



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # Z 24-04
Application Fee \$ 750.00
Receipt No. 2024-00076864
Filing Date 8/12/24
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: The Commons at Baker Heights
2. Address of Subject Property: 284 SW Baya Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13898-000 (42438), Parcel 00-00-00-13905-000 (42445), Parcel 00-00-00-13906-000 (42446), Parcel 00-00-00-14072-001 (42616)
4. Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Existing Zoning Designation: See attached application for specific zoning designations for each property
6. Proposed Zoning Designation: Commercial General
7. Acreage: 3.059
8. Existing Use of Property: Office space and vacant
9. Proposed use of Property: Commercial use, potential uses are office space or service station

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Agent
Company name (if applicable): Jones Engineering & Consulting, LLC
Mailing Address: 855 SW Baya Drive
City: Lake City State: FL Zip: 32024
Telephone: () 965-9000 Fax: () Email: ljones@jonesengineering.net

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): THE LAW OFFICE OF TRAVIS KOON PLLC
Mailing Address: 284 SW Baya Dr Ste 101
City: Lake City State: FL Zip: 32025
Telephone: (386) 597-0000 Fax: () Email: jkoon@koonlegal.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: No
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.
- 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.

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance Jones
Date: 2024.08.10 00:13:18 -04'00'

8/8/24

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

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.

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



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13898-000 (42438) | OFFICE BLD 1STY (1700) | 0.525 AC

S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,

THE LAW OFFICE OF TRAVIS KOON PLLC

Owner: 284 SW BAYA DR STE 101
LAKE CITY, FL 32025-5207

Site: 284 SW BAYA DR, LAKE CITY

Sales	3/13/2014	\$155,000	I (Q)
Info	2/20/2012	\$100	I (U)
	2/6/2004	\$250,000	I (Q)

2024 Working Values

Mkt Lnd	\$72,072	Appraised	\$284,381
Ag Lnd	\$0	Assessed	\$284,381
Bldg	\$210,584	Exempt	\$0
XFOB	\$1,725	Total	county:\$284,381
Just	\$284,381	Taxable	city:\$284,381
			other:\$0
			school:\$284,381

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



0 130 260 390 520 650 780 910 1040 1170 1300 ft

Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13905-000 (42445) | VACANT COMMERCIAL (1000) | 1.388 AC

S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W/R/W LINE OF US-41, S A

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Owner: 284 SW BAYA DR
#101
LAKE CITY, FL 32025

Site:

Sales	5/18/2023	\$265,000	V (Q)
	3/14/2023	\$100	V (U)
Info	7/11/2011	\$208,900	I (Q)

2024 Working Values

Mkt Lnd	\$103,825	Appraised	\$103,825
Ag Lnd	\$0	Assessed	\$103,825
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$103,825	Total	county:\$103,825
		Taxable	city:\$103,825
			other:\$0
			school:\$103,825

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13906-000 (42446) | VACANT COMMERCIAL (1000) | 0.966 AC
 S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW
 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT.

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

2024 Working Values

Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025
 Site: 246 SW BAYA DR, LAKE CITY
 Sales: 5/18/2023 \$265,000 V (O)
 7/11/2011 \$208,800 I (O)
 Info: 12/1/1986 \$148,000 I (U)

Mkt Lnd	\$101,037	Appraised	\$101,037
Ag Lnd	\$0	Assessed	\$101,037
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$101,037	Total	county:\$101,037
		Taxable	city:\$101,037
			other:\$0
			school:\$101,037

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-14072-001 (42616) | VACANT (0000) | 0.18 AC

S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3, EX 0.46 AC AS DESC IN ORB 1139-2248, 739-927, 741-1059, WD 1023-2359, WD 1217-2042, WD 1490-2553

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Owner:
#101
LAKE CITY, FL 32025

Site:

Sales 5/18/2023 \$265,000 V (Q)
Info 7/11/2011 \$208,900 I (Q)

2024 Working Values

Mkt Lnd	\$9,250	Appraised	\$9,250
Ag Lnd	\$0	Assessed	\$9,250
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$9,250	Total	county:\$9,250
		Taxable	city:\$9,250
			other:\$0
			school:\$9,250

NOTES:

Columbia County, FL



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ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



August 8, 2024

Subject: SW Main Blvd and SW Baya Dr CPA and Zoning Amendment Concurrency Impact Analysis

The subject application consists of four properties with a total area of +/- 3.059 acres. It is speculative to perform a concurrency impact analysis as no plans for development exist currently. As such, a service station use has been used for the concurrency impact analysis as it would be a worst-case scenario for allowed uses under a Commercial General zoning designation. Future analysis will be required for a site development plan application to ensure facilities have capacity when development occurs.

