

Subject: Concurrency Impact Analysis for Main Street Portable Building Sales

The subject property is +/-1.137 acres with proposed use of outdoor Portable Building Sales Lot.

Criteria for analyses

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 110 for **General Light Industrial** as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Stores Per Bathroom (1 Bathroom)** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Stores Per Bathroom (1 Bathroom)** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 3 employees will be working each day.

Summary of analyses:

- Trip generation report: 58.90 Total ADT and 8.54 Peak AM Trips
- Potable water: 200 gpd
- Sanitary sewer: 200 gpd
- Solid Waste: 12 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	AM Peak Multiplier	Unit-Acres	Total ADT	Total AM Peak
110	GENERAL LIGHT INDUSTRIAL	51.80	7.51	1.14	58.90	8.54

\*Used AM Peak Multiplier due to it being greater than the PM Peak Multiplier

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Stores Per Bathroom	200.00	1.00	200.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Stores Per Bathroom	200.00	1.00	200.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Solid Waste Analysis**

Use	Pounds Per Person Per Day*	Employees	Total (Lbs Per Day)
Office-3 Employees	4.00	3.00	12.00

\*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

**ATTACHMENT 4.**

**ANALYSIS OF THE REQUIREMENTS OF ARTICLE 12 OF  
THE LAND DEVELOPMENT REGULATIONS**





June 12, 2024

Mr. Robert Angelo  
Planning and Zoning Tech  
City of Lake City Growth Management  
205 North Marion Avenue  
Lake City, FL 32055

**SUBJECT: Rezoning Application for a Portable Building Sales Lot to be located at parcels 07642-001 (28599), 07643-000 (28600), and 07637-001 (28593) in Lake City, Florida.**

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

**1. Analysis of the Requirements of Article 12 of the Land Development Regulations (“LDRs”):**

**a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.**

**Evaluation and Findings:** The subject property has a Commercial Future Land Use Map (“FLUM”) designation and a Commercial General (“CG”) zoning designation. The proposed zoning designation Commercial Intensive (“CI”) is consistent with the underlying FLUM designation. The proposed use is allowed within the CI zoning district. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

**b. Whether the proposed use is compatible with the existing land use pattern.**

**Evaluation and Findings:** The US Highway 41 corridor is a rapidly growing commercial corridor. The growing corridor is designed to serve a growing need for commercial uses within the area; therefore, the proposed use is compatible with the existing land use pattern. Additionally, a large Commercial Intensive zoning district is located 0.33 miles south of the site on US Highway 41, making this site compatible with the existing land use pattern.

**c. Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.**

**Evaluation and Findings:** The proposed use is related to nearby commercial use zoning districts and would not create an unrelated isolated district.

**d. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.**

**Evaluation and Findings:** The applicant is proposing a commercial use which does not increase the population density or load on public schools. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level for transportation and utilities.

**e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

**Evaluation and Findings:** The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change. The area is commercial in nature as would be expected along US Highway 41. The proposed change allows for a specific type of commercial use, which would be compatible with the existing conditions along US Highway 41.

“Keeping It Civil”

Jones Engineering & Consulting, LLC | 855 SW Baya Dr, Lake City, FL 32025 | 386.965.9000 | jonesengineering.net



**f. Whether changed or changing conditions make the passage of the proposed amendment necessary.**

**Evaluation and Findings:** Changed or changing conditions is not a factor making the proposed amendment necessary.

**g. Whether the proposed change will adversely influence living conditions in the neighborhood?**

**Evaluation and Findings:** It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. Other commercial developments exist along the US Highway 41 corridor, which back up to residential development. All buffering requirements will be provided in accordance with the Land Development Regulations.

**h. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.**

**Evaluation and Findings:** As previously mentioned, a concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level. US Highway 41 has adequate traffic capacity to support the proposed use. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips. Please see attached concurrency impact analysis.

**i. Whether the proposed use will create a drainage problem.**

**Evaluation and Findings:** The proposed use will not create a drainage problem as it will have a minimal amount of newly created impervious surfaces. Additionally, any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction can commence.

