



## GROWTH MANAGEMENT

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

### FOR PLANNING USE ONLY

Application # \_\_\_\_\_  
Application Fee \$ \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

## COMPREHENSIVE PLAN AMENDMENT

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

### A. PROJECT INFORMATION

1. Project Name: CENTURY GLEN
2. Address of Subject Property: 1509 SW CENTURY GLEN & 1563 SW CENTURY GLEN, LAKE CITY, FL 32025
3. Parcel ID Number(s): 04-4S-16-02703-012 & 01-4S-16-02703-004
4. Existing Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Proposed Future Land Use Map Designation: INDUSTRIAL
6. Zoning Designation: RMH-3
7. Acreage: 3.329
8. Existing Use of Property: AMBULANCE DISPATCH & VACANT
9. Proposed use of Property: AMBULANCE DISPATCH & LIGHT INDUSTRIAL

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) CAROL CHADWICK, PE Title: CIVIL ENGINEER  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 1208 SW FAIRFAX GLEN  
City: LAKE CITY State: FL Zip: 32025  
Telephone: (\_\_\_\_) 307.680.1772 Fax: (\_\_\_\_) \_\_\_\_\_ Email: ccpewyo@gmail.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): SEE ATTACHED  
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: NA  
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. \_\_\_\_\_  
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 land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

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

### NOTICE TO APPLICANT

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

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

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

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

---

Applicant/Agent Name (Type or Print)

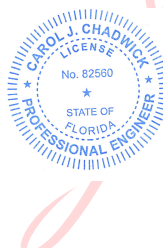
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Applicant/Agent Signature

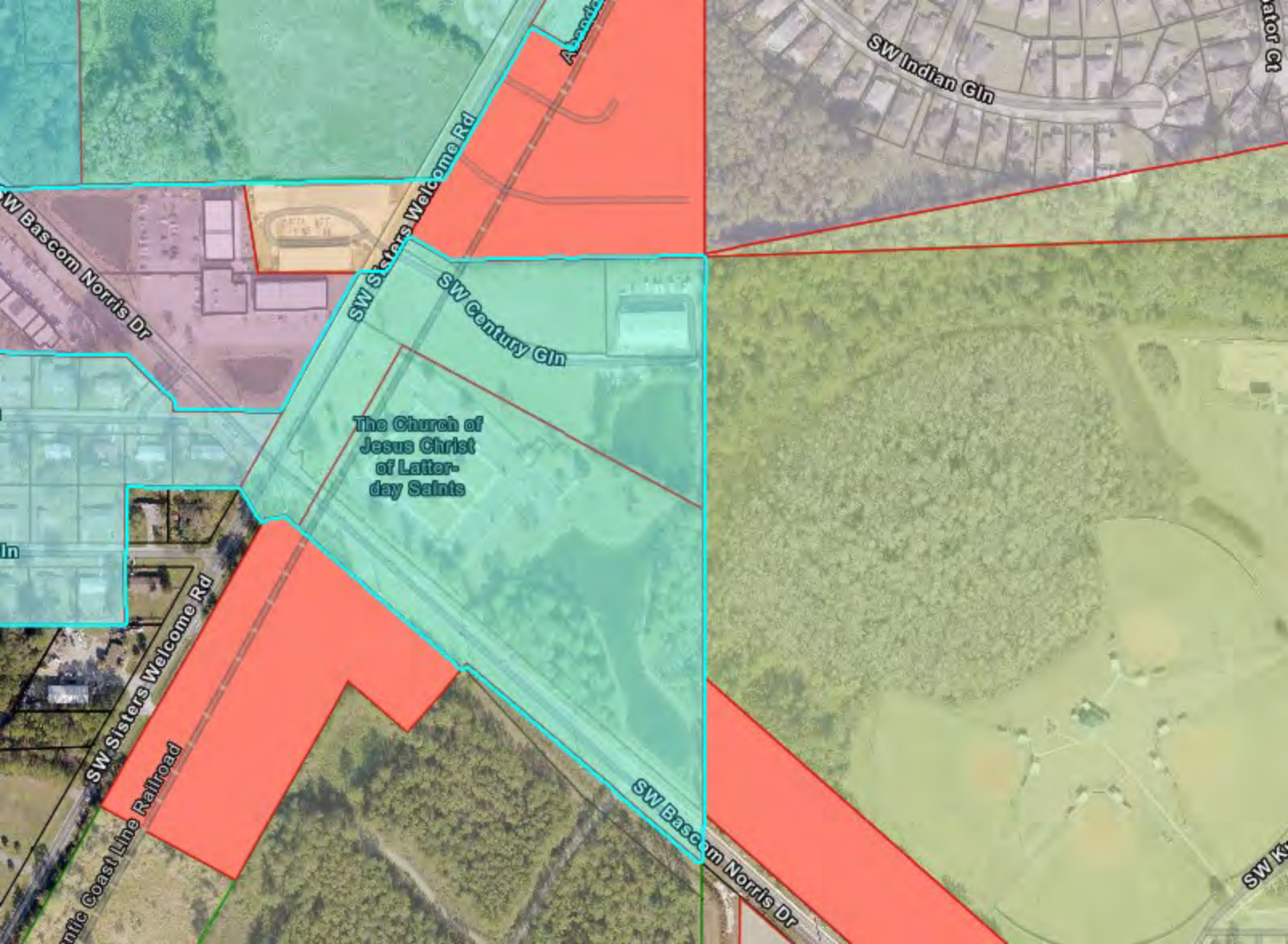
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Date

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
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cn=Carol  
Chadwick  
Date: 2025.06.10  
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The Church of  
Jesus Christ  
of Latter-  
day Saints

SW Sisters Welcome Rd

SW Century Cln

SW Indian Cln

W Bascom Norris Dr

Avenue

SW Sisters Welcome Rd

Coast Line Railroad

SW Bascom Norris Dr

SW K

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 10, 2025

re: CENTURY GLEN Concurrency Impact Analysis

One parcel is currently vacant. The other parcel is an ambulance dispatch using the City's sewer and water system. The proposed commercial site will utilize City sewer and water. There is not enough information to estimate water or sewer use. A traffic study, if necessary, will need to be conducted with the site plan.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 820
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 6103 ADT & 619 Peak PM trips
- Potable Water: ? gallons per day
- Potable Water: ? gallons per day
- Solid Waste: ? tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
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cn=Carol  
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Date: 2025.06.10  
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Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25218

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 10, 2025

re: CENTURY GLEN Comprehensive Plan Consistency Analysis

The CENTURY GLEN proposed site consistent with Lake City's Comprehensive Plan.

#### Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.*

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject property is located on SW Sisters Welcome Road. The property across the road is currently zoned ILW.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The property across the road is currently zoned ILW.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2026.

*Consistency: One parcel is utilized for ambulance dispatch. There are no current plans to develop*



*the other parcel.*

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The site utilizes a previously permitted stormwater management system.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

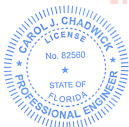
*Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: This development is consistent with the properties adjacent to SW Sisters Welcome Road zoning ILW.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2025.06.10  
15:21:01 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25218



# COLUMBIA COUNTY

## Property Appraiser

### Parcel 01-4S-16-02703-012

#### Owners

RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC  
PO BOX 2821  
PONTE VEDRA BEACH, FL 32004

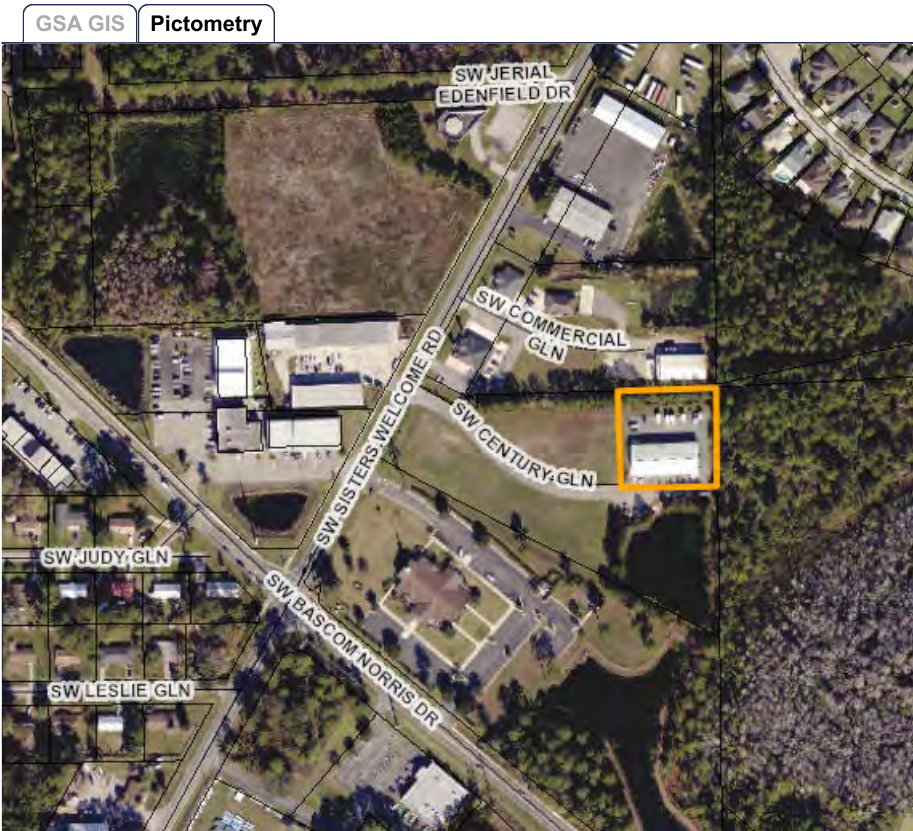
#### Parcel Summary

Location	1509 SW CENTURY GLN
Use Code	1700: OFFICE BLD 1STY
Tax District	1: CITY OF LAKE CITY
Acreage	1.0000
Section	01
Township	4S
Range	16
Subdivision	DIST 2

#### Legal Description

BEG AT NE COR OF SE1/4, RUN W 208.75 FT, S 208.75 FT, E 208.75 FT, N 208.75 FT TO POB.

1024-2512, WD 1539-44,



30° 10' 18" N 82° 39' 29" W

#### Working Values

	2025
Total Building	\$313,802
Total Extra Features	\$24,194
Total Market Land	\$73,508
Total Ag Land	\$0
Total Market	\$411,504
Total Assessed	\$411,504
Total Exempt	\$0
Total Taxable	\$411,504
SOH Diff	\$0

#### Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$300,983	\$299,730	\$280,562	\$233,361	\$235,971	\$232,393
Total Extra Features	\$24,194	\$24,194	\$24,434	\$24,434	\$24,434	\$24,434
Total Market Land	\$73,508	\$73,508	\$73,508	\$73,508	\$73,485	\$73,485
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$398,685	\$397,432	\$378,504	\$331,303	\$333,890	\$330,312
Total Assessed	\$398,685	\$397,432	\$364,433	\$331,303	\$333,890	\$330,312
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$398,685	\$397,432	\$364,433	\$331,303	\$333,890	\$330,312
SOH Diff	\$0	\$0	\$14,071	\$0	\$0	\$0

#### Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U .....	Reason	Type	V/I .....	Sale Price	Ownership
<u>WD</u> 1539/44	2025-04-29	<u>Q</u> .....	<u>01</u> .....	WARRANTY DEED	Improved	\$750,000	Grantor: SELLERS HERBERT S III REVOCABLE TRUST Grantee: RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC
<u>WD</u> 1024/2512	2004-08-30	<u>U</u> .....	<u>09</u> .....	WARRANTY DEED	Vacant	\$100,000	Grantor: LESLIE EARL PEELER Grantee: SELLERS HERBERT S III REVOCABLE TRUST

