

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

Department: Zoning Department

Meeting Date: 8/20/2026

1. Nature and purpose of agenda item:

James Lynch is requesting a Special Family Lot Permit (SFLP260705) to deed 3 acres to their daughter, Echo Powers.

2. Recommended Motion/Action:

Approve SFLP260705

3. Fiscal impact on current budget:

This item has no effect on the current budget.

**THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE
BOARD OF COUNTY COMMISSIONERS ON 8/20/2026**



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 260705

Application Fee \$50.00

Receipt No. 774932

Filing Date 7-31-2026

Completeness Date 8-20-26

Special Family Lot Permit Application



A. PROJECT INFORMATION

- Title Holder's Name: James D. Lynch
- Address of Subject Property: 613 SW Faulkner Dr. Fort White FL 32038
- Parcel ID Number(s): 03744-315 31-5s-16-03744-315
- Future Land Use Map Designation: ESA
- Zoning Designation: ESA-2
- Acreage of Parent Parcel: 10
- Acreage of Property to be Deeded to Immediate Family Member: 3
- Existing Use of Property: Residential
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Echo Powers

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

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): James D. Lynch Title: _____
Company name (if applicable): _____
Mailing Address: 613 SW Faulkner Dr.
City: Fort White State: FL Zip: 32038
Telephone: (386) 292-3194 Fax: () Email: AliciaBear5@aol.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.

- ~~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.~~



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP

Application Fee \$50.00

Receipt No. _____

Filing Date _____

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Jennifer P. Lynch
2. Address of Subject Property: 1213 SW Faulkner Dr. Fort White FL 32038
3. Parcel ID Number(s): 03744-315 31-55-16-03744-315
4. Future Land Use Map Designation: ESA
5. Zoning Designation: ESA-2
6. Acreage of Parent Parcel: 10
7. Acreage of Property to be Deeded to Immediate Family Member: 3
8. Existing Use of Property: Residential
9. Proposed use of Property: Residential
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Echo Powers

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): Jennifer P. Lynch Title: _____
Company name (if applicable): _____
Mailing Address: 1213 SW Faulkner Dr.
City: Fort White State: FL Zip: 32038
Telephone: (386) 853-0608 Fax: () Email: Jennifer.Lynch1172@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.

Jennifer P. Lynch

Applicant/Agent Name (Type or Print)

Jennifer Lynch

Applicant/Agent Signature

7/23/24

Date

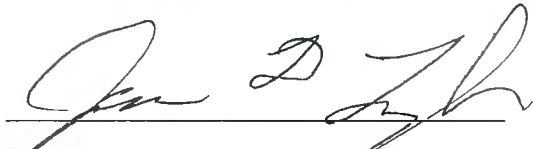
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I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

James D. Lynch

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

7/23/26

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Jennifer P. Lynch, the Owner of the parent parcel which has been subdivided for Echo Powers, 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. 31-55-16-03744-315.
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. TBD.
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: 202612016228 Date: 07/31/2026 Time: 9:10AM
Page 1 of 2 B: 1573 P: 2475 James M Swisher Jr, Clerk of Court
Columbia County, By: MH
Notary Public

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.

Jennifer Lynch
Owner

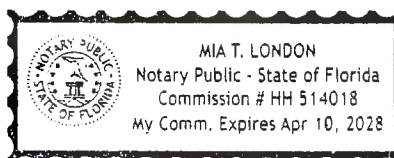
Jennifer P. Lynch
Typed or Printed Name

Echo Powers
Immediate Family Member

Echo Powers
Typed or Printed Name

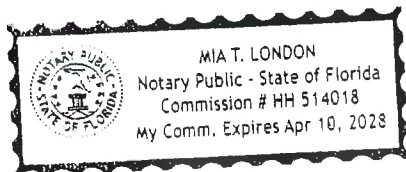
Subscribed and sworn to (or affirmed) before me this 20th day of July, 2020
by Jennifer Lynch (Owner) who is personally known to me or has produced
DL # L520-435-70-901-D as identification.

Mia T. London
Notary Public



Subscribed and sworn to (or affirmed) before me this 20th day of July, 2020
by Echo Powers (Family Member) who is personally known to me or has
produced DL # P830-376-56-450-D as identification.

