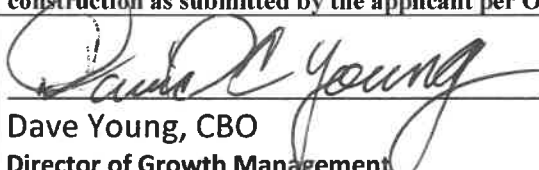




## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

<b>Date</b> 7/22/24	<b>COA</b> 24-17
<b>Address:</b> 164 NW Madison St, Lake City, FL 32025	
<b>Parcel Number:</b> 12682-000	
<b>Owner:</b> SPMV Properties LLC	
<b>Address of Owner:</b> 164 NW Madison St, Lake City, FL 32025	
<b>Description of Structure:</b> Multi-Story Retail Building	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 Dave Young, CBO Director of Growth Management	
<b>Code Edition:</b> 2020 (7 <sup>th</sup> ) Edition of the Florida Building Codes, 2020 (7 <sup>th</sup> ) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
<b>Description of Approved Construction:</b> Replace windows on rear of the building.	
<b>Special Conditions:</b>	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 752-2031  
[growthmanagement@lcfcla.com](mailto:growthmanagement@lcfcla.com)

COA 24-17

HISTORIC PRESERVATION AGENCY (HPA)  
 Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA		

BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

<b>PROJECT TYPE</b>	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Relocation
<input type="checkbox"/> Re-Roof/Roof-Over	<input type="checkbox"/> SignShed <input type="checkbox"/> Garage
<i>Window replacement</i> Classification of Work (see LDR 10.11.3)	
<input type="checkbox"/> Routine Maintenance	<input checked="" type="checkbox"/> Minor Work <input type="checkbox"/> Major Work
<b>APPROVAL TYPE:</b>	
See <u>Certificate of Appropriateness Matrix</u>	
<input type="checkbox"/> Staff Approval	<input type="checkbox"/> Board Approval: <input type="checkbox"/> Conceptual or <input type="checkbox"/> Final
<b>PROPERTY INFORMATION:</b> <i>Property information can be found at the Columbia County Property Appraiser's Website</i>	
Historic District: <input type="checkbox"/> Lake Isabella Historical Residential District	
<input checked="" type="checkbox"/> Downtown Historical District	
Site Address: <u>164 NW MADISON ST, LAKE CITY FL 32025</u>	
Parcel ID #(s) <u>00000012682000</u>	
<b>OWNER OF RECORD</b>	<b>APPLICANT OR AGENT</b>
<i>As recorded with the Columbia County Property Appraiser</i>	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included</i>
Owner(s) Name SPMV PROPERTIES LLC	Applicant Name <u>JOHN O'NEAL</u>
Company (if applicable) VANN CARPET ONE	Company (if applicable) O'NEAL CONTRACTING INC
Street Address 164 NW MADISON ST	Street Address PO BOX 3505
City State Zip LAKE CITY FL 32025	City State Zip LAKE CITY FL 32056
Telephone Number 3863975525	Telephone Number 3867527578
E-Mail Address	E-Mail Address <u>KAREN@ONEALCOMPANIES.COM</u>

Historic Preservation Agency Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01, 2023	Jan 03, 2024	Feb 01, 2024	Mar 01, 2024	Apr 01, 2024	May 01, 2024	Jun 01, 2024	Jul 01, 2024	Aug 01, 2024	Sep 01, 2024	Oct 01, 2024	Nov 01, 2024
Meeting Date	Jan 03, 2024	Feb 06, 2024	Mar 05, 2024	Apr 02, 2024	May 07, 2024	Jun 04, 2024	Jul 02, 2024	Aug 06, 2024	Sep 04, 2024	Oct 01, 2024	Nov 05, 2024	Dec 03, 2024

**IMPORTANT  
NOTES**

**PRE-APPLICATION  
MEETING**

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

**CONCEPTUAL  
APPROVALS**

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

**APPLICATION  
REQUIREMENTS**

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- For window replacement, a *Window Survey* must be completed.