**j. Whether the proposed use will seriously reduce light and air to adjacent areas.**

**Evaluation and Findings:** It is not anticipated that the proposed amendment will seriously reduce light or air to adjacent areas.

**k. Whether the proposed use will adversely affect property values in the adjacent area.**

**Evaluation and Findings:** It is not anticipated that the proposed amendment will adversely affect property values of the adjacent area. If anything, the proposed use will increase the existing property value of the subject site, thereby increasing values of the surrounding properties.

**l. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

**Evaluation and Findings:** It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties along the US Highway 41 corridor are commercial and the proposed use will not deter or prevent future development along the corridor.

**m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

**Evaluation and Findings:** The propose change does not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.





**n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**

**Evaluation and Findings:** The existing zoning is CG, Commercial General, and does not allow for outdoor sales of sheds and portable buildings. The proposed zoning is CI, Commercial Intensive, which would allow for the proposed use.

**o. Whether the proposed use is out of scale with the needs of the neighborhood or the community.**

**Evaluation and Findings:** It is not anticipated that the proposed use is out of scale with the needs of the neighborhood or the Lake City/Columbia County community. The proposed use is commercial in nature, would blend with the existing CG zoning, and CI zoning is located 0.33 miles south of the proposed use location.

**p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:**

**i. The need and justification for the change.**

**Evaluation and Findings:** The existing zoning is CG, Commercial General, and does not allow for outdoor sales of sheds and portable buildings. The proposed zoning is CI, Commercial Intensive, which would allow for the proposed use. Although other sites could exist in the city that would allow for this use, the developer wishes to utilize property that they already own.

**ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate considerations as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.**

**Evaluation and Findings:** The proposed amendment will have no impact on the comprehensive planning program or the City's comprehensive plan. The proposed amendment will not require a comprehensive plan amendment as it will remain commercial. As such, the site is adequate for the proposed amendment.

**ATTACHMENT 5.**

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)  
(PROVIDED AS A SEPARATE WORD DOCUMENT)**

**ATTACHMENT 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBER (IN MICROSOFT WORD FORMAT)**

**PARCEL 1: 05-4S-17-07642-001 (28599) 0.151 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 2: 05-4S-17-07643-000 (28600) 0.247 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 3: 05-4S-17-07637-001 (28593) 0.739 ACRES PER PROPERTY APPRAISER ONLINE**

**DESCRIPTION:**

**PARCEL 1 IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.**

**PARCEL 2:**

**ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND**

*A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.*

*PARCEL 3:*

*LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.*

**ATTACHMENT 6.**  
**PROOF OF OWNERSHIP (DEED)**

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20025

Inst: 202412000806 Date: 01/11/2024 Time: 1:42PM  
Page 1 of 5 B: 1506 P: 385, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy ClerkDoc Stamp-Deed: 1393.00

## Warranty Deed

This Warranty Deed is executed this 9<sup>th</sup> of January, 2024, by Audrey Bullard, LLC, a Florida Limited Liability Company, whose address is P.O. Box 1733, Lake City, FL 32056, hereinafter called the grantor, to Blow Ryderwood LLC, a Florida Limited Liability Company, whose address is: 830 W Duval Street, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**See Exhibit "A" attached hereto and by this reference made a part hereof**

**Together with** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Holly C Hanover  
Witness

Holly C Hanover  
Printed Name  
535 SW Broderick Dr  
Lake City, FL 32025  
Witness Postal Address

Christina Sherrouse  
Witness

Christina Sherrouse  
Printed Name

11879 3rd St - White Springs, Fla  
Witness Postal Address  
32096

Audrey S. Bullard  
Audrey S. Bullard, as Manager of  
Audrey Bullard, LLC, a Florida Limited  
Liability Company

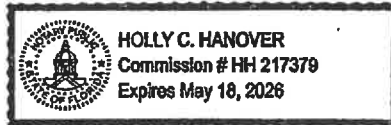
Chris A. Bullard

Chris A. Bullard, as Manager of Audrey  
Bullard, LLC, a Florida Limited Liability  
Company

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of X physical presence or ( )  
online notarization this 9<sup>th</sup> day of January, 2024 by Audrey S. Bullard and Chris A. Bullard,  
as Managers of Audrey Bullard, LLC, a Florida Limited Liability Company, on behalf of the  
Limited Liability Company.

