

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

**FOR PLANNING USE ONLY**  
 Application # SPR 25-03  
 Application Fee **\$200.00**  
 Receipt No. 2025-00031503  
 Filing Date 2/6/25  
 Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: K2 Homes Duplexes
2. Address of Subject Property: 302 & 292 NW Lake City Ave
3. Parcel ID Number(s): 34-3S-16-02461-608 & 34-3S-16-02461-607
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: Vacant Commercial
6. Acreage: 1.3 (Combined)
7. Existing Use of Property: Vacant
8. Proposed use of Property: Multi-Family
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - New construction: Total square footage 2712
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Mark Ganskop      Title: Owner/Contractor  
 Company name (if applicable): Rushmore Properties LLC  
 Mailing Address: 175 NW Amenity Court  
 City: Lake City      State: FL      Zip: 32055  
 Telephone: (386) 867-0269      Fax: (\_\_\_\_) \_\_\_\_\_      Email: explumbing@outlook.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.**

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_
4. Mortgage or Lender Information:  Yes     No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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: \_\_\_\_\_  
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
- 3. 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. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- ✓ 1. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 2. **Site Plan** – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

9. **Stormwater Management Plan**—Including the following:

- a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

4. **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

3. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. **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).

8. **Legal Description with Tax Parcel Number** (In Word Format).

9. **Proof of Ownership** (i.e. deed).

10. **Agent Authorization Form** (signed and notarized).

11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector's

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**

**NOTICE TO APPLICANT**

All eleven (13) attachments listed above 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**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.

**Mark Ganskop**

Applicant/Agent Name (Type or Print)

*Mark Ganskop*

Applicant/Agent Signature

2/5/25

Date

Applicant/Agent Name (Type or Print)

\_\_\_\_\_

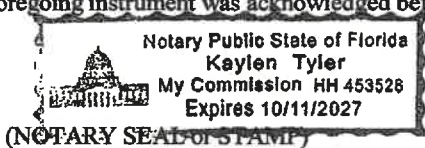
Applicant/Agent Signature

\_\_\_\_\_

Date

STATE OF FLORIDA  
COUNTY OF FL

The foregoing instrument was acknowledged before me this 5th day of Feb, 2025, by (name of person acknowledging).



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

Kaylen Tyler

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

Personally, Known  OR Produced Identification \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced

**CIVIL ENGINEER**

AFFINE ENGINEERING AND SURVEYING, INC.  
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825  
TELEPHONE: 407-421-5534

**SURVEYOR**

AFFINE ENGINEERING AND SURVEYING, INC.  
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825  
TELEPHONE: 407-421-5534

**VICINITY MAP**  
N.T.S.



**ENGINEERING PLANS**

**LAKE CITY AVENUE DUPLEXES**

PREPARED FOR  
**GANSKOP PROPERTIES, LLC**  
657 NW SAVANNAH CIR. LAKE CITY FL 32055  
CONTACT: MARK GASKOP  
PHONE: (386) 867-0269

**SITE DATA**

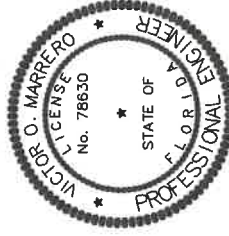
PARCEL ID: 34-35-16-02461-607 & 34-35-16-02461-608  
ZONING: RO  
PROJECT AREA: ± 46,365.20 SF = ±1.064 ACRES  
BUILDING SETBACKS: FRONT 25'; BACK 15'; SIDES 10'

**SHEET INDEX**

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 PROPOSED SITE PLAN
- 4 DETAILS

PREPARED FOR  
**GANSKOP PROPERTIES LLC**

AFFINE ENGINEERING  
AND SURVEYING, INC.  
CERTIFICATE OF  
AUTHORIZATION No. 29140



VICTOR O. MARRERO  
FLORIDA P.E. # 78630

Digitally signed  
by Victor O  
Marrero  
Date: 2025.02.04  
20:14:27 -05'00'



STORM WATER MANAGEMENT SYSTEM DESIGN HAS  
BEEN DONE IN REASONABLE CONFORMANCE WITH THE  
DESIGN CRITERIA FOR STORM WATER MANAGEMENT  
REGULATIONS, AND THE LAKE CITY LAND DEV.  
REGULATIONS.