Criteria for analyses (Concurrency impact analysis performed for addition of 5000 square feet of office/retail space):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 944 for Service Station as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day. Assumed building area of 5000 square feet based on similar sizes of newly constructed Circle K's in the city.

Summary of analyses:

- Trip generation report: 1348 Total ADT and 111 Peak PM Trips
- Potable water: 650 gpd
- Sanitary sewer: 650 gpd
- Solid Waste: 28 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Lance Jones", written in a cursive style.

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
944	Service Station	168.56	13.87	8.00	1348.48	110.96

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)
Service Station (b)	325.00	2.00	650.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Service Station (b)	325.00	2.00	650.00

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

Solid Waste Analysis

Use	Pounds Per 1000 SF Gross Floor Area Per Day*	Estimated Gross Floor Area	Total (Lbs Per Day)
Service Station (b)	5.50	5000.00	27.50

*5.5 pounds of solid waste per 1,000 square foot gross floor area per day

ATTACHMENT 4.

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



August 6, 2024

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

Re: Rezoning and Comp Plan Amendment Application for Parcels 00-00-00-13898-000 (42438), 00-00-00-13905-000 (42445), 00-00-00-13906-000 (42446), and 00-00-00-14072-001 (42616) to Commercial General in Lake City, Florida.

Dear Mr. Angelo:

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

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

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

Evaluation and Findings: The subject properties have Residential Medium and Residential Moderate Future Land Use Map (“FLUM”) designations, as well as Commercial General (“CG”) and Residential Single Family-2 (“RSF-2”) zoning designations. Contiguous properties have a Commercial General zoning designation and Commercial FLUM designation. A companion comp plan amendment shall be provided to amend the current residential FLUM designations to Commercial. The proposed use zoning designation Commercial General (“CG”) is consistent with the proposed FLUM designation and existing land use pattern. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

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

Evaluation and Findings: The proposed use is compatible with the existing land use pattern. The surrounding areas are commercial and the single owner properties have direct access to SW Baya Drive and SW Main Blvd.

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

Evaluation and Findings: The proposed use would not create an isolated district unrelated to adjacent districts as the surrounding properties are commercial.

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

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

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

“Keeping It Civil”

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

Evaluation and Findings: The existing district boundaries are not necessarily illogically drawn in relation to existing conditions on the property proposed for change. However, there is a commercial use gap at the subject properties in comparison to the existing land use pattern. The proposed change would eliminate the commercial use gap along SW Baya Dr and SW Main Blvd. Additionally, some of the properties have inconsistent land use designations with the existing zoning or have multiple zonings and land uses on a single parcel. The proposed use would improve the overall zoning consistency of the subject properties.

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

Evaluation and Findings: The proposed amendment is necessary to make the roadway frontage along SW Main Blvd and SW Baya Drive commercial and consistent with existing uses.

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

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. The proposed use is similar in nature to the existing uses in the area.

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

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

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

Evaluation and Findings: A change in proposed use would not create a drainage problem without consideration for the type of development that occurs on the properties. Future development is speculative for commercial office spaces and any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction is allowed to commence.

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

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

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

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

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

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties of similar use are contiguous to the subject site.

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

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

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

Evaluation and Findings: The existing residential zoning and FLUM designations doesn't allow for commercial uses. The proposed zoning would allow uses consistent with the Commercial General zoning district.

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

Evaluation and Findings: The proposed use is not out of scale with the needs of the neighborhood or the Lake City/Columbia County community. This is an ideal location for commercial use as it's located at a major intersection and adjoining properties have the same zoning and land use designations.

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

i. The need and justification for the change.

Evaluation and Findings: Although other sites could exist in the city that would allow for this use, the owner has identified this property as a prime candidate for the proposed use. The four parcels are contiguous with direct access to SW Baya Dr and SW Main Blvd and the proposed use would be consistent with existing uses along the corridor.

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

Evaluation and Findings: The proposed amendment will not have an impact on the comprehensive planning program or the City's comprehensive plan.

ATTACHMENT 5.

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

LEGAL DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

3

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 13-648

Inst: 201412003588 Date: 3/14/2014 Time: 11:24 AM
Doc Stamp-Deed: 1085.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1271 P: 164

General Warranty Deed

Made this March 13th, 2014 A.D.

