65741

Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # STUP	240605
Application Fee	450.00
Receipt No.	767281
Filing Date	6-7-2024
Completeness Date	6-7-2024

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Barbara Alvarez
2. Address of Subject Property: 5809 NW Lake Jeffery Rd Lake City FL 32055
3. Parcel ID Number(s): 09-3S-16-02045-102
4. Future Land Use Map Designation:
5. Zoning Designation:
6. Acreage: 5.09
7. Existing Use of Property: Residence
8. Proposed Use of Property: STUP Residence
9. Proposed Temporary Use Requested: STUP

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Sonya North Title:
   Company name (if applicable):
   Mailing Address: 3311 SW State Rd 247
   City: Lake City State: FL Zip: 32024
   Telephone: (303) 552-8851 Fax: (___)___ Email: provisionpermitting@gmail.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): Grace Alvarez
   Mailing Address: 5809 NW Lake Jeffery Rd
   City: Lake City State: FL Zip: 32055
   Telephone: (303) 552-8851 Fax: (___)___ Email:

   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: N/A If yes, is the contract/option contingent or absolute: ◻ Contingent ◻ Absolute
2. Has a previous application been made on all or part of the subject property:
   Future Land Use Map Amendment: ◻ Yes _____ ◻ No X
   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. Z _____
   Variance: ◻ Yes _____ ◻ No _____
   Variance Application No. V _____
   Special Exception: ◻ Yes _____ ◻ No _____
   Special Exception Application No. SE _____

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.

2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.

3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.

4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.

5. In any zoning district: applications for placement of any mobile home or travel trailer used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located, shall require that a residential building permit application and signed septic site plan approval and release be submitted concurrently with the temporary use permit application. Maximum electrical capacity for such temporary uses shall not exceed 100 amps. Such uses shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months unless extended by the Board of County Commissioners upon finding by the Board that construction has been underway and is continuing.

6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.

7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

a. Specify the family member to reside in the additional mobile home;

b. Length of time permit is valid;

c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;

d. Responsibility for non ad-valorem assessments;

e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;

f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).

h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.

9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.

    a. The name and permanent address or headquarters of the person applying for the permit;

    b. If the applicant is not an individual, the names and addresses of the business;

    c. The names and addresses of the person or persons which will be in direct charge of conducting the temporary business;

    d. The dates and time within which the temporary business will be operated;

    e. The legal description and street address where the temporary business will be located;

    f. The name of the owner or owners of the property upon which the temporary business will be located;

    g. A written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

h. A site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and

i. A public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising our of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars ($1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars ($2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars ($50,000.00) for damages to property for one person and one hundred thousand dollars ($100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its permanent telephone number, must be

posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefore is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:

    a. Demonstrate a permanent residence in another location.

    b. Meet setback requirements.

    c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

    d. Maximum electrical capacity for such temporary uses shall not exceed 100 amps.

    e. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

    f. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with the land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

Additional Requirements for a complete application:

1. Legal Description with Tax Parcel Number.

2. Proof of Ownership (i.e. deed).

3. Agent Authorization Form (signed and notarized).

4. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

5. Fee. The application fee for a Special Temporary Use Permit Application is based upon the Temporary Use requested. No application shall be accepted or processed until the required application fee has been paid.
   a. For Items (1) through (6) above, the application fee is $100.00
   b. For Item (7) above, the application fee is $450.00 or $200.00 for a two year renewal
   c. For Item (8) above, the application fee is $250.00
   d. For Item (9) above, the application fee is $500.00 for temporary sales of motor vehicles or $250.00 for non-seasonal good or general merchandise
   e. For Item(10) above, the application fee is $200

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Grace Alvarez
Applicant/Agent Name (Type or Print)

X Grace Marie Alvarez
Applicant/Agent Signature

5/14/2024
Date

Inst: 202412011104 Date: 05/29/2024 Time: 12:20PM
Page 1 of 4 B: 1515 P: 1133, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

Quitclaim Deed

RECORDING REQUESTED BY Grace Marie Alvarez
AND WHEN RECORDED MAIL TO:
Grace Marie Alvarez , Grantee(s)
P.O. Box 890
Lake City, FL 32056
Consideration: $ No consideration
Property Transfer Tax: $ None
Assessor's Parcel No.: 02045-102

Columbia County
Parcel # 09-3S-16-02045-102
5809 N.W. Lake Jeffery Rd
Lake City FL 32055
see attached description

PREPARED BY: Grace Marie Alvarez certifies herein that he or she has prepared this Deed.

Grace Marie Alvarez
Signature of Preparer

5/28/2024
Date of Preparation

Grace Marie Alvarez
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 5/28/2024 in the County of Columbia, State of Florida
by Grantor(s), Grace Marie Alvarez and Barbara Frances Alvarez
whose post office address is P.O. Box 890, Lake City, FL 32056
to Grantee(s), Grace Marie Alvarez
whose post office address is P.O. Box 890, Lake City, FL 32056

WITNESSETH, that the said Grantor(s), Grace Marie Alvarez and Barbara Frances Alvarez
for good consideration and for the sum of No consideration
($ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Columbia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Grace Marie Alvarez
Print Name of Grantor

Signature of First Witness to Grantor(s)

Gene Thomas Phelps Jr
Print Name of First Witness to Grantor(s)
5809 NW Lake Jeffery Rd
Lake City FL 32055

Signature of Second Grantor (if applicable)

Barbara Frances Alvarez
Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

PAOLA E. GALL
Print Name of Second Witness to Grantor(s)
14158 SW TUSTENUGGEE AVE
FORT WHITE FL 32038

GRANTEE(S):

Signature of Grantee

Grace Marie Alvarez
Print Name of Grantee

Signature of First Witness to Grantee(s)

Gene Thomas Phelps Jr
Print Name of First Witness to Grantee(s)
5809 NW Lake Jeffery Rd
Lake City FL 32055

N/A
Signature of Second Grantee (if applicable)

N/A
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Columbia

On May 28th, 2024, before me, Cicily R. Johnson, a notary public in and for said state, personally appeared, Grace marie Alvarez and Barbara Frances Alvarez

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Identification Card and Driver License

(Seal)

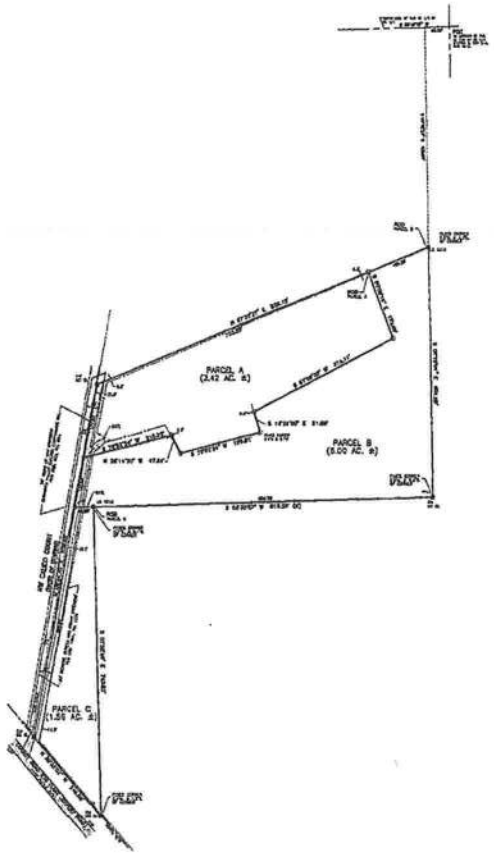
CICILY R. JOHNSON
Notary Public - State of Florida
My Comm. Exp. Dec. 9, 2025
Commission # HH206318

Inst. Number: 202412011104 Book: 1515 Page: 1136 Page 4 of 4 Date: 5/29/2024 Time: 12:20 PM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

DANIEL & GORE, LLC
Professional Surveying and Mapping
P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 758-0019
FAX: (904) 339-5229
428 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: admin@dgsurveying.com
LICENSE NO. LB 7983

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY, BEING N 09°41'39" E. ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFITS OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.
6. IMPROVEMENTS, IF ANY, NOT LOCATED.



BOUNDARY SURVEY

IN
THE SE 1/4 OF NE 1/4
SECTION 9, TWP 3-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

PARCEL A

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 3, SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 88°47'07" W, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, 80.00 FEET; THENCE S 01°11'24" E, 330.87 FEET; THENCE S 87°32'37" W, 155.25 FEET TO THE POINT OF BEGINNING; THENCE S 02°38'18" E, 170.48 FEET; THENCE S 87°58'35" W, 374.11 FEET; THENCE S 09°41'39" E, 51.85 FEET; THENCE S 79°32'24" W, 188.91 FEET; THENCE N 25°14'20" W, 47.09 FEET; THENCE S 79°32'24" W, 218.33 FEET; THENCE N 09°41'39" E, 177.80 FEET; THENCE N 87°32'37" E, 952.89 FEET TO THE POINT OF BEGINNING.

PARCEL B

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 3, SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 88°47'07" W, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, 80.00 FEET; THENCE S 01°11'24" E, 330.87 FEET TO THE POINT OF BEGINNING; THENCE S 01°11'24" E, 801.80 FEET; THENCE S 88°37'07" W, 656.78 FEET; THENCE N 09°41'39" E, 121.26 FEET; THENCE N 79°32'24" E, 218.33 FEET; THENCE S 25°14'20" E, 47.09 FEET; THENCE N 79°32'24" E, 188.91 FEET; THENCE N 11°29'05" W, 51.85 FEET; THENCE N 87°58'35" E, 374.11 FEET; THENCE N 02°38'18" W, 170.48 FEET; THENCE N 87°32'37" E, 155.25 FEET TO THE POINT OF BEGINNING.

PARCEL C

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 3, SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 88°47'07" W, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, 80.00 FEET; THENCE S 01°11'24" E, 330.87 FEET; THENCE S 87°32'37" W, 815.33 FEET TO THE POINT OF BEGINNING; THENCE S 87°16'43" E, 745.83 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 250 (CLAY JEFFERY ROAD); THENCE N 39°38'03" W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 249.68 FEET; THENCE N 09°41'39" E, 590.04 FEET; THENCE N 88°26'07" E, 43.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED IN THE OFFICIAL RECORDS BOOK 1411, PAGE 1279 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LEGEND

SCALE: 1" = 100'

SURVEY FOR: GENE THOMAS & GRACE MARIE PHELPS
LAKE CITY TITLE

DATE OF FIELD SURVEY: /2021

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6448

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER	240034
APPROVED	BSD
DRAWN BY	BC
FIELD BOOK	04 : 22
	LTB
SHEET NO.	1 OF 1

Kyle Keen

Columbia County Tax Collector

Ad Valorem Taxes and Non-Ad Valorem Assessments

REAL ESTATE 2023 6781

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02045-102	651	See Below	See Below	003

ALVAREZ BARBARA FRANCES
PHELPS GENE THOMAS JR
5809 NW LAKE JEFFERY RD
LAKE CITY FL 32055

09-3S-16 5000/500010.17 Acres COMM AT NE COR OF SE1/4 OF NE1/4, W 60 FT, S 530.97 FT FOR POB, CONT S 601.60 FT, W 815.76 FT, S 745.49 FT TO N R/W OF C R 250, NW ALONG R/W 250 FT, NE 859.29 FT, NE 860.74 FT TO POB. 1046-862, WD 1177-1347, QC 1196-1860, WD 1398-2345,2346, WD 1495-1108

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	126,725	55,000	$71,725	$560.53
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	126,725	30,000	$96,725	$72.35
LOCAL	3.2170	126,725	30,000	$96,725	$311.16
CAPITAL OUTLAY	1.5000	126,725	30,000	$96,725	$145.09
SUWANNEE RIVER WATER MGT DIST	0.3113	126,725	55,000	$71,725	$22.33
LAKE SHORE HOSPITAL AUTHORITY	0.0001	126,725	55,000	$71,725	$0.01

Total Millage	13.5914	Total Taxes	$1,111.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$285.98
GGAR	SOLID WASTE - ANNUAL	$198.06
	Total Assessments	$484.04

Taxes & Assessments	$1,595.51

COMM AT NE COR OF SE1/4 OF NE1/4
530.97 FT FOR POB, CONT S 601.60
FT, S 745.49 FT TO N R/W OF C R

ALVAREZ GRACE MARIE
PO BOX 890
LAKE CITY, FL 32056

2024

09-3S-16-02045-102

BUILDING CHARACTERISTICS

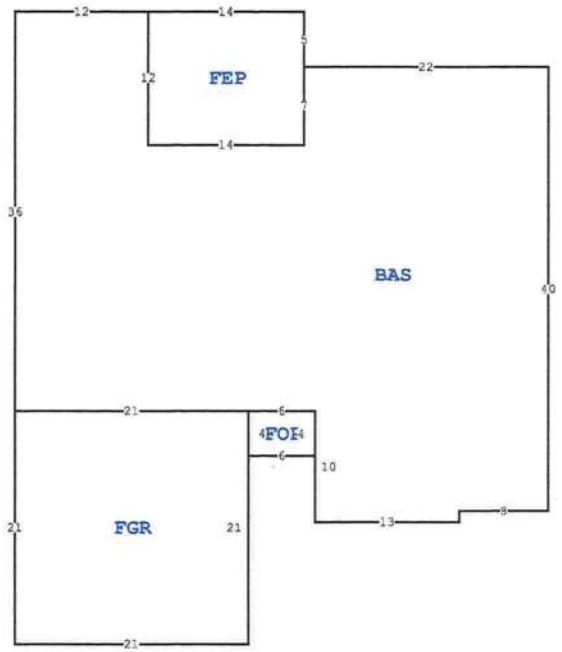
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	229,526
FEP	168	80	134	18,618
FGR	441	55	243	33,762
FOP	24	30	7	972
TOTALS	2,285		2,036	282,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	148.0604	151.02	307,477	2010	2015	0	0	0	8.00	92.00

1 SINGLE FAM - 0% - 2024 Heated Area: 1652 HX Base Yr



5809 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	10/16/2023 SPF

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	507.00	UT	2.25	2.25	100	2010	2010	3	100	1,141	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
6	0040	BARN,POLE	0	0	30	60	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	
7	0251	LEAN TO W/	0	0	12	60	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
8	0251	LEAN TO W/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
9	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	282,879
TOTAL MARKET OB/XF VALUE	22,341
TOTAL LAND VALUE - MARKET	33,085
TOTAL MARKET VALUE	338,305
SOH/AGL Deduction	0
ASSESSED VALUE	338,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,305
TOTAL JUST VALUE	338,305
NCON VALUE	67,112
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044936	Electrical Servic	0	07/12/2022
000042024	Roof Replacement	14,000	05/27/2021
40148	STORAGE	0	07/14/2020
28222	SFR	678	11/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1133	5/28/2024	QC	U	I	11	0
GRANTOR: ALVAREZ BARBARA FRANC						
GRANTEE: ALVAREZ GRACE MARIE						
1512/2524	4/15/2024	QC	U	I	11	100
GRANTOR: ALVAREZ BARBARA FRANC						
GRANTEE: ALVAREZ BARBARA FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S7 W14 N12 W12 S36 E21 E6 S10 E13 N1 E8 N40 $
FGR=[ORIG=-48,31] S21 E21 N21 W21 $
FEP=[ORIG=-22,0] N5 W14 S12 E14 N7 $
FOP=[ORIG=-27,31] S4 E6 N4 W6 $

LAND DESCRIPTION

TOTAL OB/XF 22,341

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	5.09	AC		1.00	1.00	1.00	6,500.00	6,500.00	33,085							

REVIEW DATE 10/05/2023 BY TP Total Acres: 5.09 Total Land Value: 33,085 Market: 0 Agricultural: 0 Common: 33,085 PRINTED 06/05/2024 BY SYS

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 6/6/2024

Parcel: << **09-3S-16-02045-102 (46715)** >>

Owner & Property Info

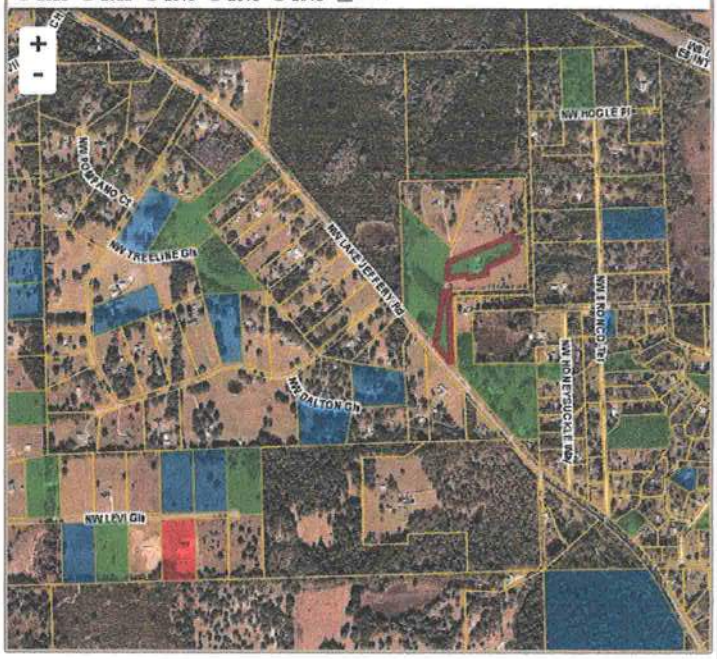
Result: 1 of 1

Owner	**ALVAREZ GRACE MARIE** PO BOX 890 LAKE CITY, FL 32056		
Site	5809 NW LAKE JEFFERY RD, LAKE CITY		
Description*	COMM AT NE COR OF SE1/4 OF NE1/4, W 60 FT, S 530.97 FT FOR POB, CONT S 601.60 FT, W 815.76 FT, S 745.49 FT TO N R/W OF C R 250, NW ALONG R/W 250 FT, NE 859.29 FT, NE 860.74 FT TO POB & EX 5.08 AC DESC IN QC 1512-2522. 1046-862, WD 1177-1347, QC 1196-1860, ...more>>>		
Area	5.09 AC	S/T/R	09-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*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.

Aerial Viewer | Pictometery | Google Maps

2023 2022 2019 2016 2013 Sales



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	$12,859	Mkt Land	$33,085
Ag Land	$2,338	Ag Land	$0
Building	$205,414	Building	$282,879
XFOB	$22,641	XFOB	$22,341
Just	$300,414	Just	$338,305
Class	$243,252	Class	$0
Appraised	$243,252	Appraised	$338,305
SOH Cap [?]	$116,527	SOH Cap [?]	$0
Assessed	$126,725	Assessed	$338,305
Exempt	HX HB VX $55,000	Exempt	$0
Total Taxable	county:$71,725 city:$0 other:$0 school:$96,725	Total Taxable	county:$338,305 city:$0 other:$0 school:$338,305

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/28/2024	$0	1515 / 1133	QC	I	U	11
4/15/2024	$100	1512 / 2524	QC	I	U	11
7/19/2023	$544,900	1495 / 1108	WD	I	Q	01
11/14/2019	$234,000	1398 / 2346	WD	I	Q	01
11/14/2019	$100	1398 / 2345	WD	I	U	11
6/11/2010	$100	1196 / 1860	QC	V	U	11
7/20/2009	$79,500	1177 / 1347	WD	V	Q	01
5/13/2005	$88,900	1046 / 862	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2010	1652	2285	$282,879

*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	2010	$1,141.00	507.00	0 x 0
0294	SHED WOOD/VINYL	2014	$200.00	1.00	0 x 0
0296	SHED METAL	2014	$800.00	1.00	0 x 0
0120	CLFENCE 4	2014	$200.00	1.00	0 x 0
0297	SHED CONCRETE BLOCK	2014	$2,600.00	1.00	0 x 0
0040	BARN,POLE	2020	$10,000.00	1.00	30 x 60
0251	LEAN TO W/FLOOR	2020	$1,000.00	1.00	12 x 60
0251	LEAN TO W/FLOOR	2022	$1,000.00	1.00	x
0104	GENERATOR PERM	2022	$5,400.00	1.00	x

Land Breakdown

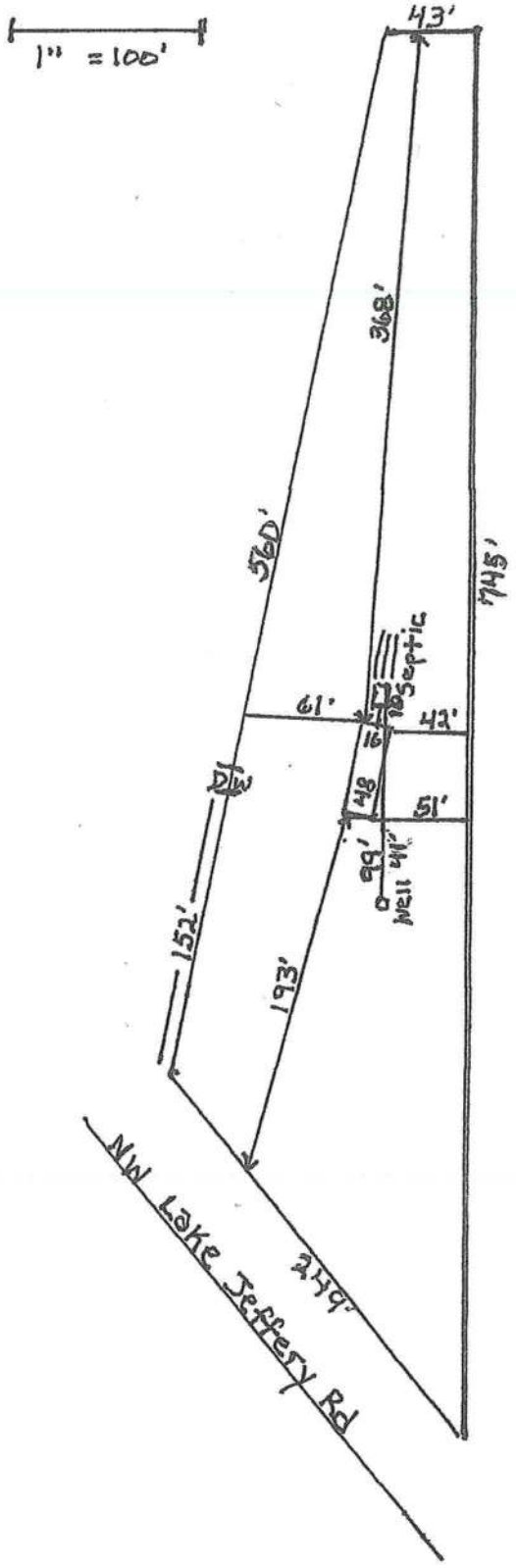
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.090 AC	1.0000/1.0000 1.0000/ /	$6,500 /AC	$33,085

Search Result: 1 of 1

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

by: GrizzlyLogic.com

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: 6/6/2024 and may not reflect the data currently on file at our office.


1" = 100'
43'
368'
360'
745'
septic
61'
43'
48'
51'
99'
well
152'
193'
NW Lake Jeffery Rd
249'

Alvarez

uchealth

UCHealth Seniors Clinic - Anschutz Medical Campus
1635 AURORA CT FL 5
ANSCHUTZ OUTPATIENT PAVILION
AURORA CO 80045-2541
O: 720-848-3400
F: 720-848-3401

uchealth.org

October 26, 2023

Patient: **Barbara F Alvarez "Barbara"** (DOB: 11/12/1944))

To Whom it May Concern,

Patient requires a separate residence on family property for support of activities of daily living as well as support of instrumental activities of daily living. Patient safety in independent living is predicated on having access to family caregiver support on the property.

The address associated with this request is noted below:

5809 NW Lake Jeffery Rd
LAKE CITY FL 32055

If you have questions, please do not hesitate to contact the clinic.

Sincerely,

If you have questions, please do not hesitate to contact the clinic.

Sincerely,

Devin K Gilhuly, MD
10/26/2023, 2:34 PM

AFFIDAVIT AND AGREEMENT OF SPECIAL
TEMPORARY USE FOR IMMEDIATE
FAMILY MEMBERS FOR
PRIMARY RESIDENCE

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Grace Alvarez, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Barbara Alvarez, the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as mother, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.

2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.

3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 09-3S-16-02045-102.

4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.

5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.

6. This Special Temporary Use Permit on Parcel No. 09-3S-16-02045-102 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.

7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.

8. The parent parcel owner shall be responsible for non ad-valorem assessments.

9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.

10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).

12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).

13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Grace Marie Alvarez
Owner

Barbara F Alvarez
Family Member

Grace Alvarez
Typed or Printed Name

Barbara Alvarez
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 16 day of May, 2024, by Grace Alvarez (Owner) who is personally known to me or has produced Drivers License as identification.

Sandra Elizabeth Tope
Notary Public

SANDRA ELIZABETH TOPE
Notary Public - State of Florida
Commission # HH 079583
My Comm. Expires Jan 18, 2025
Bonded through National Notary Assn.

Subscribed and sworn to (or affirmed) before me this 16 day of May, 2024, by Barbara Alvarez (Family Member) who is personally known to me or has produced Drivers License as identification.

Sandra Elizabeth Tope
Notary Public

SANDRA ELIZABETH TOPE
Notary Public - State of Florida
Commission # HH 079583
My Comm. Expires Jan 18, 2025
Bonded through National Notary Assn.

COLUMBIA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Sonya North
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for STUP
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Grace Alvarez

Applicant/Owner's Title: _____

On Behalf of: _____
(Company Name, if applicable)

Telephone: 303-552-8851 Date: 5/16/24

Applicant/Owner's Signature: Grace Alvarez

Print Name: Grace Alvarez

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 16 day of May, 20 24. by Grace Alvarez, whom is personally known by me ☐ OR produced identification ☑.
Type of Identification Produced Drivers License

Sandra Elizabeth Tope
(Notary Signature) (SEAL)

SANDRA ELIZABETH TOPE
Notary Public - State of Florida
Commission # HH 079583
My Comm. Expires Jan 18, 2025
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Grace Alvarez
(Property Owners Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)
as the owner of the below described property:

Property Tax Parcel ID number 09-3S-16-02045-102

Subdivision (Name, Lot Block, Phase) _____

Give my permission for Barbara Alvarez to place a Mobile Home on this land.
(Family Members Name)

This is to allow a 2nd / 3rd **(circle one)** Mobile Home on the above listed property for a family member through Columbia County's Special Temporary Use Provision. I understand that this is good for 5 years initially and renewable every 2 years thereafter.

Relationship to Lessee mother
(Name of parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild)

I (We) understand that the named person(s) above will be allowed to receive a move-on permit for the parcel number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

Printed Name of Signor	Signature	Date
Grace Alvarez	Grace Marie Alvarez	5/16/24

Sworn to and subscribed before me this 16 day of May, 2024 by

____ physical presence or ____ online notarization and this (these) person(s) are personally known to me ____ or produced ID Drivers License

Printed Name of Notary	Signature
Sandra Elizabeth Tope	Sandra Elizabeth Tope

Notary Stamp

SANDRA ELIZABETH TOPE
Notary Public - State of Florida
Commission # HH 079583
My Comm. Expires Jan 18, 2025
Bonded through National Notary Assn.

Building Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
ALVAREZ GRACE MARIE 5809 NW Jeffery RD	Check 14483	06/07/2024	767281	**$450.00**

AppID: 65741 Permit #: STU240605
Special Temporary Use
Parcel: 09-3S-16-02045-102
Owner: ALVAREZ GRACE MARIE, ,
Address: 5809 NW Jeffery RD

Contractor Information

,

Payment History

Date	Description	Amount
06/07/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	$450.00
06/07/2024	Payment: Check 14483	($450.00)
		$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M

Email:
laurie_hodson@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:
Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.