## Buildings

### Building # 1, Section # 1, 233289, WAREHOUSE

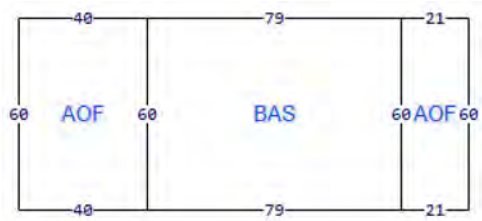
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt .....	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>8700</u> .....	<u>06</u> .....	8400	8400	\$387,410	2006	2006	0.00%	19.00%	81.00%	\$313,802

### Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	25	MOD METAL
EW	Exterior Wall	20	FACE BRICK
RS	Roof Structure	10	STEEL FRME
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	01	MINIMUM
IF	Interior Flooring	03	CONC FINSH
CE	Ceiling	04	NONE
AC	Air Conditioning	01	NONE
HT	Heating Type	01	NONE
PL	Plumbing	4.00	
FR	Frame	05	STEEL
SH	Story Height	18.00	
RMS	RMS	7.00	
STR	Stories	1.	1.
COND	Condition Adjustment	03	03

### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>AOF</u> .....	1,260	150%	1,890
<u>AOF</u> .....	2,400	150%	3,600
<u>BAS</u> .....	4,740	100%	4,740



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0260	PAVEMENT-ASPHALT			15887.00	\$1.50	2006	100%	\$23,831
0166	CONC,PAVMT			145.00	\$2.50	2006	100%	\$363

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1700	1STORY OFF		.00	.00	43,560.00	\$2.25/ <u>SF</u>	1.00	0.75	\$73,508

## Personal Property

Account	Secured/ Unsecured	Owner	Description
02122-100	Unsecured	CENTURY AMBULANCE SERVICE INC	B - BUSINESS

## Permits

Date	Permit	Type	Status	Description
Jul 3, 2018	18-89	COMMERCIAL	COMPLETED	COMMERCIAL
Sep 7, 2006	3507	COMMERCIAL	COMPLETED	COMMERCIAL
Feb 17, 2006	3507	COMMERCIAL	COMPLETED	COMMERCIAL

## TRIM Notices

2024  
2023  
2022

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 08, 2025.

**Prepared By and Return To:**

Esquire Title & Trust  
501 W. Bay Street  
Jacksonville, FL 32202

Order No.: 25-0079

Property Appraiser's Parcel I.D. (folio) Number:  
01-4S-16-02703-012

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 29th day of April, 2025, by Herbert S. Sellers III, Individually and as Trustee of the Herbert S. Sellers III Revocable Trust, and having its principal place of business at 6063 Kingsley Lake Drive, Kingsley Lake, FL 32091 (the "Grantor"), to Riverwood Investments of Jacksonville LLC, a Florida Limited Liability Company, whose post office address is PO Box 2821, Ponte Vedra Beach, FL 32004 (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 corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Columbia, State of Florida, viz:

All that certain property located in Columbia County, Florida, to-wit:

The certain piece, parcel, or tract of land lying and being in the Southeast  $\frac{1}{4}$  of Section 1, Township 4 South Range 16 East Columbia County, Florida and being particularly described as:

Begin at the Northeast corner of the SE  $\frac{1}{4}$ , Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run thence South  $88^{\circ}57'48''$  West, along the North line of said SE  $\frac{1}{4}$ , 208.75 feet; thence South  $00^{\circ}34'56''$  West, parallel to the East line of said SE  $\frac{1}{4}$  208.75 feet, thence North  $88^{\circ}57'48''$  East, parallel to said North line, 208.75 feet to said East line; thence North  $00^{\circ}34'56''$  East, along said East line 208.75 feet to the point of beginning.