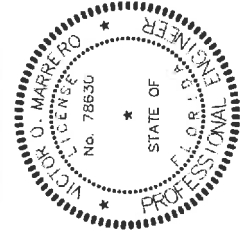
**COLUMBIA COUNTY SUBMITTAL  
NOT FOR CONSTRUCTION**



**AFFINE ENGINEERING AND SURVEYING, INC**

CIVIL ENGINEERS  
SURVEYORS  
TELEPHONE NUMBER 407-421-5534  
10354 JEFFSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: NO 29140

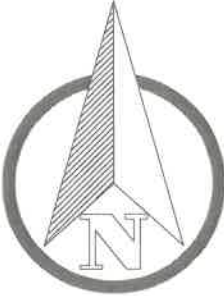
**SHEET 1**



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by Victor O  
Marrero  
Date: 2025.02.04  
20:16:12 -05'00'



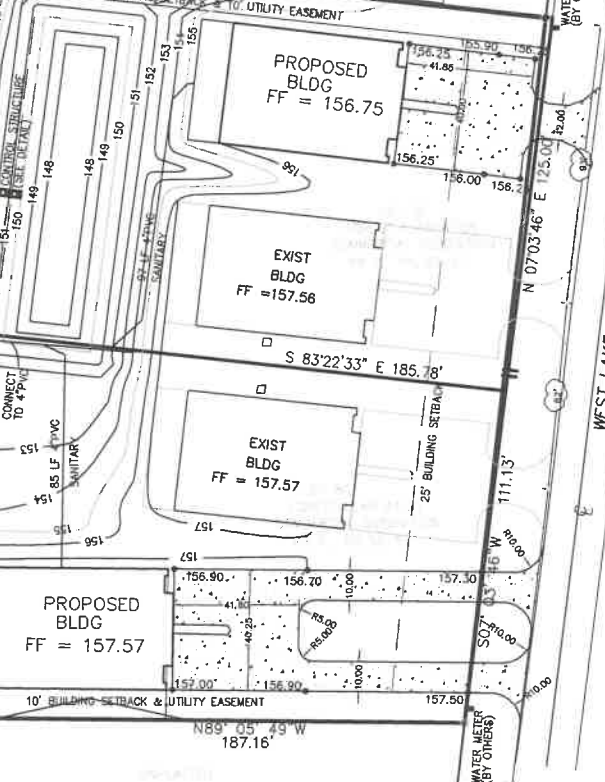
WEST LAKE CITY AVE



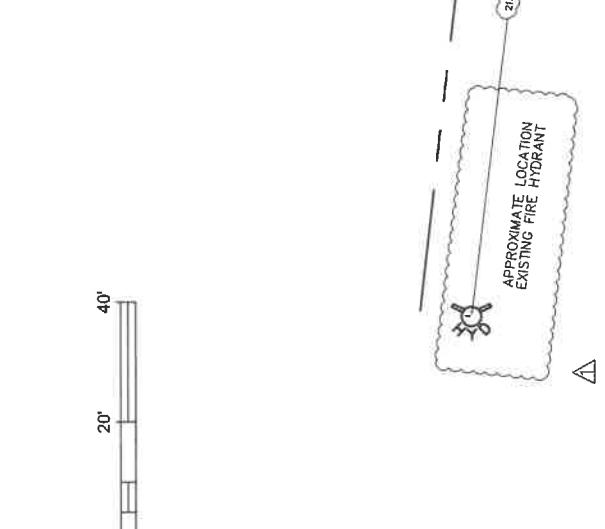
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OF FIRE HYDRANT WITH DIMENSIONS			
PERSON DESCRIPTION			

DATE	2/7/25
CHECKED BY	MM
DRAWN BY	MM
SCALE	1"=40'
JOB #	24018

10' BUILDING SETBACK & UTILITY EASEMENT  
 10' UTILITY EASEMENT  
 15' BUILDING SETBACK  
 15' BUILDING SETBACK  
 25' BUILDING SETBACK  
 10' BUILDING SETBACK & UTILITY EASEMENT



NOTES  
 1. ELEVATIONS BASED ON AN NAVD 88 DATUM



AFFINE ENGINEERING AND SURVEYING, INC.  
 CERTIFICATE OF AUTHORIZATION No. 29140

Digitally signed by **Victor O Marrero**  
 Date: 2025.02.07 19:44:54 -05'00'

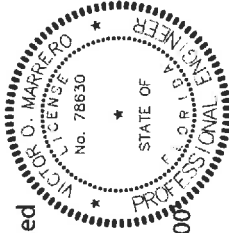






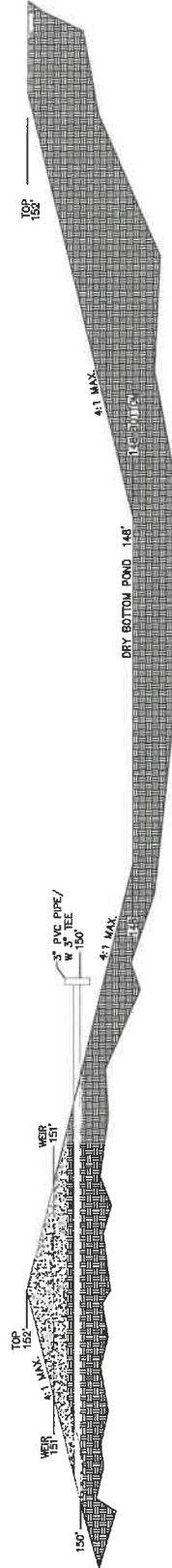
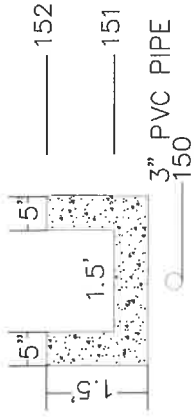
**Victor**  
O

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by Victor O  
Marrero  
Date: 2025.02.04  
20:19:13 -05'00'



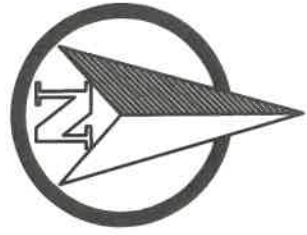
**Marrero**

CONTROL STRUCTURE

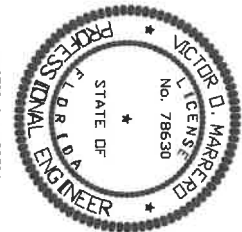
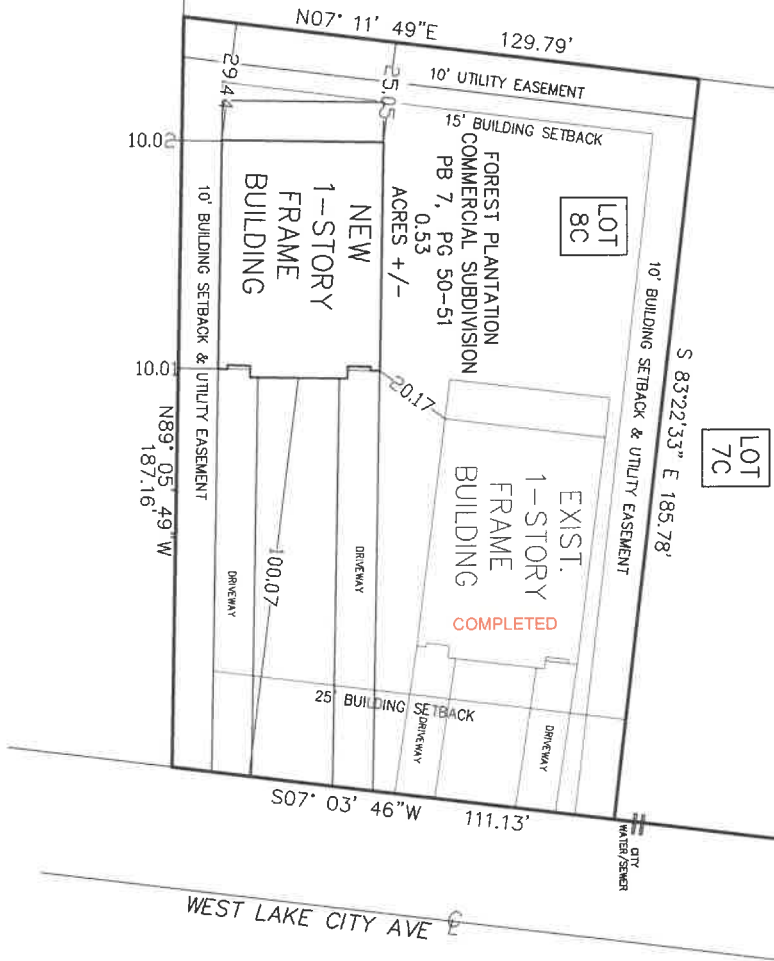




LOT 8C, DWG



# PLOT PLAN LOT 8C



AFFINE ENGINEERING  
AND SURVEYING, INC.  
VICTOR D. MARRERO  
STATE OF FLORIDA  
LICENSE NO. 78630  
AUTHORIZATION NO. 29140

REVISIONS	
1	
BY	#

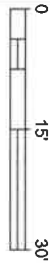
DRAWING 24018-02  
SHEET 1  
PREPARED FOR:  
**GANSKOP PROPERTIES**  
FOREST PLANTATION



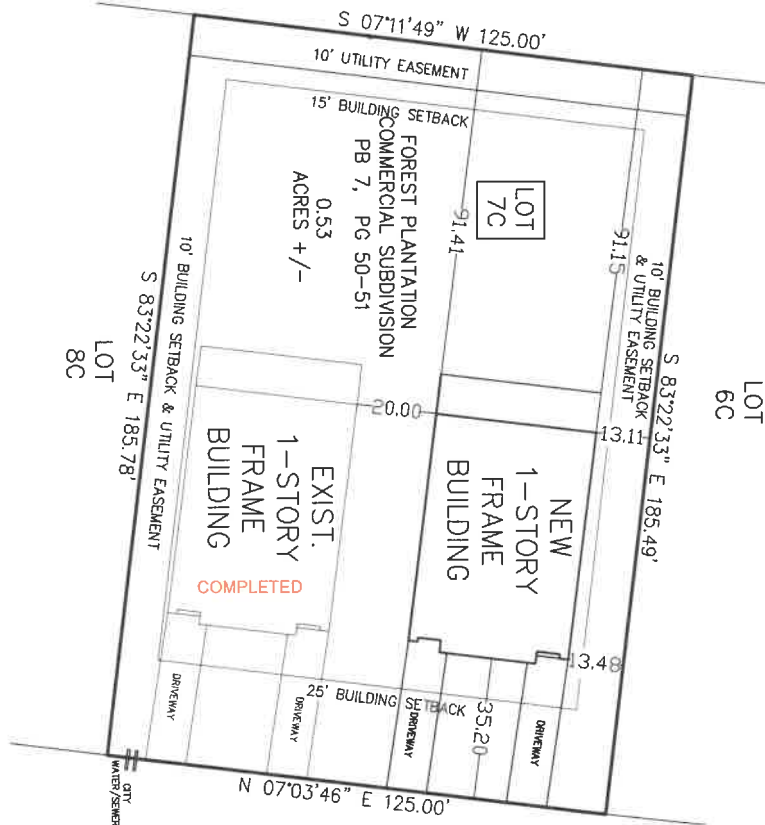
**AFFINE ENGINEERING AND SURVEYING, INC**  
CIVIL ENGINEERS SURVEYORS  
TELEPHONE NUMBER 407-421-5534  
136 NW GREEN LN, LAKE CITY, FLORIDA 32055  
REGISTERED PROFESSIONAL ENGINEERS

DRAWN BY: LM  
CHECKED BY:  
DATE: 11/2/24  
SCALE: 1"=30'  
JOB #: 24018

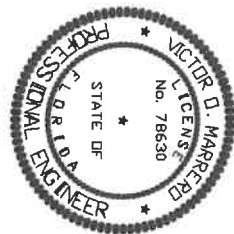
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.



PLOT PLAN  
LOT 7C



WEST LAKE CITY AVE



VICTOR O. MARRERO  
FLORIDA P.E. # 78630

AFFINE ENGINEERING AND SURVEYING, INC.  
CERTIFICATE OF AUTHORIZATION No. 291440

REVISIONS	
1	
2	
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DRAWING 24018-01 SHEET 1  
PREPARED FOR: GANSKOP PROPERTIES  
FOREST PLANTATION



AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS SURVEYORS  
TELEPHONE NUMBER 407-421-8834  
128 NW GREEN LN, LAKE CITY, FLORIDA 32055  
STATE OF AUTHORIZATION No. 291440

DRAWN BY: MW  
CHECKED BY:  
DATE: 11/2/24  
SCALE: 1"=30'  
JOB #: 24018



February 5, 2025

re: Lake City Avenue Duplexes Impact Analysis

The site consists of 2 existing Duplex Buildings with 2 additional buildings being proposed. The maximum allowed dwelling units is 8 units (2 units per building). Three bedroom dwelling units were used for these calculations.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8<sup>th</sup> edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 53 ADT & 5 Peak PM trips

Table 1

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	DU	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	8.00	53	5

\* FDOT 8th Ed. ITE Trip generation

- Potable Water: 2,400 gallons per day

Table 2

**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)
Apartment	300.00	8.00	2400.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code 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 Water: 2,400 gallons per day

Table 3

**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)
Apartment	300.00	8.00	2400.00

\* 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: 17.52 tons per year

Table 4

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartment	4.00	24.00	17.52

\*\*4# per bedroom per day

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

**Victor O** Digitally signed  
 by Victor O  
 Marrero  
**Marrero** Date: 2025.02.05  
 20:02:06 -05'00'

Victor O. Marrero, PE, PSM



February 5, 2025

re: Lake City Avenue Duplex

Lake City Avenue Duplexes proposed plan is consistent with Lake City's Comprehensive Plan.

#### Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The subject project fronts Lake City Avenue, and is consistent with the City's Future Land Use plan. The generated traffic will not substantially impact any residential neighborhoods.*

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private sub regional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject project has direct access to Lake City Avenue which is collector road where city water and city sewer are available.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes 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.

*Consistency: The subject project is consistent with the surrounding residential multi family and single family uses.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

*Consistency: The project is consistent with the future land use map.*

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed project will not cause any adverse effects to existing land uses.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

*Consistency: The proposed project will be in conformance to the land topography and soil conditions and will be served by existing sewer, gas and water systems.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: The proposed multifamily residential project is compatible with the adjacent properties and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 407.421.5534 if you have any questions.

Respectfully,

Victor O  
Marrero

Digitally signed  
by Victor O  
Marrero  
Date: 2025.02.05  
20:00:07 -05'00'

Victor O. Marrero, P.E.

**LEGAL DESCRIPTION**

**PARCELS 34-3S-16-02461-607 AND 34-3S-16-02461-608**

**LOT 7C AND 8C FORECT PLANTATION COMMERCIAL S/D ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FL**



Prepared by and return to:

Brent E. Baris, Esq.  
Baris Law, PLLC  
15906 NW 288<sup>th</sup> Lane  
Alachua, FL 32615  
File No. 23-016  
Parcel Nos. 34-3S-16-02461-608 &  
34-3S-16-02461-607

Inst: 202512001364 Date: 01/23/2025 Time: 1:45PM  
Page 1 of 2 B: 1531 P: 2059, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 0.70

[Space Above This Line For Recording Data]

## Quit Claim Deed

This **Quit Claim Deed** made this 23<sup>rd</sup> day of January, 2025 between **Mark Ganskop, a married man**, grantor, and **K2 Homes LLC, a Florida limited liability company**, whose post office address is 175 NW Amenity Ct., Lake City, FL 32055, of the County of Columbia, State of Florida, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**Lots 7C and 8C, Forest Plantation Commercial Subdivision according to the map or plat thereof as recorded in Plat Book 7, Page 50 of the Public Records of Columbia County, Florida.**

**Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record along with taxes subsequent to December 31, 2024**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 736 SW Arbor Ln, Lake City, FL 32024.**

**This Instrument** was prepared by Brent E. Baris, Esq. of Baris Law, PLLC. Title to the land described herein has not been examined by Brent E. Baris and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantee by the acceptance and recordation of this document releases the preparer hereof of any liability regarding the above stated matters.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

*Brent Baris*  
Witness Name: Brent Baris  
Witness Address: 15906 NW 288<sup>th</sup> Lane  
Alachua, FL 32615

*Mark Ganskop* (Seal)  
Mark Ganskop

*Kaylen Tyler*  
Witness Name: Kaylen Tyler  
Witness Address: 175 NW Amenity Ct.  
Lake City, FL 32055

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of January, 2025 by Mark Ganskop who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*Brent Baris*  
Notary Public  
Printed Name: Brent Baris  
My Commission Expires: 8/3/25



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## Detail by Entity Name

Florida Limited Liability Company

K2 HOMES LLC

### Filing Information

<b>Document Number</b>	L25000011472
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	01/06/2025
<b>Effective Date</b>	01/06/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

175 NW AMENITY CT  
LAKE CITY, FL 32055

### Mailing Address

175 NW AMENITY CT  
LAKE CITY, FL 32055

### Registered Agent Name & Address

GANSKOP, MARK A  
736 SW ARBOR LN  
LAKE CITY, FL 32024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GANSKOP, MARK A  
736 SW ARBOR LN  
LAKE CITY, FL 32024

Title MGR

GANSKOP, LAUREN L  
736 SW ARBOR LN  
LAKE CITY, FL 32024

### Annual Reports

**No Annual Reports Filed**

**Document Images**

[01/06/2025 -- Florida Limited Liability](#)

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# Tax Bill Detail

## Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

**Property Tax Account: R02461-607**  
GANSKOP MARK

**Year:** 2024    **Bill Number:**    **Owner:** GANSKOP  
**Tax District:** 8673       **MARK**  
 1    **Property Type:**    **Discount Period:** 2%  
    **Real Estate**


**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
 GANSKOP MARK    302 LAKE CITY  
 736 SW ARBOR LN    LAKE CITY 32055  
 LAKE CITY FL 32024

This Bill:   
 All Bills:   
 Cart Amount:

Bill 8673 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

**Taxes   Assessments   Legal Description   Payment History**

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$123.52	\$123.52	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$197.01	\$197.01	\$0.00
<b>COLUMBIA COUNTY SCHOOL BOARD</b>				
DISCRETIONARY	0.7480	\$18.85	\$18.85	\$0.00
LOCAL	3.1430	\$79.24	\$79.24	\$0.00
CAPITAL OUTLAY	1.5000	\$37.82	\$37.82	\$0.00
<b>Subtotal</b>	<b>5.3910</b>	<b>\$135.91</b>	<b>\$135.91</b>	<b>\$0.00</b>
SUWANNEE RIVER WATER MGT DIST	0.2936	\$7.40	\$7.40	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>18.3997</b>	<b>\$463.84</b>	<b>\$463.84</b>	<b>\$0.00</b>

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$58.81	\$58.81	\$0.00
<b>TOTAL</b>	<b>\$58.81</b>	<b>\$58.81</b>	<b>\$0.00</b>



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# Tax Bill Detail

## Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

**Property Tax Account: R02461-608**  
GANSKOP MARK

**Year:** 2024    **Bill Number:**    **Owner:** GANSKOP  
**Tax District:** 8674       **MARK**  
1       **Property Type:**    **Discount Period:** 2%  
Real Estate

**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
GANSKOP MARK    292 LAKE CITY  
736 SW ARBOR LN    LAKE CITY 32055  
LAKE CITY FL 32024

This Bill:

All Bills:

Cart Amount:

Bill 8674 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes   Assessments   Legal Description   Payment History

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
<b>CITY OF LAKE CITY</b>	<b>4.9000</b>	<b>\$118.88</b>	<b>\$118.88</b>	<b>\$0.00</b>
<b>BOARD OF COUNTY COMMISSIONERS</b>	<b>7.8150</b>	<b>\$189.59</b>	<b>\$189.59</b>	<b>\$0.00</b>
<b>COLUMBIA COUNTY SCHOOL BOARD</b>				
DISCRETIONARY	0.7480	\$18.14	\$18.14	\$0.00
LOCAL	3.1430	\$76.26	\$76.26	\$0.00
CAPITAL OUTLAY	1.5000	\$36.39	\$36.39	\$0.00
<b>Subtotal</b>	<b>5.3910</b>	<b>\$130.79</b>	<b>\$130.79</b>	<b>\$0.00</b>
<b>SUWANNEE RIVER WATER MGT DIST</b>	<b>0.2936</b>	<b>\$7.12</b>	<b>\$7.12</b>	<b>\$0.00</b>
<b>LAKE SHORE HOSPITAL AUTHORITY</b>	<b>0.0001</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>18.3997</b>	<b>\$446.38</b>	<b>\$446.38</b>	<b>\$0.00</b>

## Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
<b>CITY FIRE ASSESSMENT</b>	<b>\$58.81</b>	<b>\$58.81</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$58.81</b>	<b>\$58.81</b>	<b>\$0.00</b>



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