



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # Z _____
Application Fee \$ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

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: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Existing Zoning Designation: RMF-1 & RSF-3
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): 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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.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.

***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 X _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No X _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No X _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No X _____
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.
- 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.

NOTICE TO APPLICANT

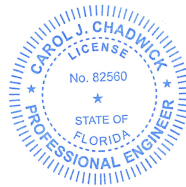
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) 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.

Applicant/Agent Name (Type or Print)



Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D4
63B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.18 14:47:45 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

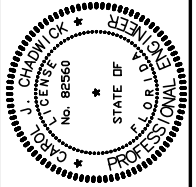
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

PROJECT NO. FL25168

DATE
JUNE 18, 2025

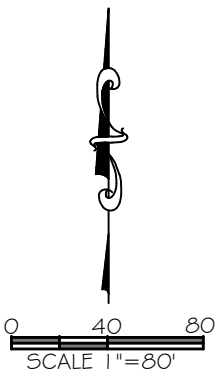
REVISION DATE

SHEET | OF | SHEETS

NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL

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.



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 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2025.06.18
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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 #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
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SingleFamily Homes	300.00	48.00	14400.00
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* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
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* 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	Tons Per Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

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 17, 2025

re: CARTER ACRES Analysis of the Requirements of Article 12 of the Land Development Regulations

The CARTER ACRES proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

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

- b) The existing land use pattern.

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is suited for multi-family zoning. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The subject property will have direct access to NE Basom Norris Drive and will not negatively affect living conditions.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The site will have all required buffering per the City's LDR's.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area is currently used for multi-family housing.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing for the entire site.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

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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B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
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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 #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE		
	769 NE GURLEY AVE		
	LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601			Total Taxable	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112		

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*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

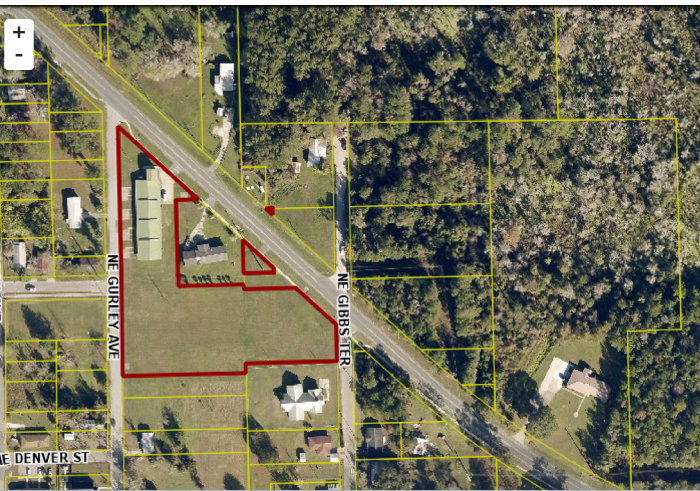
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JS*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by MARY ALICE CARTER

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to MARY ALYCE DOUGLAS-CARTER whose post office address is, 769 NE GURLEY AVE, LAKE CITY, FL 32055, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN whose post office address is 930 NE JOE CONEY TER, LAKE CITY, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

*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 she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and 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, 2025.*

*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:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

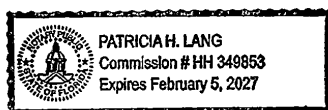
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





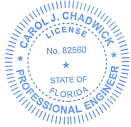
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:46:17 -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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

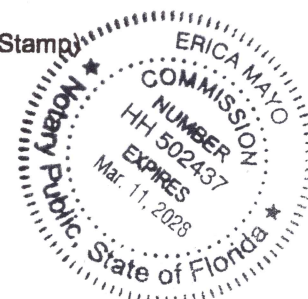
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

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: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number:

Owner: DOUGLAS MARY

Tax District: 1

34269

Property Type:

Real Estate

MAILING ADDRESS:

PROPERTY ADDRESS:

DOUGLAS MARY

769 GURLEY

769 NE GURLEY AVE

LAKE CITY 32055

LAKE CITY FL 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00