Together with and subject to that certain Easement Deed recorded in the Official Records Book 1042 Page 214 of Columbia County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

Subject to easements, restrictions, reservations and limitations of record, if any.

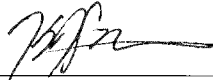
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2024.

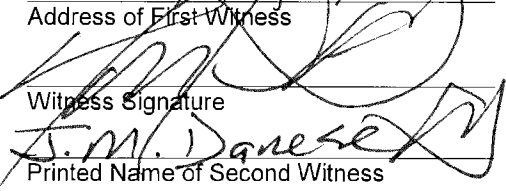
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness Signature

KEVIN HARRIS  
\_\_\_\_\_  
Printed Name of First Witness

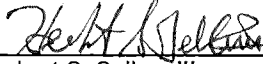
501 W Bay Street, Jax, FL 32202  
\_\_\_\_\_  
Address of First Witness

  
\_\_\_\_\_  
Witness Signature

J.M. Danese  
\_\_\_\_\_  
Printed Name of Second Witness

501 W Bay St, Jax, FL 32202  
\_\_\_\_\_  
Address of Second Witness

Herbert S. Sellers III Revocable Trust

BY:   
\_\_\_\_\_  
Herbert S. Sellers III  
Trustee and Individually

**Grantor Address:**  
6063 Kingsley Lake Drive  
Kingsley Lake, FL 32091

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, 29th day of April, 2025 by Herbert S. Sellers, Individually and as Trustee of the Herbert S. Sellers III Revocable Trust, who (check one) ☐ is personally known to me or ☒ has produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public:  
Printed Name:  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

Joseph M. Danese, III  
Notary Public  
State of Florida  
My Commission Expires 08/11/2025  
Commission No. HH 116452



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

## Detail by Entity Name

Florida Limited Liability Company  
RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC

### Filing Information

<b>Document Number</b>	L13000060673
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	04/25/2013
<b>Effective Date</b>	04/20/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

3655 University Blvd West  
JACKSONVILLE, FL 32217

Changed: 04/23/2019

### Mailing Address

Box 2821  
Ponte Vedra Beach, FL 32004

Changed: 04/23/2019

### Registered Agent Name & Address

ADAMS, SCOTT  
4323 SHIRLEY AVE  
JACKSONVILLE, FL 32210

Name Changed: 04/24/2025

Address Changed: 04/24/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

WOOLVERTON, DERICK  
P.O BOX 2821  
PONTE VEDRA BEACH, FL 32004

### Annual Reports



Report Year	Filed Date
2023	04/26/2023
2024	04/03/2024
2025	04/24/2025

#### **Document Images**

<a href="#">04/24/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/23/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# COLUMBIA COUNTY

## Property Appraiser

### Parcel 01-4S-16-02703-004

#### Owners

PEELER LESLIE EARL  
P O BOX 2238  
LAKE CITY, FL 32056-2238

#### Parcel Summary

Location	1563 SW CENTURY GLN
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	2.3290
Section	01
Township	4S
Range	16
Subdivision	DIST 2
Lineage	Split from 01-4S-16-02703-004

#### Legal Description

BEG NE COR OF SE1/4, W 541.66 FT, SW 200 FT, SE 727.01 FT, N 536 FT TO POB EX 1 AC DESC ORB 1024-2512 & COMM AT NE COR OF SE1/4, W 541.66 FT FOR POB, NW 100 FT TO E R/W OF SW SISTERS WELCOME RD, SW ALONG R/W 200 FT, SE 100 FT, NE 200 FT TO POB. EX 448 SQ FT DESC IN WD 1163-834 EX 2.13 AC DESC IN WD 1523-539.