Mia T. London
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoot
Name: KAREN AIKEN-SMOOT
Title: PLANNING TECH

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, James D. Lynch, the Owner of the parent parcel which has been subdivided for Echo Powers, 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 (step). 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.
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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: 202612016229 Date: 07/31/2026 Time: 9:10AM
Page 1 of 2 B: 1573 P: 2477 James M Swisher Jr. Clerk of Court
Columbia County, BY: MH
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.

[Signature]
Owner

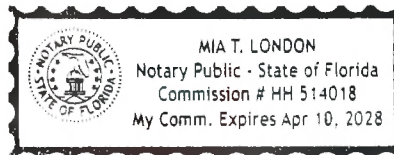
James D. Lynch
Typed or Printed Name

[Signature]
Immediate Family Member

Echo Powers
Typed or Printed Name

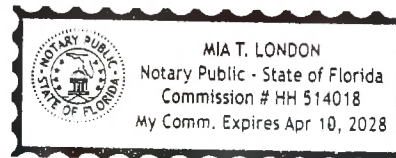
Subscribed and sworn to (or affirmed) before me this 25th day of July, 2026
by James Lynch (Owner) who is personally known to me or has produced
DL# L388-354-09-000-0 as identification.

Mia T. London
Notary Public



Subscribed and sworn to (or affirmed) before me this 25th day of July, 2026
by Echo Powers (Family Member) who is personally known to me or has
produced DL# P830-376-50-4100-0 as identification.

Mia T. London
Notary Public



STATE OF FLORIDA
COUNTY OF COLUMBIA [Signature]

The foregoing instrument was acknowledged before
me by means of physical presence this ___ day
of ___, 20___, by _____

Mia T. London - Notary Public
Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoor

Name: KAREN AIKEN-SMOOR

Title: PLANNING TECH

COLUMBIA COUNTY Property Appraiser

Parcel 31-5S-16-03744-315

<https://search.ccpafl.com/parcel/03744315165S31>

613 SW FAULKNER DR

Owners

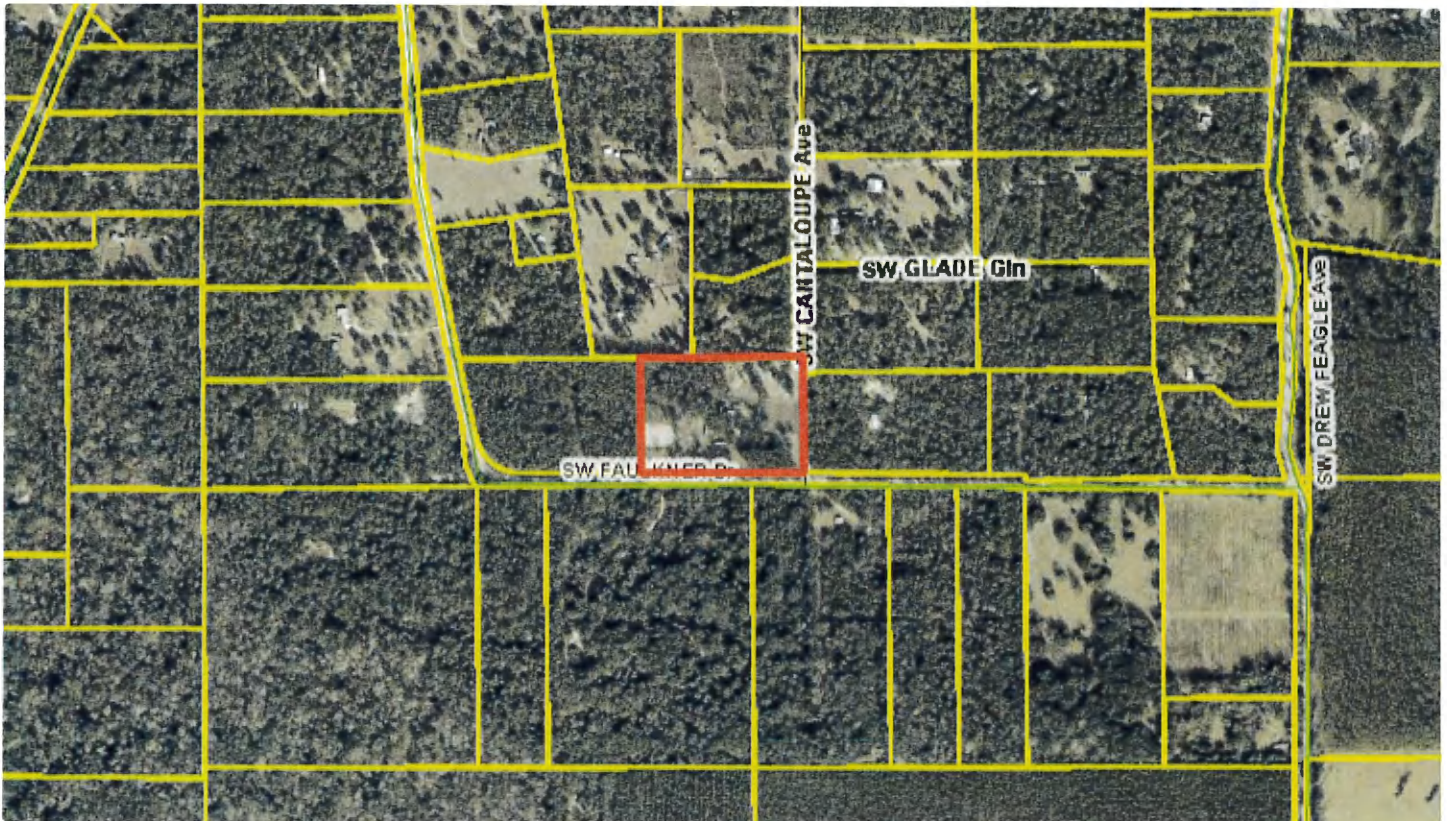
LYNCH JAMES D
LYNCH JENNIFER P
613 SW FAULKNER DR
FORT WHITE, FL 32038

Legal Description

COMM SW COR OF SE1/4, RUN E 248.36 FT,
N 45.30 FT TO N R/W FAULKNER RD FOR POB,
CONT N 560.44 FT, W 786.79 FT, S 547.97 FT
TO N R/W FAULKNER RD, E ALONG R/W 786.83 FT
TO POB. (AKA PRCL 15 PINE ACRES S/D UNREC). ...

Use: 6200: PASTURE CLS33

Subdivision: DIST 3



Tax Bill Detail

Property Tax Account: R03744-315

LYNCH JAMES D

Year: 2025

Tax District: 3

Bill Number: 16226

Property Type: Real Estate

Owner: LYNCH JAMES D

MAILING ADDRESS:

LYNCH JAMES D
LYNCH JENNIFER P
613 SW FAULKNER DR
FORT WHITE FL 32038

PROPERTY ADDRESS:

FORT WHITE 32038

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority / Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$148.49	\$148.49	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$14.21	\$14.21	\$0.00
LOCAL	3.1010	\$58.92	\$58.92	\$0.00
CAPITAL OUTLAY	1.5000	\$28.50	\$28.50	\$0.00
Subtotal	5.3490	\$101.63	\$101.63	\$0.00

SUWANNEE RIVER WATER MGT DIST	0.2812	\$5.34	\$5.34	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4453	\$255.46	\$255.46	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$303.98	\$303.98	\$0.00
SOLID WASTE - ANNUAL	\$210.15	\$210.15	\$0.00
TOTAL	\$514.13	\$514.13	\$0.00

Year	Due
2025	\$0.00
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

Payment Options

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 16226 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser



PublicSoft © 2026 - Powered by Phenix.net

Prepared by:
Elaine R. Davis/Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 17-446

Inst: 201712016111 Date: 08/25/2017 Time: 4:16PM
Page 1 of 2 B: 1343 P: 1008, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

General Warranty Deed

Made this August 21, 2017 A.D.