**PROJECT DESCRIPTION**

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

CHANGE OUT WINDOWS

(18 count)  
back side of building

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows	PGT	VINYL SINGLE HUNG	WHITE
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

**DID YOU REMEMBER**

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site ([www.lcfla.org](http://www.lcfla.org))

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://www.lcfla.org))

**APPEALS**

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

**DEMOLITIONS (if applicable)**

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

REPLACE WINDOWS

(18 count)

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

N/A

**RELOCATIONS (if applicable)**

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

N/A

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

N/A

**MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)**

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

# CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

*John W. O'Neal*

7/9/24

Applicant (Signature)

Date

*John W. O'Neal*

Applicant (Print)

Please submit this application And all required supporting Materials via email to:  <u>growthmanagement@lcfia.com</u>  Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA ____ - ____		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning:			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 752-2031  
[growthmanagement@lcfia.com](mailto:growthmanagement@lcfia.com)

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE SPMV PROPERTIES LLC  
(print name of property owner(s))

hereby authorize: JOHN O'NEAL  
(print name of agent)

to represent me/us in processing an application for: WINDOW REPLACEMENT  
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Marc A Vann  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF Columbia

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
this 9<sup>th</sup> day of July, 20 24, by

Marc Vann

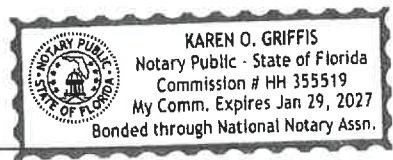
[Signature]  
Notary Public

Karen O. Griffis  
Printed Name

1/29/2027  
My Commission Expires

- Personally Known OR
- Produced Identification

ID Produced: \_\_\_\_\_





# NFRC Report

www.pgtwindows.com

Sales Order # 2457794  
 PO Number: 12963  
 Job Name: Brown Vann/State Exchange Bld.  
 Job Address:

Line #	Item Description	Quantity	Location
0001 (1.00)	<p><b>SH5400 VINYL SINGLE HUNG 5400</b>                      45.25X54.625X.,STD,EQUAL,W,EQUAL,IG,CL,ES Max,9/16"                      GBG,3V1H/3V1H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL</p> <p>Certification Type: MIAMI                      Frame Type: EQUAL                      Window Style: STD                      Size Ref: ACTUAL                      Height: 54 5/8                      Rough Masonry: 47 X 55 5/8                      Egress Opening: 41 X 22 11/16 (6.451 SQFT)                      Balance Type: CONSTANT                      Glass Makeup: IGA208A2                      Does unit need to meet Turtle Code: NO                      Low E: ENERGY SHIELD MAX                      Privacy Glass: NONE - NONE                      Grid Style: STD                      Summary Top: 4A2D LITES (3V1H BARS)                      Reinf. Upgrade: NONE - None                      Screen Frame Type: ROLLFORM                      WOCD: N                      Upgrade Hardware Finish: N                      Lift Rail: N                      Anchor Group: A.HU54.55.1                      Acc Glass Breakage: N                      Vent Ht: 26.9555                      PositiveDesignPressure: 50.0000                      PANumber: FL239                      CondensationResistance: 56.0000                      SolarHeatGainCoeff: 0.2000                      VTCOG: 0.6400</p>	<p>Ordered: 18.00</p>	<p>NOA Selection: 23-0707.13                      Vent Configuration: EQUAL                      Size Selection: CUSTOM                      Width: 45 1/4                      Actual Size: 45 1/4 X 54 5/8                      Wood Frame Opening: 45 1/2 X 54 7/8                      Frame Color: W - White                      Glass Family: IG - Insulating                      Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)                      Glass Color: CL - CLEAR                      Argon Gas: NONE                      Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN                      Grid Location: UNIT                      Summary Bottom: 4A2D LITES (3V1H BARS)                      Screen Type: 1816K - 1816 Charcoal                      Vent Latch: N                      Lock Type: SWEEP - Sweep Latch                      Comfort Lift: Y                      Lock Quantity: 2.0000                      Boxing Options: BS - Box Screen                      Decralite: N                      CAR#: 23-0707.13                      NegativeDesignPressure: 63.7000                      EnergyStar: NONE                      UF: 0.3400                      VT: 0.4300                      CPD: PGT-K-208-02104-00020</p>