669-578, 676-620, 867-335, 1039-1855, 1163-834,

30° 10' 18" N 82° 39' 32" W

#### Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$44,042
Total Ag Land	\$0
Total Market	\$44,042
Total Assessed	\$44,042
Total Exempt	\$0
Total Taxable	\$44,042
SOH Diff	\$0

#### Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$82,968	\$82,968	\$82,968	\$71,740	\$71,687	\$71,687
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$82,968	\$82,968	\$82,968	\$71,740	\$71,687	\$71,687
Total Assessed	\$82,968	\$82,968	\$82,968	\$71,740	\$71,687	\$71,687
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$82,968	\$82,968	\$82,968	\$71,740	\$71,687	\$71,687
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1163/0834	2008-12-04	Q	03	WARRANTY DEED	Vacant	\$100	Grantor: LESLIE E PEELER Grantee: CITY OF LAKE CITY
WD 1039/1855	2004-12-10	Q	03	WARRANTY DEED	Vacant	\$50,000	Grantor: FEAGLE & SMITH Grantee: PEELER
WD 0867/0335	1998-10-05	Q		WARRANTY DEED	Vacant	\$28,500	Grantor: WANDA KATO Grantee: PEELER
WD 0669/0577	1988-02-26	U		WARRANTY DEED	Vacant	\$10,000	Grantor: FEAGLE MARLIN & Grantee: BURNETT & DUBOSE

## Buildings

None

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	00	.00	.00	1.87	\$21,500.00/AC	1.87	0.85	\$34,174
1000	VACANT COMMERCIAL		.00	.00	0.46	\$21,500.00/AC	0.46	1.00	\$9,868

## Personal Property

None

## Permits

None

## TRIM Notices

2024  
2023  
2022

## Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 08, 2025.

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**FEAGLE & FEAGLE, ATTORNEYS, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst:200812021792 Date:12/4/2008 Time:10:46 AM  
Doc Stamp-Deed:0.70  
22 DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1163 P:834

**WARRANTY DEED**

**THIS INDENTURE**, made this 4<sup>th</sup> day of December, 2008, between **LESLIE EARL PEELER**, a married person not residing on the property, whose mailing address is Post Office Box 2238, Lake City, Florida 32056-2238, party of the first part, Grantor, and **THE CITY OF LAKE CITY**, a municipal corporation existing under the laws of the State of Florida, whose mailing address is Post Office Box 1687, Lake City, Florida 32056-1687, party of the second part, Grantee,

**W I T N E S S E T H:**

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, 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's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run S.88°58'33"W. along the North line of said Southeast 1/4 a distance of 507.76 feet to the POINT OF BEGINNING; thence S.00°56'09"W. 27.18 feet to a point on the Northeasterly Right-of-Way line of SW Century Glen; thence N.50°44'43"W. along said Northeasterly Right-of-Way line 42.02 feet to the point of intersection of said Right-of-Way line with the North line of said Southeast 1/4 and also with the

former Easterly line of the Seaboard Coastline Railroad (now abandoned); thence N.88°58'33"E. along the North line of said Southeast 1/4 a distance of 32.98 feet to the POINT OF BEGINNING. Containing 448 Square Feet, more or less.

**N.B.** The Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Tax Parcel No.: 01-4S-16-02703-004 (parent parcel)

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

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered  
in the presence of:

*Diane S. Edenfield*  
Witness

DIANE S. EDENFIELD  
Print or type name

*Charlene Liz*  
Witness

Charlene Liz  
Print or type name

*[Signature]* (SEAL)  
LESLIE EARL PEELER

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2008, by **LESLIE EARL PEELER** who is personally known to me or who has produced a Florida driver's license as identification.

