

CITY OF LAKE CITY
Lake City, Florida
APPLICATION FOR VACATING RIGHT-OF-WAY

1. Name of Petitioner Vera R McCall & Leon McCall Telephone 386-984-9946
Residence Address 975 E Duval St. Lake City, FL
Mailing Address 975 E Duval St Lake City, FL

THE FOLLOWING IS TO BE ATTACHED SEPERATELY

2. Legal description of road, street, alleyway or portion of the same sought to be vacated.
3. Certification that the petitioner is the owner of fee simple title to the lands abutting at least one side of the right-of-way sought to be vacated.
4. If the petitioner owns the lands abutting only one side of the subject right-of-way, the names, residence and mailing address of the owners of the remaining lands abutting the subject right-of-way.
5. Certification that the right-of-way sought to be vacated is not used by the public and that no person will be denied access to any other lands should the petition be granted.
6. A sketch or drawing containing sufficient information to identify the right-of-way or portion of right-of-way sought to be vacated in relation to adjacent lands and cross streets.
7. Payment to the City of a nonrefundable filing fee of \$400.00.

Leon McCall Vera McCall

Signature of applicant

9-25-2023

Date Signed

- **Sec. 86-96. - Petition—Required.**

Prior to vacating any road, street, alleyway or other public right-of-way within the city, the city council shall require the submission of a written petition to vacate, close and abandon such right-of-way, which petition shall include the following:

- (1) Name, residence and mailing address of the petitioner.
- (2) Legal description of the road, street, alleyway or portion of the same sought to be vacated.
- (3) Certification that the petitioner is the owner of fee simple title to the lands abutting at least one side of the right-of-way sought to be vacated.
- (4) If the petitioner owns the lands abutting only one side of the subject right-of-way, the names, residence and mailing address of the owners of the remaining lands abutting the subject right-of-way.
- (5) Certification that the right-of-way sought to be vacated is not used by the public and that no person will be denied access to any other lands should the petition be granted.
- (6) A sketch or drawing containing sufficient information to identify the right-of-way or portion of right-of-way sought to be vacated in relation to adjacent lands and cross streets.
- (7) Payment to the city of a nonrefundable filing fee of \$400.00.

(Code 1968, § 23-51)

- **Sec. 86-97. - Same—Review.**

Upon receipt of a petition complying with the requirements of section 86-96, the petition shall be reviewed by all proper city departments and public utilities holding franchises from the city, each of which shall determine whether the closing of such street or road would adversely affect the public health, safety or welfare.

(Code 1968, § 23-52)

- **Sec. 86-98. - Ordinance to be prepared.**

If the city council determines that the proposed street or road closing should be considered further, an appropriate ordinance shall be prepared to vacate the right-of-way, which ordinance shall then be noticed, read and acted upon in accordance with applicable laws of the state.

(Code 1968, § 23-53)

- **Sec. 86-99. - Conditions of vacation.**

Prior to and as a condition to adopting an ordinance vacating a municipal right-of-way, the city shall:

(1) Cause the subject right-of-way to be appraised by generally accepted appraisal methods and valued at a value comparable to unimproved lands contiguous thereto; and

(2) Require the payment to the city as a closing charge, the value of the right-of-way as established under this section.

(Code 1968, § 23-54)

- **Sec. 86-100. - Expenses.**

Upon the granting of the petition and the adoption of an ordinance vacating the right-of-way, the petitioner shall pay to the city all expenses incurred in connection therewith including, but not limited to, proof of ownership of adjacent lands, surveyor's fees, appraiser's fees, legal fees and expenses and publication expense. The nonrefundable fee paid to the city as required by section 86-96(7), shall be applied toward the payment of the closing charges and expenses required under this article to be paid by the petitioner.

(Code 1968, § 23-55)

- **Sec. 86-101. - Easements.**

Each ordinance adopted in accordance with this article vacating a municipal right-of-way shall contain a reservation unto the city of a perpetual easement for utilities, unless this requirement is waived or modified by formal action of the city council in open session.

(Code 1968, § 23-56)

DO NOT WRITE BELOW THIS LINE
FOR LAKE CITY GROWTH DEPARTMENT USE ONLY

Attachments - Checklist

Legal Description _____ Title _____
Other Abutting Land Owners _____ Right-of-Way Cert _____
Sketch, Drawing _____ Payment _____
Review and Initial all Requirements _____

Affidavit

State of Florida
County of Columbia

Before me, the undersigned authority, personally appeared Jajuan Lafel Burgess ("Affiants") who, being duly sworn according to law, depose and say:

- 1. Affiants is the owner of the land abutting the following road that is being requested to be vacated (the "Property"):

Exhibit "A" attached hereto and by this reference made a part hereof.

- 2. Affiant has reviewed the application to vacate the right-of-way known as "Harrison Street"
- 3. Affiant has agreed to vacating the right-of-way and has no issue with it being vacated.
- 4. Under penalties of perjury, Affiants declare that they have read the foregoing document and that the facts stated in it are true.

_____ 

Sworn to and subscribed before me by means of physical presence or ___ online notarization, this 30 day of October, 2023 by Jajuan Lafel Burgess who is personally known to me or who has produced DL as identification.