Holly C Hanover  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

## Exhibit "A"

### PARCEL 1:

Section 5, Township 4 South, Range 17 East, Columbia County, Florida:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4, of "Bardin Terrace" as recorded in Plat Book 2, Page 102 of Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees, 02 minutes, 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line 55.28 feet to a 1/2 inch iron pipe and the Point of Beginning; thence South 77 degrees, 48 minutes, 20 seconds East 30.88 feet to a concrete monument; said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds; thence Southeasterly along the arc of said curve 84.92 feet to a concrete monument; thence South 85 degrees, 27 minutes, 06 seconds West 56.03 feet to a concrete monument; thence North 66 degrees, 37 minutes, 08 seconds West 29.44 feet to a concrete monument at its intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25; and said curve having a radius of 11,509.20 feet; thence Northerly along said right of way line and said curve 76.67 feet to Point of Beginning.

Together with a non-exclusive perpetual easement over the following described property:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4, of "Bardin Terrace" as recorded in Plat Book 2, Page 102 of Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees, 02 minutes, 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line 55.28 feet to a 1/2 inch iron pipe; thence South 77 degrees, 48 minutes, 20 seconds East 30.88 feet to a concrete monument; said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds; thence Southeasterly along the arc of said curve 84.92 feet to a concrete monument and the Point of Beginning; thence South 85 degrees, 27 minutes, 06 seconds West 56.03 feet to a concrete monument; thence North 66 degrees, 37 minutes, 08 seconds West 29.44 feet to a concrete monument at its intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25; and said curve having a radius of 11,509.20 feet; thence Southerly along said right of way line and said curve 22 feet; thence South 66 degrees, 37 minutes, 08 seconds East 29.44 feet; thence North 85 degrees, 27 minutes, 06 seconds East 56.03



feet; thence Northwesterly along the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds, 22 feet to the Point of Beginning.

PARCEL 2:

All of Lot 10 and a portion of Lot 9, Block 4, Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of U.S. Highway 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4 of Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees 02 minutes 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line, 131.95 feet to the Point of Beginning, thence continue Southerly along the arc of said curve and said Easterly right of way line, 41.32 feet to the Point of Curve of said curve, thence South 11 degrees 28 minutes 54 seconds West along said Easterly right of way line, 52.88 feet; thence South 89 degrees 38 minutes 58 seconds East along the South line of said Lot 10, 114.14 feet; thence North 73 degrees 34 minutes 28 seconds East along the South line of said Lot 10, 39.30 feet, said point being on the arc of a curve concave to the right having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds; thence Northwesterly along the arc of said curve (being the Easterly line of said Lot 10), 90.15 feet; thence South 85 degrees 27 minutes 06 seconds West, 56.03 feet; thence North 66 degrees 37 minutes 08 seconds West, 29.44 feet, to the Point of Beginning.

Together with a non-exclusive perpetual easement over the following described property:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4 of Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees 02 minutes 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line, 55.28 feet to a 1/2 inch iron pipe; thence South 77 degrees 48 minutes 20 seconds East 30.88 feet to a concrete monument, said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds; thence Southeasterly along the arc of said curve, 84.92 feet to a concrete monument and the Point of Beginning; thence South 85 degrees 27 minutes 06 seconds West, 56.03 feet; thence North 66 degrees 37 minutes 08 seconds West, 29.44 feet to a concrete monument at its

intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25, and said curve having a radius of 11,509.20 feet; thence Southerly along said right of way line and said curve, 22 feet; thence South 66 degrees 37 minutes 08 seconds East, 29.44 feet; thence North 85 degrees 27 minutes 06 seconds East, 72.50 feet to the East line of Lot 10 of said Block 4 and to a point on a curve; thence Northwesterly along said curve concave to the right having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds, an arc distance of 22 feet, more or less, to the Point of Beginning.