 **Diane S. Edenfield**  
Commission # DD514461  
(NOTARY PUBLIC) Expires May 26, 2010  
Bonded Troy Fair Insurance Inc. 800-385-7019  
SEAL)

*Diane S. Edenfield*  
Notary Public, State of Florida

My Commission Expires:






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

### AGENT AUTHORIZATION FORM

I, Derick Woolverton (owner name), owner of property parcel

number 04-4S-16-02703-012 (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. CAROL CHADWICK, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D46 3B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.10 15:20:11 -04'00'
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)

6/09/2025

Date

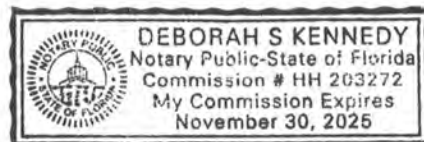
#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: St Johns

The above person, whose name is Derick Woolverton,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this 9<sup>th</sup> day of June, 2025.

  
NOTARY'S SIGNATURE

(Seal/Stamp)







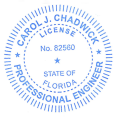
GROWTH MANAGEMENT DEPARTMENT  
205 North Marion Ave, Lake City, FL 32055  
Phone: 386-719-5750  
E-mail: growthmanagement@lcfcla.com

AGENT AUTHORIZATION FORM

I, Earl Pecker (owner name), owner of property parcel

number 01-4S-16-02703-004 (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. CAROL CHADWICK, PE	1.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D46 3B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.10 15:19:29 -04'00'
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.

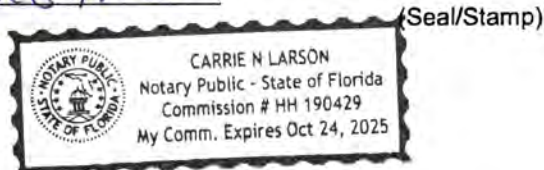
[Signature] Date 6-9-25  
Owner Signature (Notarized)

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Earl Pecker,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) 9th on this June day of 2025.

[Signature]  
NOTARY'S SIGNATURE



# Tax Bill Detail

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02703-012  
SELLERS HERBERT S III REVOCABLE TRUST

Year: 2024

Bill Number: 9425

Owner: SELLERS HERBERT S III REVOCABLE TRUST

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS:  
SELLERS HERBERT S III  
REVOCABLE TRUST  
6063 KINGSLEY LAKE DR  
STARKE FL 32091

PROPERTY ADDRESS:  
1509 CENTURY  
LAKE CITY 32025

Taxes   Assessments   Legal Description   Payment History

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$1,875.42	\$1,875.42	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$2,991.09	\$2,991.09	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$286.28	\$286.28	\$0.00
LOCAL	3.1430	\$1,202.95	\$1,202.95	\$0.00
CAPITAL OUTLAY	1.5000	\$574.11	\$574.11	\$0.00
Subtotal	5.3910	\$2,063.34	\$2,063.34	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$112.37	\$112.37	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.04	\$0.04	\$0.00
TOTAL	18.3997	\$7,042.26	\$7,042.26	\$0.00

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,551.51	\$1,551.51	\$0.00
TOTAL	\$1,551.51	\$1,551.51	\$0.00

## Payment Options

This Bill:

\$0.00

All Bills:


\$0.00


Cart Amount:

\$0.00

Bill 9425 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser



# Tax Bill Detail

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R02703-004  
PEELER LESLIE EARL

Year: 2024

Bill Number: 9420

Owner: PEELER LESLIE EARL

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS:

PEELER LESLIE EARL  
P O BOX 2238  
LAKE CITY FL 32056-2238

PROPERTY ADDRESS:

1563 CENTURY  
LAKE CITY 32025

Taxes   Assessments   Legal Description   Payment History

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$406.54	\$406.54	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$648.39	\$648.39	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$62.06	\$62.06	\$0.00
LOCAL	3.1430	\$260.77	\$260.77	\$0.00
CAPITAL OUTLAY	1.5000	\$124.45	\$124.45	\$0.00
Subtotal	5.3910	\$447.28	\$447.28	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$24.36	\$24.36	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$1,526.58	\$1,526.58	\$0.00

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$61.26	\$61.26	\$0.00
TOTAL	\$61.26	\$61.26	\$0.00

## Payment Options

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 9420 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