(SEAL)



 Notary Public
 My Commission Expires:


 **MADISON M. WILLIAMS**
 Notary Public
 State of Florida
 Comm# HH213818
 Expires 1/5/2026

Exhibit "A"
Property Description

Commence at the intersection of the west line of Chestnut Street and the north line of E. Duval St. and run thence S.86°08'00" W., alongs, said North line 74.55 feet, S.86°08'00" W., 146.25 feet; Thence N 02.°37'00" W., 96.40 feet, to the Point of Beginning; Thence continue N.01°20'31"E, 29.09 feet; Thence S.88°32'05" E 100.19 feet; thence S.04°30'31" W 27.84 feet; thence N.89°03'33" W 140.14 feet to the Point of Beginning

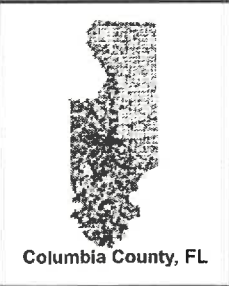


Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12862-000 (41390) | MISC COMMERCIAL (1001) | 0.494 AC
 E DIV: BEG SE COR OF LOT 14 BLOCK B BENDHEIM'S S/D, RUN S 24.58 FT, E 6.4 FT, SE 38.87 FT TO N R/W OF
 DUVAL ST, W ALONG R/W 143.41 FT, N 43.85 FT, CON

Owner:	MCCALL LEON	2024 Working Values			
	MCCALL VERA R	Mkt Lnd	\$20,499	Appraised	\$20,499
Site:	4180 SE HIGH FALLS DRIVE	Ag Lnd	\$0	Assessed	\$20,499
	LAKE CITY, FL 32025	Bldg	\$0	Exempt	\$0
Sales Info	975 E DUVAL ST, LAKE CITY	XFOB	\$0	Total	county:\$20,499
	NONE	Just	\$20,499	Taxable	city:\$20,499
					other:\$0
					school:\$20,499

NOTES:



This information, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. **GrizzlyLogic.com**

Portion to be vacated in Red
 Running through parcel 12862

Exhibit "A"
Property Description

Commence at the intersection of the west line of Chestnut Street and the north line of E. Duval St. and run thence S.86°08'00" W., alongs, said North line 74.55 feet, S.86°08'00" W., 146.25 feet; Thence N 02.°37'00" W., 96.40 feet, to the Point of Beginning; Thence continue N.01°20'31"E, 29.09 feet; Thence S.88°32'05" E 100.19 feet; thence S.04°30'31" W 27.84 feet; thence N.89°03'33" W 140.14 feet to the Point of Beginning

Columbia County Property Appraiser

2023 Working Values

Jeff Hampton

updated: 9/21/2023

Retrieve Tax Record

2023 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 33-3S-17-12857-000 (41387) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Show Search Results

Owner	BURGESS JAJUAN LAFEL P O BOX 331 LAKE CITY, FL 32056		
Site	1001 E DUVAL ST, LAKE CITY		
Description*	E DIV: (PART OF THIS IS AKA LOT 1 BLK C BENDHEIM ADDITION), BEG NE COR OF LOT 1 BLK C BENDHEIM ADDITION, RUN S 118.56 FT ALONG W R/W CHESTNUT ST, SW 23.06 FT, W ALONG N R/W DUVAL ST 69.87 FT, NW 38.87 FT, W 6.40 FT, N 24.58 FT, E 19.62 FT, N 74.75 FT, E 81 ...more>>>		
Area	0.264 AC	S/T/R	33-3S-17
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$28,802	Mkt Land	\$28,802
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$28,802	Just	\$28,802
Class	\$0	Class	\$0
Appraised	\$28,802	Appraised	\$28,802
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$28,802	Assessed	\$28,802
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$28,802 city:\$28,802 other:\$0 school:\$28,802	Total Taxable	county:\$28,802 city:\$28,802 other:\$0 school:\$28,802



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/16/2019	\$40,000	1396/1853	WD	I	Q	01
8/16/2019	\$100	1396/1849	WD	I	U	11
7/2/2012	\$100	1237/1596	WD	I	U	11
5/31/2000	\$26,000	0903/0854	WD	I	Q	
10/1/1984	\$21,000	0550/0068	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)



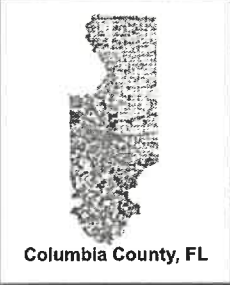
Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 33-3S-17-12857-000 (41387) | VACANT COMMERCIAL (1000) | 0.264 AC
 E DIV: (PART OF THIS IS AKA LOT 1 BLK C BENDHEIM ADDITION). BEG NE COR OF LOT 1 BLK C BENDHEIM
 ADDITION. RUN S 118.56 FT ALONG W R/W CHESTNUT ST, SW 2

BURGESS JAJUAN LAFEL
 Owner: P O BOX 331
 LAKE CITY, FL 32056
 Site: 1001 E DUVAL ST, LAKE CITY
 Sales 8/16/2019 \$40,000 I(Q)
 Info 8/16/2019 \$100 I(U)
 7/2/2012 \$100 I(U)

2024 Working Values	
Mkt Lnd	\$28,802
Ag Lnd	\$0
Bldg	\$0
XFOB	\$0
Just	\$28,802
Appraised	\$28,802
Assessed	\$28,802
Exempt	\$0
Total Taxable	\$28,802
county:	\$28,802
city:	\$28,802
other:	\$0
school:	\$28,802

NOTES:



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LAND EAST to VACATE



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Owner:	MCCALL LEON MCCALL VERA R 4180 SE HIGH FALLS DRIVE LAKE CITY, FL 32025	2024 Working Values		
Site:	975 E DUVAL ST, LAKE CITY	Mkt Lnd	\$20,499	Appraised \$20,499
Sales Info	N O N E	Ag Lnd	\$0	Assessed \$20,499
		Bldg	\$0	Exempt \$0
		XFOB	\$0	county:\$20,499
		Just	\$20,499	city:\$20,499
				other:\$0
				school:\$20,499

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Columbia County, FL

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*LAND TO West to VACATE
city owner per plat*