**PARCEL 3:**

Lots 11, 12 and 13 of Block 4 of Bardin Terrace, a subdivision per plat thereof recorded in Plat Book 2, Page 102, of the Public Records of Columbia County, Florida, subject to the right of way purchases for highway widening along the West line thereof and a pipeline easement in the Southwest corner thereof.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
BLOW RYDERWOOD LLC

### Filing Information

<b>Document Number</b>	L16000100318
<b>FEI/EIN Number</b>	81-2710522
<b>Date Filed</b>	05/23/2016
<b>Effective Date</b>	06/02/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

830 W Duval St  
LAKE CITY, FL 32055

Changed: 02/20/2020

### Mailing Address

PO Box 1213  
LAKE CITY, FL 32056

Changed: 02/06/2024

### Registered Agent Name & Address

SAMPSON, CHRISTOPHER T  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

Address Changed: 02/06/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SAMPSON, CHRISTOPHER T  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

Title MGR

SAMPSON, LAURA B  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/19/2022
2023	01/23/2023
2024	02/06/2024

**Document Images**

<a href="#">02/06/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**ATTACHMENT 7.**  
**AGENT AUTHORIZATION FORM**  
**(NOT REQUIRED-OWNER IS APPLICANT)**

**ATTACHMENT 8.**  
**PROOF OF PAYMENT OF TAXES**

# Columbia County Tax Collector

generated on 6/5/2024 2:14:00 PM EDT

## Tax Record

Last Update: 6/5/2024 2:14:00 PM ET

### 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
R07642-001	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	22904	11/20/2023	2100851.0002	\$1,148.94	\$1,102.98
	Owner Name	AUDREY BULLARD, LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	21829	11/21/2022	2100568.0001	\$1,039.42	\$997.84
	Owner Name	AUDREY BULLARD, LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	21259	11/30/2021	1800471.0001	\$1,159.80	\$1,113.41
	Owner Name	DUCE MADELINE D			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	9106	2/25/2021	3109036.0001	\$1,184.69	\$1,172.84
	Owner Name	DUCE MADELINE D			
	Paid By	BYRON E DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	9075	2/3/2020	1406452.0001	\$1,229.63	\$1,217.33
	Owner Name	DUCE MADELINE D			
	Paid By	duce taxes			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	9064	3/15/2019	1408831.0001	\$1,240.89	\$1,240.89
	Owner Name	DUCE MADELINE D			
	Paid By	byron duce jr			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	9043	3/19/2018	3801267.0001	\$1,231.35	\$1,231.35
	Owner Name	DUCE MADELINE D			
	Paid By	MADELIENE AND BYRON DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	9067	3/17/2017	3207837.0001	\$1,206.71	\$1,206.71
	Owner Name	DUCE MADELINE D			
	Paid By	MADELIENE & BYRON DUCE JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	9066	2/23/2016	3206636.0001	\$1,181.16	\$1,169.35
	Owner Name	DUCE MADELINE D			

Paid By	BYRON E DUCE
---------	--------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9046	2/25/2015	3206971.0002	\$1,157.45	\$1,145.88
	Owner Name	DUCE MADELINE D			
	Paid By	madeline duce			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9063	2/13/2014	3206802.0003	\$1,835.41	\$1,817.06
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9054	1/28/2013	3206509.0003	\$1,911.36	\$1,873.13
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9094	1/30/2012	3206524.0003	\$1,923.97	\$1,885.49
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123830	1/27/2011	3602510.0001	\$1,981.68	\$1,942.05
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123836	1/25/2010	3201603.0002	\$2,104.83	\$2,062.73
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	123618	1/27/2009	3303268.0003	\$2,108.43	\$2,066.26
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	123058	1/28/2008	2206023.0002	\$1,889.25	\$1,851.46
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	122488	1/16/2007	3303119.0002	\$1,816.90	\$1,780.56
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	121947	1/17/2006	2502238.0005	\$1,600.88	\$1,568.86
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	121327	1/27/2005	2800874.0002	\$1,549.06	\$1,518.08
	Owner Name	DUCE MADELINE D			



