



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: 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. Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Existing Zoning Designation: RMH-3
6. Proposed Zoning Designation: ILW
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): 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: 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

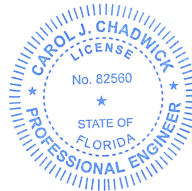
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.10 15:24:52 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

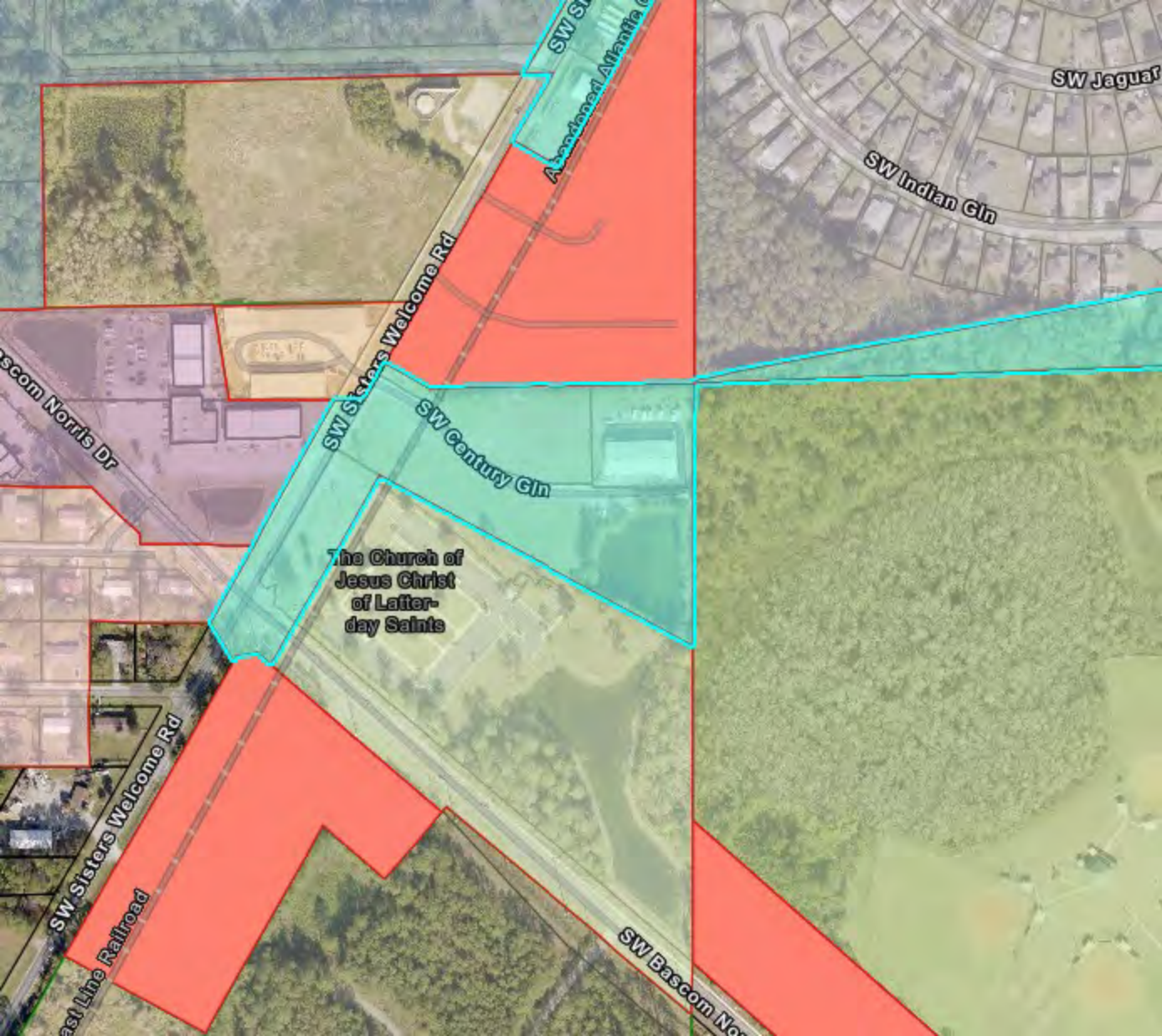
The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

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



SW Sisters Welcome Rd

SW Century Gln

SW Bascom Norris Dr

SW Indian Gln

SW Jaguar

East Line Railroad

The Church of
Jesus Christ
of Latter-
day Saints

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' 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, 9th 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=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.10
15:24:34 -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

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 Analysis of the Requirements of Article 12 of the Land Development Regulations

The CENTURY GLEN 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 SW Sisters Welcome Road. The property across the road is currently zoned ILW.

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

Analysis: The property across the road is currently zoned ILW.

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

Analysis: The site will be used for a light industrial and commercial and will not increase the population density or add additional loads to schools. Additional utility use and traffic will result with the ultimate build-out. 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 light industrial and commercial uses.

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

Analysis: The change will allow for the opening of new businesses.

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

Analysis: The subject property will have direct access to SW Sisters Welcome Road and will not negatively affect living conditions.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Sisters Welcome Road 47.

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

Analysis: No drainage problems will be created with the zoning change. The site utilizes a previously permitted stormwater management system. 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 from the residences bordering the site.

- 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 has many light industrial and commercial uses.

- 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 as other properties along the SW Sisters Welcome Road corridor are currently used for commercial activities.

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

Analysis: The current zoning doe not allow light industrial or commercial uses.

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

Analysis: One parcel is currently used for ambulance dispatch. The subject property's ultimate use will be determined during the site plan process.

- 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:

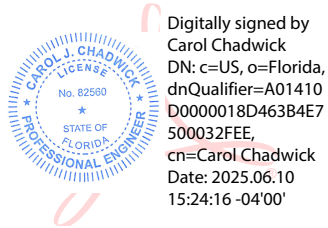
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these

land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

Analysis: The logical use is light industrial and commercial bringing new businesses to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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

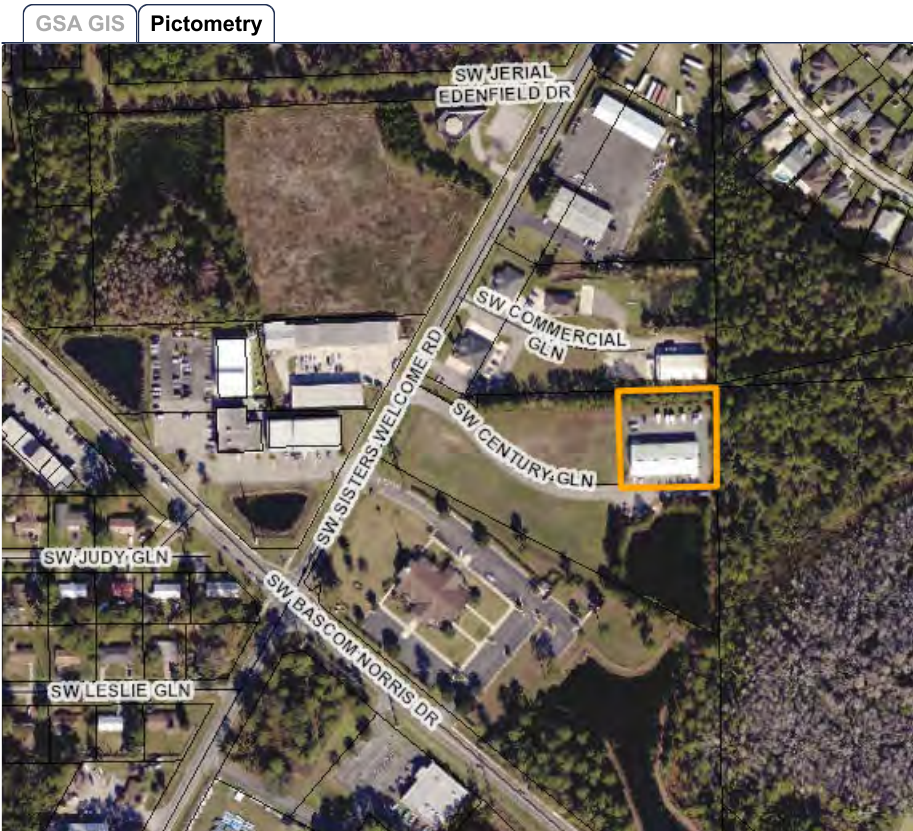
Parcel Summary

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

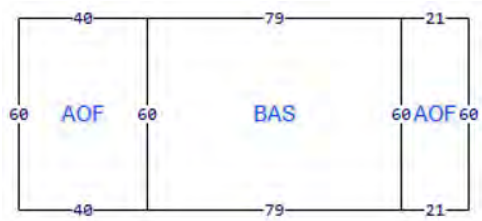
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>8700</u>	<u>06</u>	8400	8400	\$387,410	2006	2006	0.00%	19.00%	81.00%	\$313,802

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.

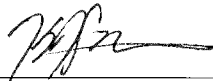
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:



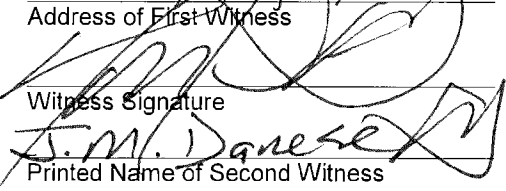
Witness Signature

KEVIN HARRIS

Printed Name of First Witness

501 W Bay Street, Jax, FL 32202

Address of First Witness



Witness Signature

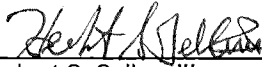
J.M. Danese

Printed Name of Second Witness

501 W Bay St, Jax, FL 32202

Address of Second Witness

Herbert S. Sellers III Revocable Trust

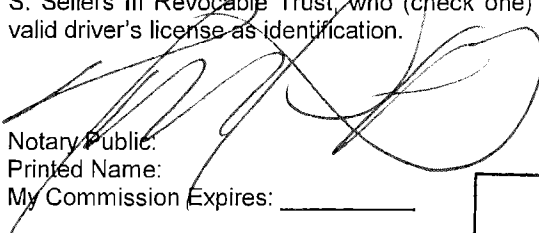
BY: 

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

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

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

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 4th 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 17th 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

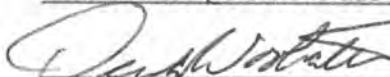
number 04-4S-16-02703-012 (parcel number), do certify that

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=A01410D0000018D463B4 E7500032FEE, cn=Carol Chadwick Date: 2025.06.10 15:23:38 -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

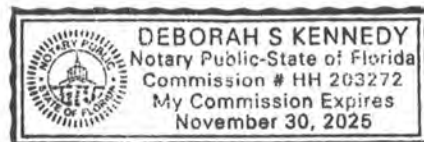
NOTARY INFORMATION:

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 9th 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=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.10 15:23:53 -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.

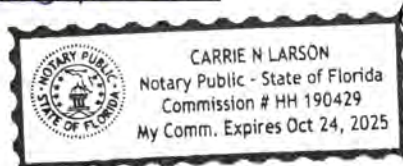
[Signature] Date 6-9-25
Owner Signature (Notarized)

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