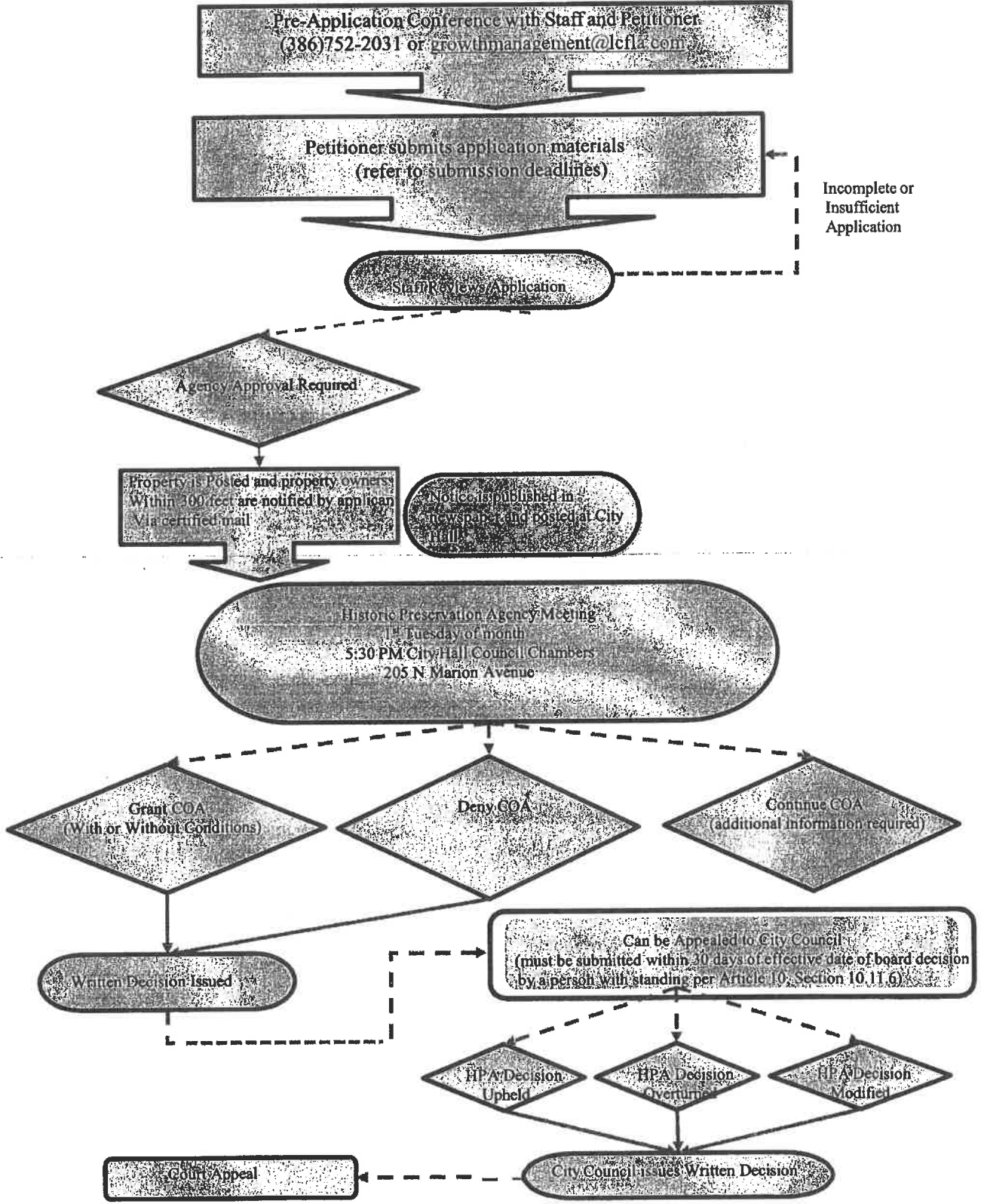
PO Number:

Print Date 7/9/2024

Page 1 of 1



# CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



# Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-12682-000 (41221) >>

2024 Working Values

updated: 7/18/2024

## Owner & Property Info

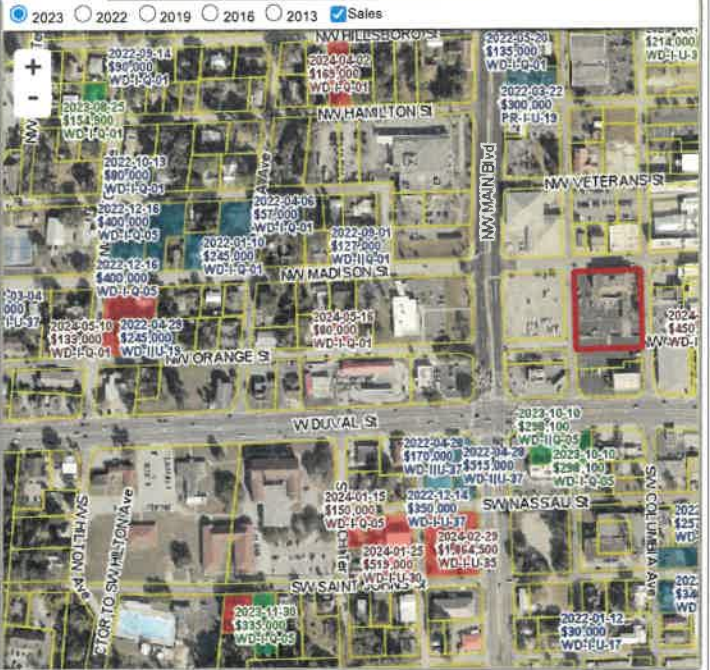
Result: 1 of 1

Owner	SPMV PROPERTIES LLC 164 SW MADISON ST LAKE CITY, FL 32055		
Site	164 NW MADISON ST, LAKE CITY		
Description*	C DIV: ALL BLOCK 18. & ALL THAT PORTION OF ORANGE ST CLOSED AND VACATED BY CITY ORD NO 91-700 BEING LOCATED BETWEEN BLOCK 18 & BLOCK 27 AS DESC IN ORB 1153-2376. WD 1029-380, WD 1083-307, WD 1153-2373, WD 1357-581, WD 1492-1516.		
Area	1.012 AC	S/T/R	32-3S-17
Use Code**	STORE/OFFICE (1117)	Tax District	1

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$165,375	Mkt Land	\$165,375
Ag Land	\$0	Ag Land	\$0
Building	\$689,629	Building	\$752,335
XFOB	\$46,100	XFOB	\$46,100
Just	\$901,104	Just	\$963,810
Class	\$0	Class	\$0
Appraised	\$901,104	Appraised	\$963,810
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$901,104	Assessed	\$963,810
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$901,104 city:\$901,104 other:\$0 school:\$901,104	Total Taxable	county:\$963,810 city:\$963,810 other:\$0 school:\$963,810

Aerial Viewer Pictometry Google Maps



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2023	\$100	1492 / 1516	WD	I	U	11
3/29/2018	\$950,000	1357 / 581	WD	I	Q	05 (Multi-Parcel Sale) - show
7/1/2008	\$100	1153 / 2376	WD	V	U	01
7/1/2008	\$1,512,500	1153 / 2373	WD	I	U	03
3/1/2006	\$950,000	1083 / 307	WD	I	Q	
4/7/2005	\$914,700	1042 / 2129	WD	I	U	01
10/26/2004	\$912,700	1029 / 380	WD	I	U	01

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1966	20898	29051	\$752,335

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$4,800.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$11,300.00	1.00	0 x 0
0100	ELEV.PASS	1966	\$30,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1117	STORE/OFFICE (MKT)	44,100.000 SF (1.012 AC)	1.0000/1.0000 1.0000/ /	\$4 /SF	\$165,375

Search Result: 1 of 1



Lake City, Florida  
Google Street View  
May 2023 See more dates

Google

Image capture: May 2023 © 2024 Google





Lake City, Florida

Google Street View

May 2023

See more dates

Google

Image capture: May 2023 © 2024 Google



Help us improve Google Maps



No thanks

Show question

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy](#) & [Terms](#).



Lake City, Florida  
Google Street View  
Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google



Help us improve Google Maps X

No thanks Show question

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy & Terms](#).