Paid By	DUCE BYRON E
---------	--------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	120889	12/29/2003	2300675.0002	\$1,417.06	\$1,374.55
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	120569	1/30/2003	1101578.0002	\$1,215.48	\$1,191.17
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	120063	2/26/2002	1004845.0001	\$1,203.83	\$1,191.79
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	119664	3/28/2001	1004937.0002	\$1,190.72	\$1,190.72
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	119272	3/29/2000	1004618.0001	\$861.31	\$861.31
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	118979	3/30/1999	3005982.0002	\$986.41	\$986.41
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	118406	3/31/1998	2004626.0006	\$926.76	\$926.76
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	117797	4/30/1997	3008898.0002	\$945.61	\$973.98
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE MADELIENE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	117367	3/29/1996	3008015.0003	\$970.76	\$970.76
	Owner Name	DUCE BYRON E			
	Paid By	MADELIENE D OR BYRON DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	117222	3/31/1995	1006266.0004	\$949.60	\$949.60
	Owner Name	DUCE BYRON E			
	Paid By	KEEN SHEROD S			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	116681	4/28/1994	3007565.0003	\$954.84	\$983.49
	Owner Name	DUCE BYRON E			

Paid By	DUCE BYRON E
---------	--------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1992</b>	116304	2/26/1998	2003501.0001	\$1,001.26	\$1,768.84
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1991</b>	116060	5/29/1992	1015454.0005	\$1,001.54	\$1,055.62
	Owner Name	DUCE BYRON E			
	Paid By	BYRON DUCE CONST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1990</b>	15863	3/31/1998	2004626.0007	\$985.71	\$2,443.06
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	1544500.0004	1/27/2005	2800874.0001	\$80.36	\$304.69
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	1544500.0001	5/30/1997	3009341.0001	\$936.17	\$2,345.89
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1988</b>	1482800.0004	9/26/1990	1009880.0002	\$58.80	\$91.68
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1988</b>	1482800.0001	5/29/1992	1015454.0004	\$933.12	\$1,595.37
	Owner Name	DUCE BYRON E			
	Paid By	BYRON DUCE CONST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1987</b>	1389500.0001	9/26/1990	1009880.0001	\$953.96	\$1,402.93
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

# Columbia County Tax Collector

generated on 6/5/2024 2:12:35 PM EDT

## Tax Record

Last Update: 6/5/2024 2:12:35 PM ET

### 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
R07643-000	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	22905	11/20/2023	2100851.0003	\$734.02	\$704.66
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	21830	11/21/2022	2100568.0002	\$727.06	\$697.98
	Owner Name	AUDREY BULLARD LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	21260	11/30/2021	1800471.0007	\$740.48	\$710.86
	Owner Name	AUDREY BULLARD LLC			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	9107	11/25/2020	3001266.0006	\$1,994.49	\$1,914.71
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	9076	11/27/2019	1201356.0006	\$2,068.94	\$1,986.18
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	9065	2/28/2019	1408004.0004	\$2,087.63	\$2,066.75
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	JERRY COURSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	9044	2/21/2018	1406486.0001	\$2,073.52	\$2,052.78
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	JERRY COURSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	9068	12/12/2016	2702050.0001	\$2,989.08	\$2,899.41
	Owner Name	REO FUNDING SOLUTIONS V, LLC			
	Paid By	TURNSTONE HOLDINGS			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	9067	12/11/2015	3501597.0001	\$2,918.15	\$2,830.61
	Owner Name	REO FUNDING SOLUTIONS V, LLC			

Paid By	TRUNSTONE
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9047	12/8/2014	3101369.0002	\$2,869.01	\$2,754.25
	Owner Name	TD BANK N A			
	Paid By	TURNSTONE HOLDING LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9064	11/1/2013	3500218.0001	\$2,912.01	\$2,795.53
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9055	10/31/2013	3500203.0002	\$3,036.67	\$3,484.96
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9095	10/31/2013	3500203.0001	\$3,050.01	\$3,518.97
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123831	4/22/2011	9510020.0003	\$3,121.62	\$3,215.27
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	PLYMOUTH PARK TAX SERVICES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123837	4/22/2011	9510020.0002	\$3,334.57	\$3,854.49
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	PLYMOUTH PARK TAX SERVICES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	123619	5/3/2011	2704565.0001	\$3,330.22	\$12,236.32
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	MERCANTILE BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	123059	3/22/2010	2208041.0001	\$2,994.88	\$3,749.51
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	BOWEN JACK W & BECKY J			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	122489	5/4/2007	2210558.0001	\$2,874.96	\$2,961.21
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	BOWEN JACK W & BECKY J			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	121948	3/31/2006	2304043.0001	\$2,543.82	\$2,543.82
	Owner Name	HITSON SHIRLEY A			
	Paid By	NORTHWOODS PROPERTY MANAGEMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	121328	5/2/2005	1001763.0001	\$2,455.58	\$2,542.75
	Owner Name	HITSON SHIRLEY A			