By **JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife**, whose address is: Post Office Box 1311, Lake City, Florida 32056, hereinafter called the grantor,

to **THE LAW OFFICE OF TRAVIS KOON P.L.L.C.**, A Florida Limited Liability Company whose post office address is: 291 NW Main Blvd, Suite A, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 2 Page 104 of the public records of **COLUMBIA COUNTY, FLORIDA.**

Parcel ID Number: 13898-000

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, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

JAMES L. BOLTON (Seal)
Address: Post Office Box 1100, Lake City, Florida 32056

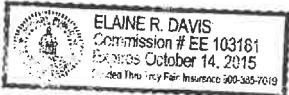
JANET L. CREE
Witness Printed Name JANET L. CREE

MARY ELLEN BOLTON (Seal)
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife, who is/are personally known to me or who has produced KNOWN as identification.

Elaine R. Davis
Notary Public
Print Name:
My Commission Expires:



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12145

Inst: 202312009111 Date: 05/22/2023 Time: 8:18AM
Page 1 of 4 B: 1490 P: 2553, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *we*
Deputy Clerk Doc Stamp-Deed: 1855.00

Warranty Deed

This Warranty Deed is executed this 18 day of ^{May} ~~March~~, 2023 by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006, whose address is PO Box K, Live Oak, FL 32064, hereinafter called the grantor, to The Law Office of Travis Koon P.L.L.C., a Florida Limited Liability Company, whose address is , hereinafter called the grantee:

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

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

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 7271 61ST DR, LIVE OAK 32060.

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

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

To Have And To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness

Lisa Hicks
Printed Name

Daniel Crapp
Witness

DANIEL CRAPP
Printed Name

The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006

By: [Signature]
Jack M. Mott, as Successor Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2023, by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006.

Veralisa Hicks

Signature of Notary Public
Print, Type/Stamp Name of Notary



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

Exhibit "A"

PARCEL 1:

Lots 1 and 2, Block 3, BAKER HEIGHTS, a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 3 South, Range 17 East, according to the plat thereof as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, LESS AND EXCEPT the right of way for State Road No. 25 (South First Street).

ALSO

Begin at the Northwest corner of said Lot 2 and run S 26°12'12" E, 150.00 feet along the West line of said Lot 2; thence N 63°47'48" E, 88.28 feet along the South line of said Lot 2 to the West right of way line of State Road 25; thence S 01°08'30" E, 25.50 feet to its intersection with the Northerly edge of a concrete paved ditch; thence S 79°58'48" W along said Northerly edge of said concrete paved ditch 192.23 feet; thence S 89°55'41" W still along said Northerly edge of a concrete ditch 97.11 feet to its intersection with the Easterly line of Lake Villa Addition No. 3; thence N 00°29'44" W along said Easterly line of Lake Villa Addition No. 3 a distance of 97.31 feet to the South line of El Prado Street; thence N 63°47'48" E along said South line of El Prado Street 113.58 feet to the Point of Beginning.

PARCEL 2:

Commence at the Northwest corner of Lot 2, Block 3, BAKER HEIGHTS, in Section 32, Township 3 South, Range 17 East, as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, and run S 63°47'48" W along South line of El Prado Street 113.58 feet to a concrete monument; thence S 0°29'44" E, 112.96 feet to the South edge of a concrete paved ditch and the Point of Beginning; thence N 89°39'15" E, 88.62 feet along said South edge of a concrete ditch; thence N 77°48'44" E, 162.14 feet still along said concrete ditch, point also being on the West right of way line of State Road #25 (First Street); thence S 1°08'30" E along West line of said State Road #25 a distance of 9.06 feet; thence S 16°11'04" E along said West right of way line 165.68 feet to a concrete monument; thence N 88°51'26" E, 3 feet along said right of way to a concrete monument; thence S 1°08'30" E still along said right of way line a distance of 100.87 feet to a concrete monument and to the North line of Lake Villa Subdivision, Block 1; thence S 89°39'15" W, 296.43 feet along said North line of Lake Villa, Block 1 to a concrete monument being on the East line of Lake Villa Addition No. 3; thence N 0°29'64" W along said East line of Lake Villa Addition No. 3 a distance of 236.00 feet to the South edge of a concrete paved ditch and to the Point of Beginning.

LESS AND EXCEPT any portions of Parcels 1 and 2 lying in right of way recorded in Deed Book 64, page 65; Official Records Book 352, page 69 and Official Records Book 896, page

2053, of the Public Records of Columbia County, Florida.