Google Maps 161 NW Madison St

Lake City, Florida

Google Street View

Mar 2022 See more dates

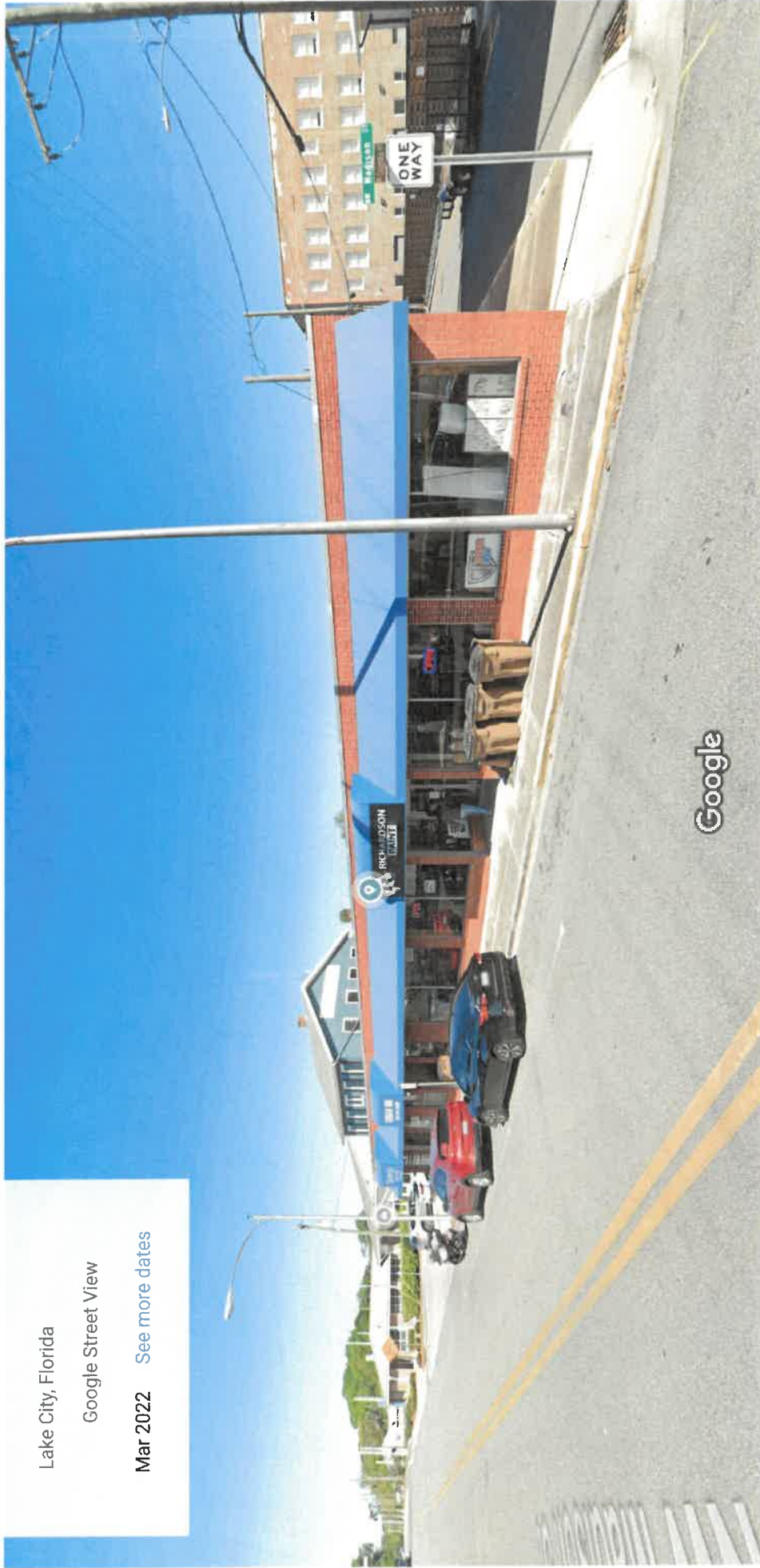


Image capture: Mar 2022 © 2024 Google





Lake City, Florida

Google Street View

Mar 2022 See more dates

Image capture: Mar 2022 © 2024 Google



C DIV: ALL BLOCK 18 & ALL THAT OF ORANGE ST CLOSED AND VACATED ORD NO 91-700 BEING LOCATED BETW 164 NW MADISON ST LAKE CITY, FL 32055

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EYB	ECON	FUNCT	NORM	% COND
3500	04	26,514	94,5820	56.75	1,504,670	1,966	1,990	0	0	0	50.00
1 STORE RETL - 0% - 2024											
Heated Area: 20898											

ELEMENT	CD	CONSTRUCTION	MARKET ADJUSTMENTS
Exterior Wall	19	COMMON BRK 100	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Ceiling	02	F. NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures	23	100	
Frame	03	MASONRY 100	
Story Height	12	100	
RMS	32	100	
Stories	3.	3. 100	
Units	0	100	
Condition Adj	03	03 100	

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
05.05	1117	STORE/OFFICE		06	850317.00	1.00/
MARKET AREA						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	494	14,018
BAS	3,400	100	3,400	96,475
BAS	6,406	100	6,406	181,771
CAN	91	30	27	766
CAN	96	30	29	823
CAN	98	30	29	823
CAN	399	30	120	3,405
CAN	969	30	291	8,257
CAN	1,300	30	390	11,067
GOF	10,598	125	13,248	375,912
TOTALS	29,051		26,514	752,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-265	REMODEL	0	05/21/2018
210	REMODEL	1,263	03/01/2012
3873	REMODEL	1,448	08/29/2006
3211	REMODEL	1,176	06/29/2005
403	REMODEL	255	03/30/1995

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1492/1516	5/22/2023	WD	U	I	11	100
GRANTOR: VANN MARC						
GRANTEE: SPVY PROPERTIES LLC						
1357/0581	3/29/2018	WD	Q	I	05	950,000
GRANTOR: SBT GROUP OF LAKE CIT						
GRANTEE: MARC & PAUL VANN						

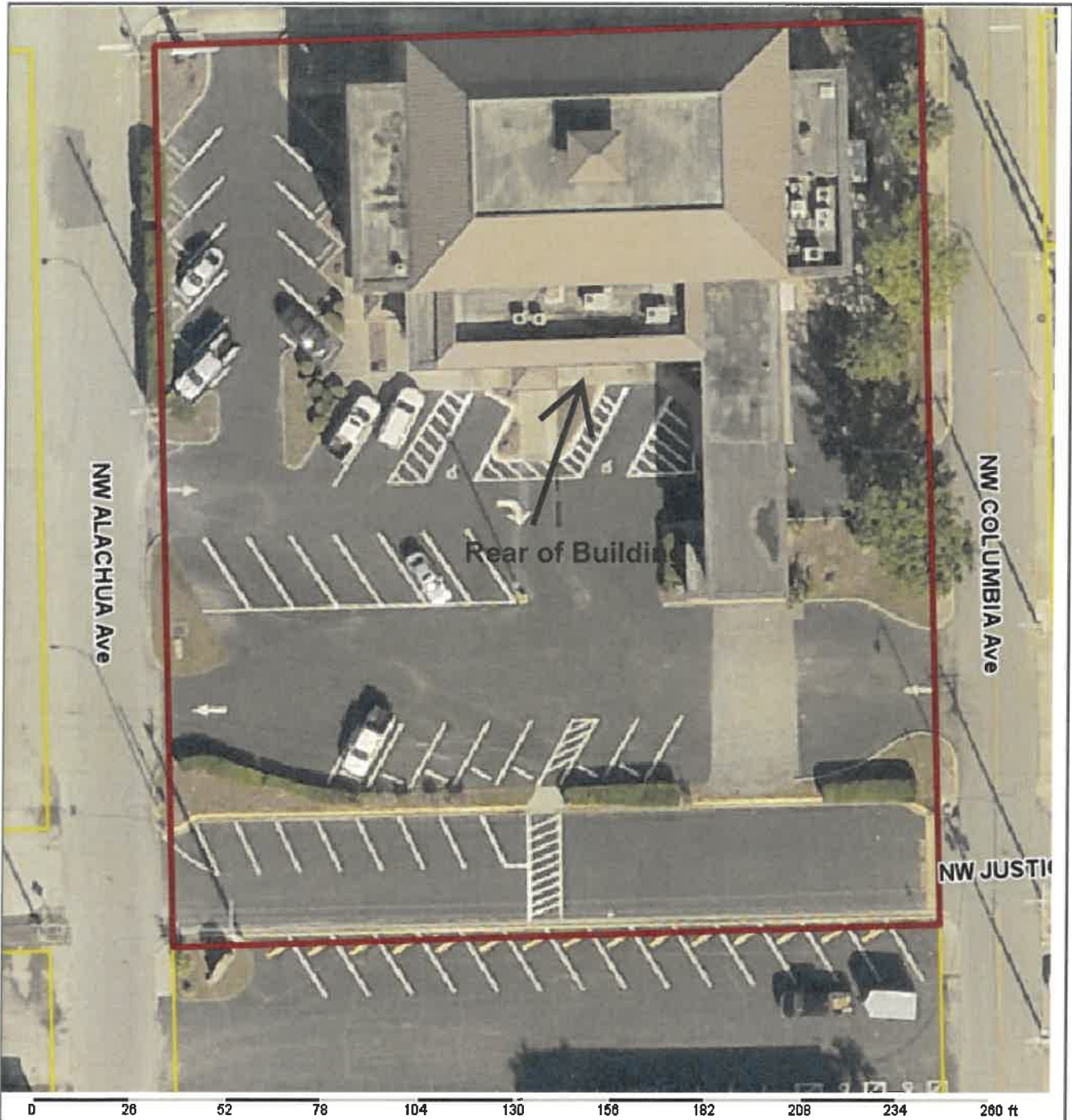
BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	Q	ADJ UNIT PRICE	UT	Adj R	UNITS
			100	0	0	100	3	0.00	1.00	UT 0.00	1.00
			100	0	0	100	3	0.00	1.00	UT 0.00	1.00
			100	1966	1966	100	3	0.00	1.00	UT 0.00	1.00

BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	Q	ADJ UNIT PRICE	UT	Adj R	UNITS
			100	0	0	100	3	0.00	1.00	UT 0.00	1.00
			100	0	0	100	3	0.00	1.00	UT 0.00	1.00
			100	1966	1966	100	3	0.00	1.00	UT 0.00	1.00

VALUATION BY	TAX DIET	VALUATION
Tax Group: 1		901,104
BUILDING MARKET VALUE		752,335
TOTAL MARKET OBXF VALUE		46,100
TOTAL LAND VALUE - MARKET		165,375
TOTAL MARKET VALUE		963,810
SOH/AGL Deduction		0
ASSESSED VALUE		963,810
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		963,810
TOTAL JUST VALUE		963,810
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		901,104

LAND USE CODE	CLAS	DESCRIPTION	CAP	R D	LOC ZONE	FRONT DEPTH	TOT LND UTS	UNIT TYPE	DIPHT	% COND	TOT ADJ	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1117	C STORE/OFFICE	0		*C-CB010.00	210.00	44,100.00	SF	1.00	1.00	1.00	3.75	165,375								
TOTAL OBXF																					
												46,100									





### Columbia County Property Appraiser

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

**PARCEL: 00-00-00-12682-000 (41221) | STORE/OFFICE (1117) | 1.012 AC**

C DIV: ALL BLOCK 18, & ALL THAT PORTION OF ORANGE ST CLOSED AND VACATED BY CITY ORD NO 91-700 BEING LOCATED BETWEEN BLOCK 18 & BLOCK 27 AS DESC IN ORB

**SPMV PROPERTIES LLC**

Owner: 164 SW MADISON ST  
LAKE CITY, FL 32055

Site: 164 NW MADISON ST, LAKE CITY

Sales 5/22/2023 \$100 I(U)  
3/29/2018 \$950,000 I(Q)  
Info 7/1/2008 \$100 V(U)

**2024 Working Values**

Mkt Lnd	\$165,375	Appraised	\$963,810
Ag Lnd	\$0	Assessed	\$963,810
Bldg	\$752,335	Exempt	\$0
XFOB	\$46,100	county:	\$963,810
Just	\$963,810	city:	\$963,810
		other:	\$0
		school:	\$963,810
		Total Taxable	

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.

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