Paid By	HTISON PROPERTIES
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	120890	2/25/2004	2801482.0001	\$2,222.55	\$2,200.32
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	120570	7/25/2003	2602186.0003	\$1,932.40	\$2,215.65
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	120064	7/25/2003	2602186.0002	\$1,935.67	\$2,383.56
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	119665	7/25/2003	2602186.0001	\$1,940.61	\$2,804.15
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	119273	9/26/2002	1105351.0001	\$1,713.73	\$2,524.88
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	118980	4/23/1999	3006434.0001	\$1,736.44	\$1,788.53
	Owner Name	HITSON SHIRLEY A			
	Paid By	ABSTRACT TITLE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	118407	5/18/1998	3007659.0001	\$1,716.49	\$1,779.33
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	117798	5/2/1997	1007364.0001	\$1,775.50	\$1,828.77
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	117368	11/30/1995	3003432.0001	\$1,784.77	\$1,713.38
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	117223	2/27/1995	3005387.0001	\$1,737.90	\$1,720.52
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	116682	5/31/1994	3007997.0001	\$1,712.58	\$1,787.99
	Owner Name	TAYLOR ERIC G & NANCY W			

Paid By	TAYLOR ERIC G & NANCY W
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1992</b>	116305	4/30/1993	1008040.0001	\$1,804.14	\$1,858.26
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1991</b>	116061	2/28/1992	3015295.0002	\$1,804.63	\$1,786.58
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1990</b>	15864	3/29/1991	1005994.0001	\$1,775.72	\$1,775.72
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	1544600.0004	1/4/1990	3004207.0002	\$113.84	\$110.42
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	1544600.0001	1/4/1990	3004207.0001	\$1,514.23	\$1,468.80
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

# Columbia County Tax Collector

generated on 6/5/2024 2:12:00 PM EDT

## Tax Record

Last Update: 6/5/2024 2:12:00 PM ET

### 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
R07637-001	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	22898	11/20/2023	2100851.0006	\$1,669.90	\$1,603.10
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	21823	11/21/2022	2100568.0004	\$1,668.39	\$1,601.65
	Owner Name	AUDREY BULLARD LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	21253	11/30/2021	1800471.0005	\$1,700.46	\$1,632.44
	Owner Name	AUDREY BULLARD LLC			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	9100	11/25/2020	3001266.0004	\$1,730.57	\$1,661.35
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	9069	11/27/2019	1201356.0004	\$1,833.52	\$1,760.18
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	9058	11/29/2018	1201235.0004	\$1,852.99	\$1,778.87
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	9037	11/29/2017	2701741.0004	\$1,864.02	\$1,789.46
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	9061	1/6/2017	3204865.0001	\$2,181.38	\$2,137.75
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	AMERICAN TITLE SERVICES OF LC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	9060	2/12/2016	3206197.0009	\$2,129.87	\$2,108.57
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			

Paid By	MEREDITH L LAPRADD
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9040	2/28/2015	9920989.0001	\$2,421.97	\$2,397.75
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9057	2/26/2014	3502783.0001	\$2,422.48	\$2,398.26
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9048	3/29/2013	3502199.0008	\$2,548.10	\$2,548.10
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH L AS TRUSTEE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9088	2/27/2012	3208005.0007	\$2,694.74	\$2,667.79
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH L			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123824	3/1/2011	9920498.0001	\$2,735.67	\$2,735.67
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123830	12/29/2009	3500417.0001	\$3,107.94	\$3,014.70
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH			



**ATTACHMENT 9.**

**SEE FEE SCHEDULE**

**CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE**