



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 22 20

Application Fee \$50.00

Receipt No. 758887

Filing Date 7-15-22

Completeness Date 8/16/22

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: ROBERTA ELLEN WADE
2. Address of Subject Property: 1118 SW SILOAM STREET, LAKE CITY, FLORIDA 32024
3. Parcel ID Number(s): 11-5S-15-00431-126
4. Future Land Use Map Designation: Ag
5. Zoning Designation: A-3
6. Acreage of Parent Parcel: 4.02 ACRES
7. Acreage of Property to be Deeded to Immediate Family Member: 2.01 ACRES
8. Existing Use of Property: HOMESTEAD
9. Proposed use of Property: HOMESTEAD
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: STEPHANIE JO TALLEY

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): ROBERTA ELLEN WADE Title: OWNER
Company name (if applicable): _____
Mailing Address: 1118 SW SILOAM STREET
City: LAKE CITY State: FLORIDA Zip: 32024
Telephone: () 965-5444 Fax: () Email: waderoberta@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): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ 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. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

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.

ROBERTA ELLEN WADE

Applicant/Agent Name (Type or Print)

Roberta Wade

Applicant/Agent Signature

07/11/2022

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, ROBERTA WADE
STEPHANIE TALLEY, the Owner of the parent parcel which has been subdivided for
the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as DAUGHTER. Both individuals being
first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate 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 Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
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 Parent Tract Tax Parcel No. 11-5S-15-00431-126.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 11-5S-15-00431-132.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member 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.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. 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.

Inst: 202212015991 Date: 08/16/2022 Time: 11:18AM
Page 1 of 2 B: 1473 P: 1212, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy Clerk

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.

Roberta Wade
Owner

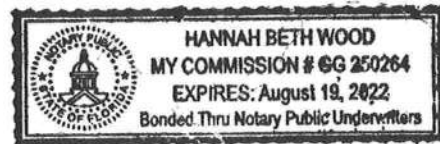
Roberta Wade
Typed or Printed Name

Stephanie Talley
Immediate Family Member

Stephanie Talley
Typed or Printed Name

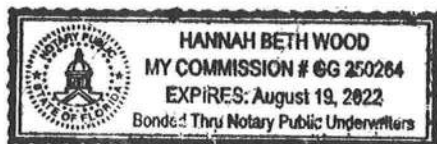
Subscribed and sworn to (or affirmed) before me this 11 day of May, 2022,
by Roberta Wade (Owner) who is personally known to me or has produced
_____ as identification.

zh W-1
Notary Public



Subscribed and sworn to (or affirmed) before me this 11 day of May, 2022,
by Stephanie Talley (Family Member) who is personally known to me or has
produced _____ as identification.

zh W-1
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams

Name: Liza Williams

Title: Code Compliance Officer



This Instrument Prepared by & return to:
Name: Robert & Janice McWilliams
Address: 204 SW Fritz Glen
Lake City, Florida 32024

Parcel I.D. #: R00431-126

Inst: 200712018084 Date: 8/9/2007 Time: 3:32 PM
Doc Stamp-Deed: 0.70
DC.P.DeWitt Cason Columbia County Page 1 of 1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS WARRANTY DEED made the 9th day of August, A.D. 2007, by Robert A. McWilliams and Janice M. McWilliams, hereinafter called the grantors, to Roberta E. Wade, whose post office address is 1118 South West Siloam Street, Lake City, Florida 32024, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, Roberta E. Wade, as sole owner, all that certain land situate in Columbia County, State of Florida, viz:

Lot 26, Pine Winds Estates, Unit I, a subdivision according to the plat thereof recorded in Plat Book 5, pages 113-113A, public records of Columbia County, Florida.

Said property being commonly known as 1118 South West Siloam Street, Lake City, Florida 32024
TAX ID No. R00431-126

BEING the same property, which by Deed dated December 19, 2006 and recorded among the Land Records of Columbia County, Florida in Book 1105, Page 1128, as Instrument No. 2006029851 was granted and conveyed by Jeanne M. Goon unto Robert A. McWilliams and Janice M. McWilliams.

SUBJECT TO TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

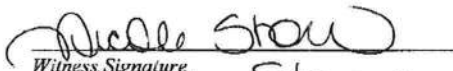
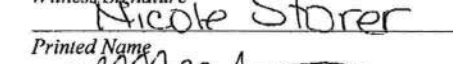
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

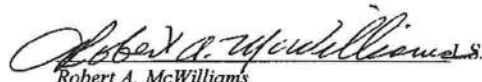
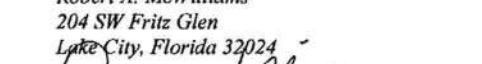
To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantee, Roberta E. Wade, that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

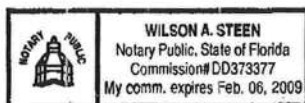
Signed, sealed and delivered in the presence of:

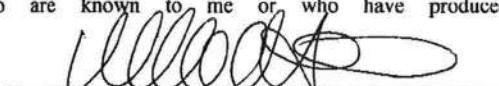

Witness Signature
Nicole Storer
Printed Name

Witness Signature
WILSON STEEN
Printed Name


Robert A. McWilliams
204 SW Fritz Glen
Lake City, Florida 32024

Janice M. McWilliams L.S.
204 SW Fritz Glen
Lake City, Florida 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of August, 2007, by Robert A. McWilliams and Janice M. McWilliams, who are known to me or who have produced FL DRIVERS LICENSES as identification.




Signature of Notary
My commission expires Feb 06, 2009



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
aumentumtech.com 1.12

Tax Record

print

Account Number
1 of 1

Last Update: 7/12/2022 11:27:55 AM EDT

Register for eBill

Details

Tax Record
Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill **NEW**
Change of Address

Searches

Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions

Tax Search
Local Business Tax
Contact Us
County Login
Home

Ad Valorem Taxes and Non-Ad Valorem Assessments

This information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R00431-126	REAL ESTATE	2021
Mailing Address WADE ROBERTA ELLEN 1118 SW SILOAM ST LAKE CITY FL 32024		
Property Address 1118 SILOAM LAKE CITY		
GEO Number 115S15-00431-126		
Partial payments not allowed online.		
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail HX 25000 HB 14571	Millage Code 003	Escrow Code
Legal Description (click for full description) 11-5S-15 0200/02002.00 Acres THE SOUTH 1/2 OF LOT 26 PINE WIND ESTATES S/D UNIT 1. ORB 650-748, QC 1091-77, WD 1105-1128, WD 1127-2202, (CONR QC 1160-2025)		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	64,571
COLUMBIA COUNTY SCHOOL BOARD		39,571
DISCRETIONARY	0.7480	25,000
LOCAL	3.6430	25,000
CAPITAL OUTLAY	1.5000	25,000
SUNNYSIDE RIVER WATER MGT DIST	0.3610	39,571
LAKE SHORE HOSPITAL AUTHORITY	0.3000	0
Total Millage	14.0675	Total Taxes
		\$437.54
Non-Ad Valorem Assessments		
Code	Levy Authority	Amount
CGAR	SOLID WASTE - ANNUAL	\$0.00
FFIR	FIRE ASSESSMENTS	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$437.54
If Paid By	Amount Due	\$0.00

Tax Payment
 Payment History
 Print Tax Bill **NEW**
 Change of Address

Searches
 Account Number
 GEO Number
 Owner Name
 Property Address
 Mailing Address

Site Functions
 Tax Search
 Local Business Tax
 Contact Us
 County Login
 Home

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year									
R00431-026	REAL ESTATE	2021									
Mailing Address WRIGHT STEPHANIE JO 1120 SW SILOAM ST LAKE CITY FL 32024		Property Address 1120 SILOAM LAKE CITY GEO Number 115G15-00431-026									
Exempt Amount	Taxable Value										
See Below	See Below										
Exemption Detail <table border="1"> <thead> <tr> <th>Exemption Detail</th> <th>Millage Code</th> <th>Escrow Code</th> </tr> </thead> <tbody> <tr> <td>HX 25000</td> <td>003</td> <td>104</td> </tr> <tr> <td>HB 24819</td> <td></td> <td></td> </tr> </tbody> </table>			Exemption Detail	Millage Code	Escrow Code	HX 25000	003	104	HB 24819		
Exemption Detail	Millage Code	Escrow Code									
HX 25000	003	104									
HB 24819											
Legal Description (click for full description) 11-55-15 0200/02002.00 Acres THE NORTH 1/2 OF LOT 26 PINE WIND ESTATES S/D UNIT 1. ORB 650-746, QC 1091-77, WD 1105-1128, WD 1127-2202, QC 1144-1389, CORR QC 1160- 2025.											
Ad Valorem Taxes											
Taxing Authority	Rate	Assessed Value									
BOARD OF COUNTY COMMISSIONERS	7.8150	74,819									
COLUMBIA COUNTY SCHOOL BOARD		49,819									
DISCRETIONARY	0.7489	23,000									
LOCAL	3.6439	23,000									
CAPITAL OUTLAY	1.5000	23,000									
SEMANOLE RIVER WATER MGT DIST	0.3615	49,819									
LAKE SHORE HOSPITAL AUTHORITY	0.0000	0									
Total Millage	14.0675	Total Taxes									
		\$497.90									
Non-Ad Valorem Assessments											
Code	Levyng Authority	Amount									
GGAR	SOLID WASTE - ANNUAL	\$198.06									
FFIR	FIRE ASSESSMENTS	\$219.98									
Total Assessments		\$418.04									
Taxes & Assessments		\$915.94									
If Paid By	Amount Due										
	\$0.00										
Date Paid	Transaction	Receipt									
11/26/2021	PAYMENT	9976068.0001									
		2021									
		\$879.30									

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

NORTH HALF (MINE)

THE NORTH 1/2 OF LOT 26 OF "PINE WIND ESTATES, UNIT NO. 1" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 113 & 113A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15.00 FEET OF THE NORTH 1/2 OF SAID LOT 26.

SOUTH HALF (MOM)

THE SOUTH 1/2 OF LOT 26 OF "PINE WIND ESTATES, UNIT NO. 1" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 113 & 113A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15.00 FEET OF THE NORTH 1/2 OF SAID LOT 26.