PARCEL 3

Lot No. 2, Block No. 10, Lake Villas Addition No. 3, a Subdivision according to the plat thereof as recorded in Plat Book 2, page 108-E, of the public records of Columbia County, Florida.

LESS AND EXCEPT that parcel conveyed in Official Records Book 1139, page 2248 and being more particularly described as follows: Commence at the Southeast corner of Lot 2, Block 10, Lake Villas Addition #3, a subdivision according to plat thereof as recorded in Plat Book 2, Page 108E of the public records of Columbia County, Florida and run thence N 49°13'59"W, along the South Line of said Lot 2, 1.43 feet to the POINT OF BEGINNING; thence continue N 49°13'59"W, along said South Line, 150.57 feet to the West Line of said Lot 2; thence N 40°24'17"E, along said West Line, 148.50 feet; thence S 49°11'49"E, 70.65 feet; thence S 56°21'25"E, 34.05 feet to a point on a curve; thence run Southerly along the arc of said curve concave to the East having a radius of 165.00 feet, a central angle of 24°47'13", a chord bearing and distance of S 17°44'37"W, 70.83 feet, an arc distance of 71.38 feet to a point of reverse curve; thence run Southerly along the arc of said curve concave to the West having a radius of 115.00 feet, a central angle of 45°51'37", a chord bearing and distance of S 28°16'49"W, 89.61 feet, an arc distance of 92.05 feet to the POINT OF BEGINNING.

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



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

AGENT AUTHORIZATION FORM

I, Travis Koon (owner name), owner of property parcel

number 42616, 42446, 42445, 42438 (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. Christoher Lance Jones	1.
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.

Travis Koon
 Owner Signature (Notarized) Travis Koon Date 8/1/24

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Travis Koon personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 1st day of August, 2024.

Samantha McLeod
 NOTARY'S SIGNATURE

(Seal/Stamp)





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

Detail by Entity Name

Florida Limited Liability Company
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Filing Information

Document Number L11000141646
FEI/EIN Number 45-4087725
Date Filed 12/19/2011
Effective Date 01/01/2012
State FL
Status ACTIVE

Principal Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Mailing Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Registered Agent Name & Address

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Address Changed: 01/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR, Managing Member

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Title Managing Member

Fons, Eduardo, Esq.
2100 Coral Way
Suite 701
Miami, FL 33145

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/20/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/20/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/15/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2011 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 8.
PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:33:23 PM EDT

Tax Record

Last Update: 7/31/2024 2:32:07 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R13898-000	REAL ESTATE	2023
Mailing Address THE LAW OFFICE OF TRAVIS KOON PLLC 284 SW BAYA DR STE 101 LAKE CITY FL 32025-5207		Property Address 284 BAYA LAKE CITY GEO Number 000000-13898-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
00-00-00 1700/1700.53 Acres S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	264,268
BOARD OF COUNTY COMMISSIONERS	7.8150	264,268
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	266,324
LOCAL	3.2170	266,324
CAPITAL OUTLAY	1.5000	266,324
SUWANNEE RIVER WATER MGT DIST	0.3113	264,268
LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268
		Exemption Amount
		0
		Taxable Value
		\$264,268
		Taxes Levied
		\$1,294.91
		\$2,065.25
		\$199.21
		\$856.76
		\$399.49
		\$82.27
		\$0.03
Total Millage		18.4914
Total Taxes		\$4,897.92
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$898.12
Total Assessments		\$898.12
Taxes & Assessments		\$5,796.04
If Paid By		Amount Due
		\$0.00
Date Paid	Transaction	Receipt
		Item
		Amount Paid

11/15/2023	PAYMENT	2500593.0001	2023	\$5,564.20
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:36:20 PM EDT

Tax Record

Last Update: 7/31/2024 2:35:04 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R13905-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address GEO Number 000000-13905-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 00-00-00 1000/10001.39 Acres S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S ALONG R/W LINE 174.74 FT, E 3 FT TO SAID RD R/W, S 100.87 FT, W 296.43 FT, N 236 FT TO POB. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	53,945	0	\$53,945	\$264.33
BOARD OF COUNTY COMMISSIONERS	7.8150	53,945	0	\$53,945	\$421.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	53,945	0	\$53,945	\$40.35
LOCAL	3.2170	53,945	0	\$53,945	\$173.54
CAPITAL OUTLAY	1.5000	53,945	0	\$53,945	\$80.92
SUWANNEE RIVER WATER MGT DIST	0.3113	53,945	0	\$53,945	\$16.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	53,945	0	\$53,945	\$0.01
Total Millage		18.4914	Total Taxes		\$997.52
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$1,058.78
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500590.0001	2023	\$1,016.43