By JENNIFER P. LYNCH f/k/a Jennifer H. Powers, and JAMES D. LYNCH, wife and husband, hereinafter called the grantor, to JENNIFER P. LYNCH f/k/a Jennifer H. Powers and JAMES D. LYNCH, wife and husband, whose post office address is: 613 SW Faulkner Drive, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

PARCEL 15, PINE ACRES, an unrecorded Subdivision, in Section 31, Township 5 South, Range 16 East, Columbia County, Florida; **PARCEL 15** being more particularly described as follows:

SECTION 31: Commence at the Southwest corner of the SE 1/4 of Section 31, Township 5 South, Range 16 East, Columbia County, Florida; and run thence North 89°18'21" East along the South line of said Section 31, 248.36 feet; thence North 00°24'47" West, 45.30 feet to the North right of way line of Faulkner Road and to the Point of Beginning; thence continue North 00°24'47" West, 560.44 feet; thence South 89°19'13" West, 786.79 feet; thence South 00°24'47" East, 547.97 feet to said North right of way line of Faulkner Road; thence South 89°46'19" East along said North right of way line, 786.83 feet to the Point of Beginning. The East 30 feet of said lands being subject to an easement for ingress and egress. **IN COLUMBIA COUNTY, FLORIDA.**

60 FOOT EASEMENT FOR INGRESS AND EGRESS: A strip of land 60 feet in width being 30 feet each side of a center line described as follows: Commence at the Southwest corner of the SE 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida, and run thence North 89°18'21" East along the South line of said Section 31, 248.36 feet; thence North 00°24'47" West, 45.30 feet to the North right of way line of Faulkner Road and to the Point of Beginning; thence continue North 00°24'47" West, 995.51 feet to reference Point "A"; thence continue North 00°24'47" West, 382.03 feet to reference Point "B"; thence continue North 00°24'47" West, 654.42 feet to reference Point "C"; thence continue North 00°24'47" West, 520.44 feet to reference Point "D"; thence continue North 00°24'47" West, 257.74 feet to reference Point "E"; thence continue North 00°24'47" West, 582.65 feet to the South line of PINE HAVEN SUBDIVISION, a subdivision according to plat thereof recorded in Plat Book 6, Pages 138 and 139 of the Public Records of Columbia County, Florida and to the Point of Termination. Said Point of Termination being also the Southerly terminus of Pine Haven Lane in said subdivision. Also, begin at reference Point "A" and run thence North 89°18'56" East, 873.80 feet to the Point of Termination. Also, begin at reference Point "B" and run thence South 89°19'13" West, 645.40 feet to the Point of Termination. Also, begin at reference Point "C" and run thence North 89°15'56" East, 865.03 feet to the Point of Termination. Also, begin at reference Point "D" and run thence North 89°18'56" East, 690.60 feet to the Point of Termination. Also, begin at reference Point "E" and run thence South 89°19'13" West, 738.94 feet to the Point of Termination.

TOGETHER WITH: 2017 JACOBSEN IMPERIAL Double Wide Mobile Home, being 70' X 32'. Identification Numbers and Title Numbers to be determined. These Mobile Home Titles are being retired with the Florida Department of Motor Vehicles according to Florida Statute Section 319.261 and always a part of this real property.

Parcel ID Number: 03744-315

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

Prepared by:
Elaine R. Davis/Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 17-446

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2016.

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

Signed, sealed and delivered in our presence:

Valarie Benz
Witness Printed Name Valarie Benz

Jennifer P. Lynch (Seal)
JENNIFER P. LYNCH f/k/a Jennifer H. Powers
Address: 613 SW Faulker Drive, Fort White, FL 32038

Debbie G. Moore
Witness Printed Name Debbie G. Moore

James D. Lynch (Seal)
JAMES D. LYNCH
Address: 613 SW Faulker Drive, Fort White, FL 32038

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of August, 2017, by JENNIFER P. LYNCH f/k/a Jennifer H. Powers and JAMES D. LYNCH, who is/are personally known to me or who has produced FL. DRIVERS' LICENSES as identification.

Debbie G. Moore
Notary Public
Print Name: Debbie G. Moore
My Commission Expires: _____

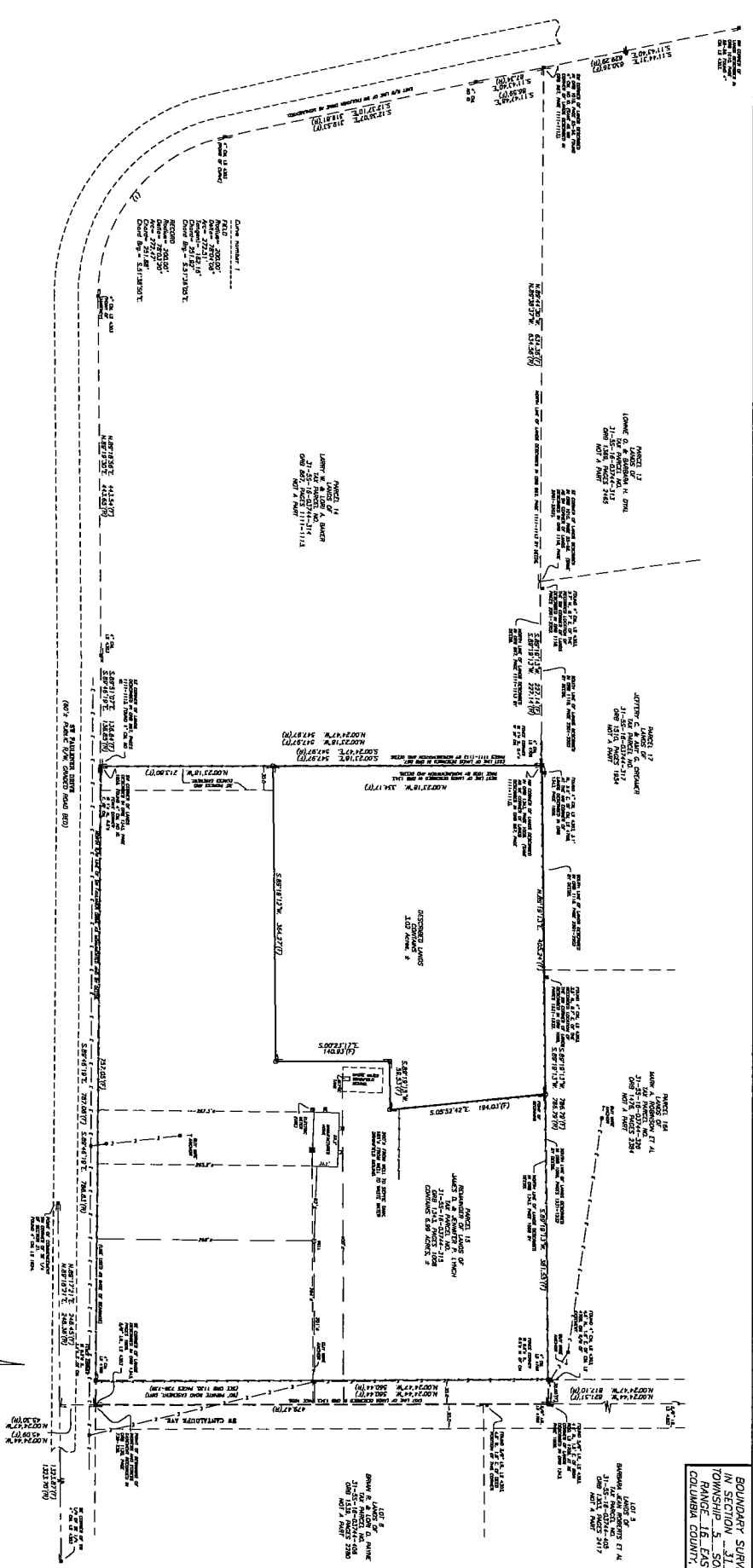
BOUNDARY SURVEY
IN SECTION 31,
TOWNSHIP 5 SOUTH
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.

LARRY D
 BARBARA JEAN ROBERTS ET
 TAX PARCEL NO
 31-35-18-03744-405
 ONE 130X, PAGES 241
 NOT A PART

LEADS BY
BRUNY R. & LOHN D. PA
TAX PARCEL NO.
J1-55-18-03744-42
ORD 1510, PAGES 22
NOT A PART

MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
804 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX
DOZ BANCY BITE MAY 27, 2008
DATE ORDERED MAY 27, 2008
FIVE COUNTRIES
TOTAL DOZ. 1000
ORDER BY: J. HARRIS

041. STABCO, LECTRO
 042. GUNTER, HENRI (FRENCH)
 043. GUNTER, HENRI (FRENCH)
 044. GUNTER, HENRI (FRENCH)
 045. GUNTER, HENRI (FRENCH)
 046. GUNTER, HENRI (FRENCH)
 047. GUNTER, HENRI (FRENCH)
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Mark D
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 by Mark D Duren
 Date: 2026.07.31
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DESCRIPTION:

PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1343, PAGE 1008, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1824, MARKING THE SW CORNER OF THE SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.89 DEGREES 17'21"E., ALONG THE MONUMENTED SOUTH LINE OF SAID SE $\frac{1}{4}$, A DISTANCE OF 248.45 FEET; THENCE N.00 DEGREES 24'44"W., 45.09 FEET TO A 5/8" IRON ROD, LS 4303, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1343, PAGE 1008, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE N.00 DEGREES 24'44"W., 560.44 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1343, PAGE 1008; THENCE S.89 DEGREES 19'13"W., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1343, PAGE 1008, A DISTANCE OF 381.55 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.05 DEGREES 52'42"E., 194.03 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.89 DEGREES 19'15"W., 59.53 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.00 DEGREES 23'17"E., 140.93 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.89 DEGREES 19'12"W., 364.27 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST LINE OF SAID LANDS DESCRIBED IN ORB 1343, PAGE 1008; THENCE N.00 DEGREES 23'18"W., 334.17 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1343, PAGE 1008; THENCE N.89 DEGREES 19'13"E., 405.24 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 3.02 ACRES, MORE OR LESS.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 30 FEET OF LANDS DESCRIBED IN ORB 1343, PAGE 1008 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AS LIES SOUTH OF THE ABOVE DESCRIBED LANDS.



Building and Zoning Department
Special Family Lot Permit Application

Invoice

78356

Applicant Information

LYNCH JAMES D, LYNCH
JENNIFER P
613 SW Faulkner Dr

Invoice Date

07/31/2026

Permit #

SFLP260705

Amount Due

\$50.00

Job Location

Parcel: 31-5S-16-03744-315
Owner: LYNCH JAMES D, LYNCH JENNIFER P,
Address: 613 SW Faulkner Dr

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
07/31/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

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

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection 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

Inspection Requests

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

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

LYNCH JAMES D, LYNCH
JENNIFER P
613 SW Faulkner Dr

Method

Credit Card
16586773

Date of Payment

07/31/2026

Payment

774932

Amount of Payment

\$50.00

AppID: 78356 Permit #: SFLP260705
Special Family Lot Permit
Parcel: 31-5S-16-03744-315
Owner: LYNCH JAMES D, LYNCH JENNIFER P,
Address: 613 SW Faulkner Dr

Contractor Information

Payment History

Date	Description	Amount
07/31/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
07/31/2026	Payment: Credit Card 16586773	(\$50.00)
		\$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: bldginfo@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.

Confirmation Number: 16586773

Florida

**Columbia County
Building and Zoning - M**



Transaction Details

Name

Kristopher Ritchey

Permit ID

78356- DevNo SFLP260705

Credit Card Payment Address Information

Order Number **16586773**

Customer Name **Kristopher Ritchey**

Email Address

Address **613 SW Faulkner Dr
Fort White, FL 32038**

Phone Number **(386) 365-1438**

Credit Card
Number **401XXXXXXXXX3304**

Credit Card Type **Visa**

Expiration Date **0829**

Operator Name

Transaction Time **7/31/2026 9:23:00 AM**

Authorization
Code **019120**

Convenience
Fee
Authorization
Code

Transaction ID **0ab962aae1433381a58755d3818bda89**

Purchase Type **sale**

Agency Total **50.00**

Convenience
Fee **\$1.50**

Total Amount **51.50**
Charged to Card

ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>

Disputing a charge with your credit card company may result in an additional \$40.00 charge.