



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

**FOR PLANNING USE ONLY**

Application # Z 25-01  
 Application Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Filing Date 3/25/25  
 Completeness Date 3/25/25

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: Odom Moses & Company Building Expansion
2. Address of Subject Property: 4641 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02461-506 (10080)
4. Future Land Use Map Designation: High Interchange Co
5. Existing Zoning Designation: Commercial Highway Interchange-Columbia County
6. Proposed Zoning Designation: Commercial, Intensive (CI)
7. Acreage: 1.99
8. Existing Use of Property: Professional Office Space
9. Proposed use of Property: Professional Office Space

**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): Odom Moses & Company LLP  
 Mailing Address: 4641 W US Highway 90  
 City: Lake City      State: FL      Zip: 32055  
 Telephone: ( 386 ) 752-4621      Fax: ( )      Email: info@odommoses.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)

**Christopher L  
Jones**

Digitally signed by Christopher  
L Jones  
Date: 2025.03.25 09:34:58  
-04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced





### Columbia County Property Appraiser

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

**PARCEL: 34-3S-16-02461-506 (10080)** | OFFICE BLD 1STY (1700) | 1.989 AC

LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D, WD 1128-2128, WD 1291-232, WD 1291-232, CLOSED EASEMENT QC 1314-537,

NOTES:

Columbia County, FL



**ODOM, MOSES & COMPANY LLP**

Owner: 4641 US HIGHWAY 90 W  
LAKE CITY, FL 32055

Site: 4330 NW AMERICAN LN, LAKE CITY

Sales 3/13/2015 \$725,000 V(Q)  
8/20/2007 \$900,000 V(Q)  
Info 6/28/2001 \$160,000 V(P)

**2025 Working Values**

Mkt Lnd	\$866,685	Appraised	\$1,620,843
Ag Lnd	\$0	Assessed	\$1,620,843
Bldg	\$710,102	Exempt	\$0
XFOB	\$44,056	county:	\$1,620,843
Just	\$1,620,843	Total	city:\$1,620,843
		Taxable	other:\$0
			school:\$1,620,843

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.



March 25, 2025

Subject: Odom Moses & Company Zoning Amendment Concurrency Impact Analysis

The subject application is for an expansion to the existing Odom Moses & Company office building on a +/- 1.99 acres parcel.

Criteria for analyses (Concurrency impact analysis performed for expansion of 3662 square feet of office space):

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 710 General Office.
- Potable water analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** 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.

Summary of analyses:

- Trip generation report: 40.37 Total ADT and 5.71 Peak Hour Trips
- Potable water: 550 gpd
- Sanitary sewer: 550 gpd
- Solid Waste: 20.13 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	Peak Hour Multiplier	Building Area	Total ADT	Total PM Peak
710	General Office	11.03	1.56	3.66	40.37	5.71

\* Multiplier is based upon ITE Trip Generation 9th Edition for ITE Code 710-General Office. Building area units are per ksf.

**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)
Office Building	15.00	36.62	549.30

\* 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)
Office Building	15.00	36.62	549.30

\* 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 Thousand Square Feet of Floor Area	Floor Area (KSF)	Total (Lbs Per Day)
Office Building	5.50	3.66	20.13

\*5.5 lbs per 1000 square feet of gross floor area per day





March 25, 2025

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

**Re: Rezoning Application of Parcel 34-3S-16-02461-506 from CHI County to Commercial Intensive 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 property has a High Interchange CO Future Land Use Map “FLUM” designation, as well as a Commercial Highway Intensive-Columbia County “CHI-CO” zoning designation. Contiguous properties have a Commercial, Intensive zoning designation and Commercial FLUM designation. The proposed use zoning designation Commercial, Intensive (“CI”) is consistent with the existing land use pattern and surrounding properties. 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 with a consistent zoning designation.

**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.**

**Evaluation and Findings:** The existing district boundaries are not necessarily illogically drawn in relation to existing conditions on the property proposed for change. This property was previously annexed into the city and the zoning designation wasn’t converted to a city zoning district. The proposed use would improve the overall zoning consistency of the subject properties.

“Keeping It Civil”

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

**Evaluation and Findings:** The proposed amendment is necessary to match the appropriate city zoning designation for the area.

**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. An ERP permit has been approved by Suwannee River Management District for stormwater attenuation.

**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 zoning designation doesn't allow for office space use. The proposed zoning would allow uses consistent with the Commercial Intensive 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 near a major intersection and adjoining properties have the same proposed 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 subject site is part of an existing financial services office that the owner wishes to expand.

**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.

## **LEGAL DESCRIPTION:**

### **PARCEL 34-3S-16-02461-506 (10080) (FROM SURVEY):**

LOTS 4, 5, 6, & 7 OF "PLANTATION VILLAGE SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 210 & 211 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:  
Guy W. Norris  
Attorney at Law  
Norris & Norris, P.A.  
283 NW Main Blvd.  
Lake City, FL 32055  
386-752-7240  
File Number: G600

Inst: 201512004816 Date: 3/16/2015 Time: 4:45 PM  
Doc Stamp: Deed: 5075.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 12:01 P: 232

Parcel Identification No. 34-3S-16-02461-506

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13th day of March, 2015, between Gateway Prescription Center, Inc., a Florida corporation, 780 SE Baya Drive, Lake City, FL 32026, grantor, and Odom, Moses & Company, L.L.P, a Florida limited liability partnership, 4424 NW American Lane, Suite 101, Lake City, FL 32055, grantee.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof.

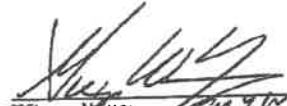
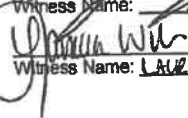
SUBJECT TO: Ad valorem taxes and special assessments for 2015 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements;

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: GUY W. NORRIS  
  
Witness Name: LURPITA WILLIAMS

Gateway Prescription Center, Inc., a Florida corporation

By:   
Carl Allison, President

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 13th day of March, 2015 by Carl Allison, President of Gateway Prescription Center, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



## Exhibit A

Lots 4, 5, 6 and 7, Plantation Village Subdivision, according to the plat thereof recorded in Plat Book 6, Pages 210 and 211, of the Public Records of Columbia County, Florida.

**TOGETHER WITH** an easement for ingress and egress to be used as common driveway over and across the following described property: Commence at the SW corner of NW 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida; thence run N 06°09'09" E along the West line of Section 34, a distance of 321.31 feet to the North right-of-way line of State Road No. 10 (US 90); thence run S 63°54'24" E, along the North right of way line a distance of 500.49 feet to point of beginning; thence continue S 63°54'24" E, 20.00 feet; thence run N 26°05'36" E, a distance of 60.00 feet; thence run N 63°54'24" W, a distance of 40.00 feet; thence run S 26°05'36" W, to North right of way line of State Road No. 10 (US 90), a distance of 60.00 feet; thence run S 63°54'24" E, a distance of 20.00 feet to point of beginning. Said common driveway lying 20 feet of each side of the Westerly lot line of Lot 5, Plantation Village Subdivision.

Parcel Identification Number: 34-3S-16-02461-506



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

AGENT AUTHORIZATION FORM

I, Deserrai Goosen (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (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.

Deserrai Goosen (Owner Signature (Notarized))      12/27/24 (Date)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Deserrai Goosen, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 27 day of December, 20 24.

Lauren A. Beadles  
 NOTARY'S SIGNATURE



Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

8656.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**  
4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
<b>TAXING AUTHORITY</b>					
<b>CITY OF LAKE CITY</b>					
LAKE CITY	1,620,843	4.9000	0	1,620,843	7,942.13
<b>BOARD OF COUNTY COMMISSIONERS</b>					
GENERAL FUND	1,620,843	7.8150	0	1,620,843	12,666.89
<b>COLUMBIA COUNTY SCHOOL BOARD</b>					
DISCRETIONARY	1,620,843	0.7480	0	1,620,843	1,212.38
LOCAL	1,620,843	3.1430	0	1,620,843	5,094.32
CAPITAL OUTLAY	1,620,843	1.5000	0	1,620,843	2,431.27
<b>SUWANNEE RIVER WATER MGT DIST</b>					
WATER MGT	1,620,843	0.2936	0	1,620,843	475.88
<b>LAKE SHORE HOSPITAL AUTHORITY</b>					
LK SHORE	1,620,843	0.0001	0	1,620,843	0.16

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	18.3997	<b>AD VALOREM TAXES</b>	<b>29,823.03</b>
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NON AD VALOREM ASSESSMENTS	RATE	AMOUNT
<b>LEVYING AUTHORITY</b>		
XLCF CITY FIRE ASSESSMENT	5.00 Units @ 311.2600	1,617.89

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

<b>NON AD VALOREM ASSESSMENTS</b>	1,617.89
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<b>COMBINED TAXES AND ASSESSMENTS</b>	31,440.92	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

8656.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

**THIS BILL IS FULLY PAID**  
4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Receipt(s) 2024-13456 on 11/20/24 for \$30,183.28 by ODOM, MOSES, & COMPANY LLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS