



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

FOR PLANNING USE ONLY
 Application # CPA24-03
 Application Fee \$ 750.00
 Receipt No. 2024-00076865
 Filing Date 8/12/24
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

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. Existing Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: See attached application for specific zoning designations for each property
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: 32025
 Telephone: (386) 9659000 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? No
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. _____
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. _____

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750

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

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

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

NOTICE TO APPLICANT

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

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

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

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

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance Jones
Date: 2024.08.10 00:10:38 -04'00'

8/8/24

Applicant/Agent Signature

Date

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	county:	\$284,381
Just	\$284,381	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, its use, or its interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.



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

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

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

NOTES:

Columbia County, FL



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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: 00-00-00-13906-000 (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.

NOTES:

Columbia County, FL



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 (Q)
7/11/2011 \$208,900 I (Q)
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	county:	\$101,037
Just	\$101,037	Total	city:\$101,037
		Taxable	other:\$0
			school:\$101,037

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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

Owner:
 284 SW BAYA DR
 #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	county:	\$9,250
Just	\$9,250	Total	city:\$9,250
		Taxable	other:\$0
			school:\$9,250

NOTES:

Columbia County, FL



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GrizzlyLogic.com

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.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



August 8, 2024

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

SUBJECT: 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. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-thru and underline format.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- **Objective I.1 The City Concurrence Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.**

Consistency: The property is located on SW Main Blvd and SW Baya Drive with utilities available to support the proposed use.

- **Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:**

Consistency: Floor area ratio(s) shall be maintained per the land development regulations.

- **Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).**

"Keeping It Civil"

Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.

- Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

Consistency: It is reasonable to expect the property to develop by the end of year 2025.

- Objective I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts..

Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.

- Objective I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The level of service standards will not be adversely affected from existing conditions by the development.

- Objective I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply, this is not a PRD application.

- Objective I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: No extension of public utilities are required as the site has direct access to public utilities.

- Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.

- Objective I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

Consistency: Does not apply, this is not a blighted area.

- Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The proposed use is consistent with existing land uses.

- Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The proposed use is not located in a Historical Preservation area.

- Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.

- **Objective I.11** The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: This item will be completed in the City of Lake City Growth Management application review process.

- **Objective I.12** The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: This item does not apply as the proposed use is not a platted subdivision.

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.

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
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

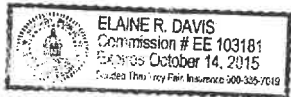
JANET L. CREE
Witness Printed Name JANET L. CREE

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 ~~10~~ ^{May} 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, 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:

[Signature]
Witness

Lisa Hicks
Printed Name

[Signature]
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.

[Signature]
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.

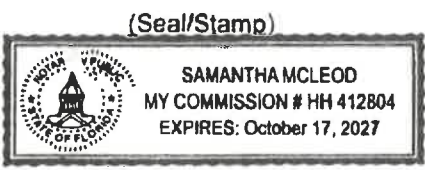
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

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

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





[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
FE/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	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	264,268	0	\$264,268	\$1,294.91
BOARD OF COUNTY COMMISSIONERS	7.8150	264,268	0	\$264,268	\$2,065.25
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	266,324	0	\$266,324	\$199.21
LOCAL	3.2170	266,324	0	\$266,324	\$856.76
CAPITAL OUTLAY	1.5000	266,324	0	\$266,324	\$399.49
SUWANNEE RIVER WATER MGT DIST	0.3113	264,268	0	\$264,268	\$82.27
LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268	0	\$264,268	\$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			
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			
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 1000/1000.97 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					
Ad Valorem Taxes					
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
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$869.29
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	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	7,865	0	\$7,865	\$38.54
BOARD OF COUNTY COMMISSIONERS	7.8150	7,865	0	\$7,865	\$61.46
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	9,250	0	\$9,250	\$6.92
LOCAL	3.2170	9,250	0	\$9,250	\$29.76
CAPITAL OUTLAY	1.5000	9,250	0	\$9,250	\$13.87
SUWANNEE RIVER WATER MGT DIST	0.3113	7,865	0	\$7,865	\$2.45
LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,865	0	\$7,865	\$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