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:35:47 PM EDT

Tax Record

Last Update: 7/31/2024 2:34:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year																																																												
R13906-000	REAL ESTATE	2023																																																												
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025</td> <td style="width: 50%; border: none;">Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000</td> </tr> </table>			Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025	Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000																																																										
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<table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">Exempt Amount</td> <td style="width: 35%;">Taxable Value</td> <td style="width: 30%;"></td> </tr> <tr> <td style="text-align: center;">See Below</td> <td style="text-align: center;">See Below</td> <td></td> </tr> </table>			Exempt Amount	Taxable Value		See Below	See Below																																																							
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<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail NO EXEMPTIONS</td> <td style="width: 33%;">Millage Code 001</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td colspan="3">Legal Description (click for full description) 00-00-00 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code	Legal Description (click for full description) 00-00-00 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal																																																								
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Ad Valorem Taxes																																																														
<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 30%;">Taxing Authority</th> <th style="width: 10%;">Rate</th> <th style="width: 15%;">Assessed Value</th> <th style="width: 10%;">Exemption Amount</th> <th style="width: 15%;">Taxable Value</th> <th style="width: 10%;">Taxes Levied</th> </tr> </thead> <tbody> <tr> <td>CITY OF LAKE CITY</td> <td>4.9000</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$214.12</td> </tr> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>7.8150</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$341.50</td> </tr> <tr> <td>COLUMBIA COUNTY SCHOOL BOARD</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DISCRETIONARY</td> <td>0.7480</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$32.68</td> </tr> <tr> <td>LOCAL</td> <td>3.2170</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$140.58</td> </tr> <tr> <td>CAPITAL OUTLAY</td> <td>1.5000</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$65.55</td> </tr> <tr> <td>SUWANNEE RIVER WATER MGT DIST</td> <td>0.3113</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$13.60</td> </tr> <tr> <td>LAKE SHORE HOSPITAL AUTHORITY</td> <td>0.0001</td> <td>43,698</td> <td>0</td> <td>\$43,698</td> <td>\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Millage</td> <td>18.4914</td> <td colspan="2" style="text-align: right;">Total Taxes</td> <td>\$808.03</td> </tr> </tbody> </table>			Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	CITY OF LAKE CITY	4.9000	43,698	0	\$43,698	\$214.12	BOARD OF COUNTY COMMISSIONERS	7.8150	43,698	0	\$43,698	\$341.50	COLUMBIA COUNTY SCHOOL BOARD						DISCRETIONARY	0.7480	43,698	0	\$43,698	\$32.68	LOCAL	3.2170	43,698	0	\$43,698	\$140.58	CAPITAL OUTLAY	1.5000	43,698	0	\$43,698	\$65.55	SUWANNEE RIVER WATER MGT DIST	0.3113	43,698	0	\$43,698	\$13.60	LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,698	0	\$43,698	\$0.00	Total Millage		18.4914	Total Taxes		\$808.03
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If Paid By		Amount Due																																																												
		\$0.00																																																												

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500592.0001	2023	\$834.52

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:34:34 PM EDT

Tax Record

Last Update: 7/31/2024 2:33:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R14072-001	REAL ESTATE	2023
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address GEO Number 000000-14072-001
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description) 00-00-00 0000/0000.18 Acres S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023- 2359, WD 1217-2042, WD 1490-2553		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	7,865
BOARD OF COUNTY COMMISSIONERS	7.8150	7,865
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	9,250
LOCAL	3.2170	9,250
CAPITAL OUTLAY	1.5000	9,250
SUWANNEE RIVER WATER MGT DIST	0.3113	7,865
LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,865
		Exemption Amount
		0
		Taxable Value
		\$7,865
		Taxes Levied
		\$38.54
		\$61.46
		\$6.92
		\$29.76
		\$13.87
		\$2.45
		\$0.00
Total Millage		18.4914
Total Taxes		\$153.00
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
Total Assessments		\$61.26
Taxes & Assessments		\$214.26
If Paid By		Amount Due
		\$0.00
Date Paid	Transaction	Receipt
		Item
		Amount Paid

11/15/2023	PAYMENT	2500591.0001	2023	\$205.69
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ATTACHMENT 9.

SEE FEE SCHEDULE

CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE