



# Columbia County Gateway to Florida

75555

FOR PLANNING USE ONLY	
Application # STUP	<u>260304</u>
Application Fee	<u>450.00</u>
Receipt No.	<u>772983</u>
Filing Date	<u>3-16-2026</u>
Completeness Date	<u>3-20-2026</u>



## Special Temporary Use Permit Application

### A. PROJECT INFORMATION

- Project Name: Kartner STUP
- Address of Subject Property: 5944 SE CR 252 Lake City FL 32025
- Parcel ID Number(s): 30-4s-18-10513-006
- Future Land Use Map Designation: A-3
- Zoning Designation: A-3
- Acreage: 10.02
- Existing Use of Property: Residential
- Proposed Use of Property: Residential
- Proposed Temporary Use Requested: Mobile Home

### B. APPLICANT INFORMATION

- Applicant Status:  Owner (title holder)  Agent
- Name of Applicant(s): James Warren Title: AGENT  
 Company name (if applicable): Stars & Stripes Mobile Home Sales Inc.  
 Mailing Address: 466 SW Deputy J Davis Lane  
 City: Lake City State: FL Zip: 32024  
 Telephone: 863-206-5370 Fax: ( ) Email: permits@snsmh.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): Randy Kartner  
 Mailing Address: 5944 SE CR 252  
 City: Lake City State: FL Zip: 32025  
 Telephone: 772-260-5800 Fax: ( ) Email: permits@snsmh.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.

\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

✓ BIRTH CERT  
✓ DL

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property? If yes, list the names of all parties involved: \_\_\_\_\_ If yes, is the contract/option contingent or absolute:    Contingent    Absolute
2. Has a previous application been made on all or part of the subject property:  
Future Land Use Map Amendment:    Yes \_\_\_\_\_    No \_\_\_\_\_  
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 out 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.

James Warren  
Applicant/Agent Name (Type or Print)

James Warren  
Applicant/Agent Signature

3-25-26  
Date

# COLUMBIA COUNTY Property Appraiser

**Parcel 30-4S-18-10513-006**

<https://search.ccpafl.com/parcel/10513006184S30>

5944 SE COUNTY ROAD 252

## Owners

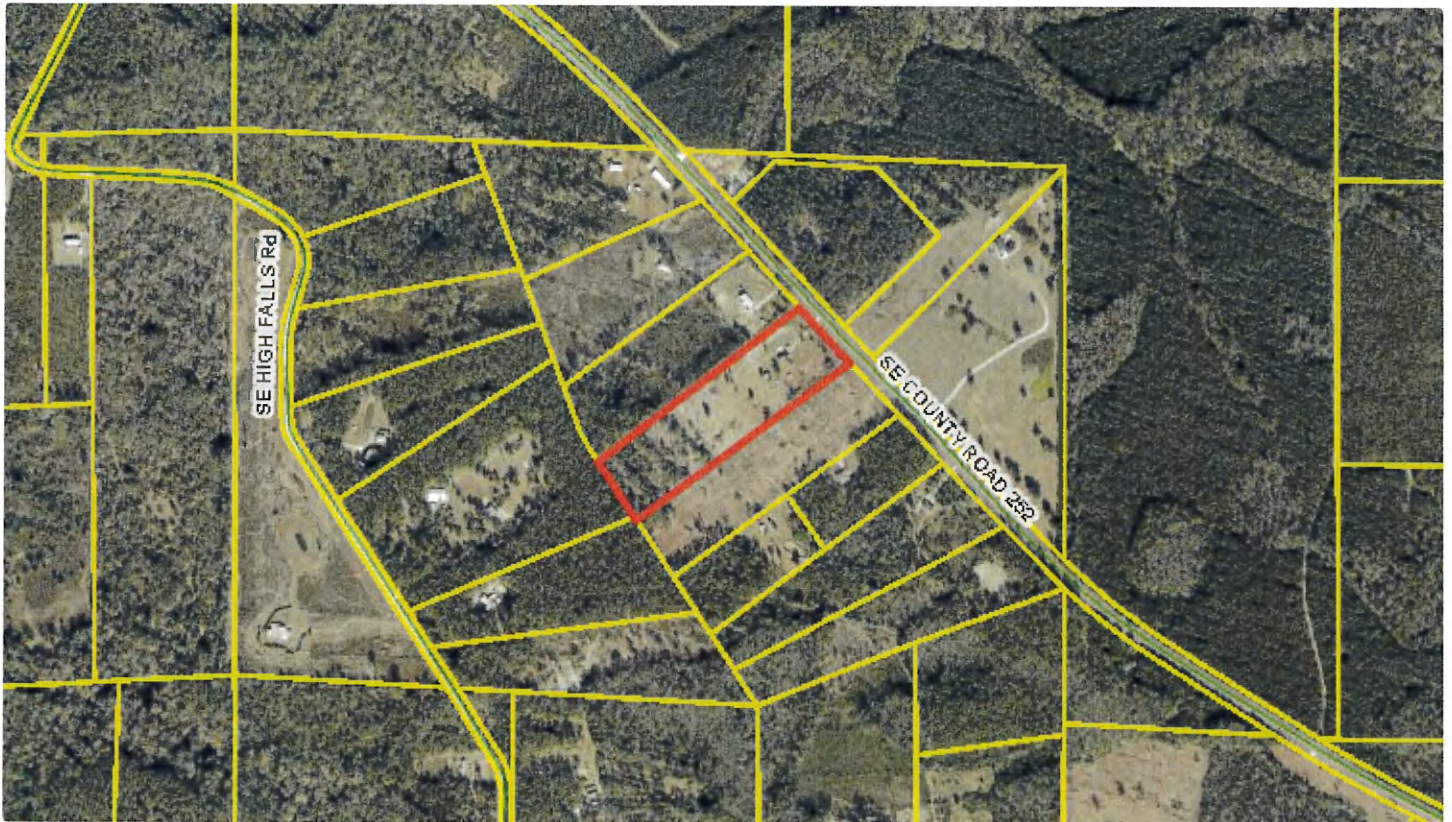
KARTNER RANDY  
KARTNER MISTY  
5944 SE COUNTY ROAD 252  
LAKE CITY, FL 32025

**Use:** 0200: MOBILE HOME

**Subdivision:** DIST 3

## Legal Description

COMM SE COR OF SW1/4, RUN N 33 DEG W 1076.39  
FT  
FOR POB, CONT N 33 DEG W 336.40 FT, N 52 DEG  
E 1224.86 FT TO W R/W CR-252, S 43 DEG E ALONG  
R/W 361.82 FT, S 53 DEG W 1286.17 FT TO POB.





# Tax Bill Detail

Property Tax Account: **R10513-006**  
 ADER LINK FAMILY REVOCABLE LIVING TRUST

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

Year: 2025 Bill Number: 33528 Owner: ADER LINK FAMILY REVOCABLE LIVING TRUST  
 Tax District: 3 Property Type: Real Estate

MAILING ADDRESS:  
 ADER LINK FAMILY REVOCABLE LIVING TRUST  
 4181 FOXHOUND DR  
 CLERMONT FL 34711-8161

PROPERTY ADDRESS:  
 5944 COUNTY ROAD 252  
 LAKE CITY 32025

## Payment Options

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

- Bill 33528 - See Amount Due
- Pay All Bills
- Print Bill / Receipt
- Register for E-Billing
- Property Appraiser

## Taxes Assessments Legal Description Payment History

### Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$2,317.74	\$2,317.74	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$221.84	\$221.84	\$0.00
LOCAL	3.1100	\$919.68	\$919.68	\$0.00
CAPITAL OUTLAY	1.2600	\$444.86	\$444.86	\$0.00
Subtotal	5.7490	\$1,586.38	\$1,586.38	\$0.00
SUNWANNEE RIVER WATER MGT DIST	0.2812	\$83.40	\$83.40	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.02	\$0.02	\$0.00
TOTAL	13.4453	\$3,987.54	\$3,987.54	\$0.00

### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$295.60	\$295.60	\$0.00
SOLID WASTE - ANNUAL	\$201.73	\$201.73	\$0.00
TOTAL	\$497.33	\$497.33	\$0.00

Prepared by and return to:

Macy McRae  
Atlantic Title Firm of North Florida  
182 South Marion Avenue  
Lake City, FL 32025  
File No 2025-150

Parcel Identification No 30-4S-18-10513-006

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 1<sup>st</sup> day of October, 2025 between Frank Kartner, a single man whose post office address is 5944 SE County Road 252, Lake City, FL 32025, of the County of Columbia, Florida, Grantor, to **Randy Kartner and Misty Kartner, husband and wife**, whose post office address is 5944 SE County Road 252, Lake City, FL 32025, of the County of Columbia, Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30, AND RUN THENCE NORTH 33 DEGREES 51 MINUTES 50 SECONDS WEST 1076.39 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 33 DEGREES 51 MINUTES 50 SECONDS WEST, 336.40 FEET, THENCE NORTH 52 DEGREES 06 MINUTES 41 SECONDS EAST, 1224.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 252 (OLD LULU ROAD), THENCE SOUTH 43 DEGREES 49 MINUTES 59 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE 361.82 FEET, THENCE SOUTH 53 DEGREES 11 MINUTES 38 SECONDS WEST, 1286.17 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH A 2021 SCOTBILT HOMES DOUBLEWIDE MOBILE HOME ID#S SBHGA12113412A and SBHGA12113412B

THE ABOVE DESCRIBED PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Frank Kartner

[Signature]  
WITNESS  
PRINT NAME: Shana Thompson

1866 SW Fountainview Blvd, 100  
Port St Lucie FL 34986  
WITNESS 1 ADDRESS

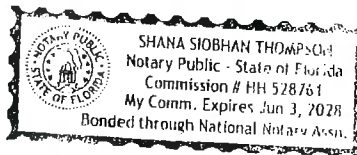
[Signature]  
WITNESS  
PRINT NAME: Halima Thompson

1866 SW Fountainview Blvd, 1100  
Port St Lucie FL 34986  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of October, 2025, by Frank Kartner,  who is/are personally known to me or  who has/have produced Drivers License as identification.

[Signature]  
Signature of Notary Public  
Shana Thompson  
Print, Type/Stamp Name of Notary



COMM SE COR OF SW1/4, RUN N 33 D  
FOR POB, CONT N 33 DEG W 336.40  
5944 SE COUNTY ROAD 252  
LAKE CITY, FL 32025

KARTNER RANDY/KARTNER MISTY  
5944 SE COUNTY ROAD 252  
LAKE CITY, FL 32025

**BUILDING CHARACTERISTICS** MARKET ADJUSTMENTS VALUATION SUMMARY

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	2,036	114.5000	117.94	240,126	2021	2021	0	0	7.00	93.00
1 MANUF 3 100% - 2026 Heated Area: 2036 HX Base Yr 2026											

VALUATION BY	STANDARD
Tax Group: 3	223,317
BUILDING MARKET VALUE	8,700
TOTAL LAND VALUE - MARKET	70,140
TOTAL MARKET VALUE	302,157
SCHIAFFI Deduction	0
ASSESSED VALUE	302,157
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	246,435
TOTAL JUST VALUE	302,157
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	308,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39604	M H	0	04/15/2020
28515	M H	574	04/28/2010

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1551/733	10/01/2025	WD	U	I	11	100

GRANTOR: KATNER FRANK  
GRANTEE: KATNER RANDY  
1549/2121 9/11/2025 WD Q I 01 375,000  
GRANTOR: ADER LINK FAMILY REVO  
GRANTEE: KARTNER RANDY

**BUILDING NOTES**

BAS- (ORIG-80.20) W70 S14 E4 S16 E66 N30 \$

**BUILDING DIMENSIONS**

LAND VALUE	70,140
ADJ UNIT PRICE	7,000.00
UNIT PRICE	7,000.00
TOT ADJ	1.00
TOT UNIT	1.00
ADJ UNIT PRICE	7,000.00
UNIT PRICE	7,000.00
TOT ADJ	1.00
TOT UNIT	1.00

MLU 04/11/2025

**LAND DESCRIPTION**

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LNDUTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	ADJ UNIT PRICE	UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02 AC	1.00	1.00	1.00	1.00	7,000.00	7,000.00	70,140

REVIEW DATE 10/02/2025 BY TP Total Acres: 10.02 Total Land Value: 70,140 Market: 0 Agricultural: 0

Common: 70,140 PRINTED 01/21/2026 BY SYS

**EXTRA FEATURES**

L N	OBXF	DESCRIPTION	BLD CAP	L	W	UNITS
1	0060	CARPET F	0	100	0	0
2	0166	CONC. PAVMT	0	100	0	0
3	9945	Well/Sept	0	100	0	0

TOTALS 2,036 2,036 223,317

**NEIGHBORHOOD/LOC**

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOTAL ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	223,317

5944 SE COUNTY ROAD 252 LAKE CITY

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	2,036	114.5000	117.94	240,126	2021	2021	0	0	7.00	93.00

1 MANUF 3 100% - 2026 Heated Area: 2036 HX Base Yr 2026

**VALUATION SUMMARY**

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Tax Group: 3	223,317
BUILDING MARKET VALUE	8,700
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TOTAL MARKET VALUE	302,157
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ASSESSED VALUE	302,157
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	246,435
TOTAL JUST VALUE	302,157
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	308,933

308,933

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
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GRANTOR: KATNER FRANK  
GRANTEE: KATNER RANDY  
1549/2121 9/11/2025 WD Q I 01 375,000  
GRANTOR: ADER LINK FAMILY REVO  
GRANTEE: KARTNER RANDY

**BUILDING NOTES**

BAS- (ORIG-80.20) W70 S14 E4 S16 E66 N30 \$

**BUILDING DIMENSIONS**

LAND VALUE	70,140
ADJ UNIT PRICE	7,000.00
UNIT PRICE	7,000.00
TOT ADJ	1.00
TOT UNIT	1.00
ADJ UNIT PRICE	7,000.00
UNIT PRICE	7,000.00
TOT ADJ	1.00
TOT UNIT	1.00

MLU 04/11/2025

**LAND DESCRIPTION**

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LNDUTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	ADJ UNIT PRICE	UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02 AC	1.00	1.00	1.00	1.00	7,000.00	7,000.00	70,140

REVIEW DATE 10/02/2025 BY TP Total Acres: 10.02 Total Land Value: 70,140 Market: 0 Agricultural: 0

Common: 70,140 PRINTED 01/21/2026 BY SYS

**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 James Warren  
(Name of Person to Act as my Agent)

for Stars & Stripes Mobile Home Sales Inc  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Special Temporary Use Permit  
(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: Randy Kartner

Applicant/Owner's Title: Property Owner

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: 772-260-5800 Date: 3-24-26

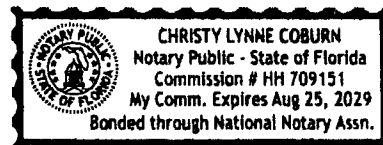
Applicant/Owner's Signature: [Handwritten Signature]

Print Name: Randy Kartner

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 2026, by Randy Kartner,  
whom is personally known by me  OR produced identification .  
Type of Identification Produced \_\_\_\_\_

Christy Lynne Coburn  
(Notary Signature) (SEAL)





- 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.

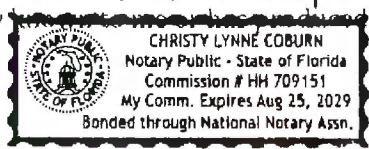
  
Owner

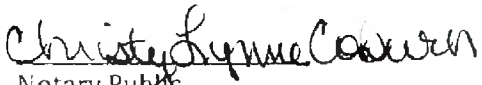
  
Family Member

Randy Kartner  
Typed or Printed Name

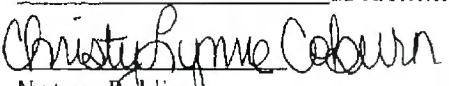
FRANK A KARTNER  
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 16<sup>th</sup> day of February 2026, by Randy Kartner (Owner) who is personally known to me or has produced FLDL as identification.




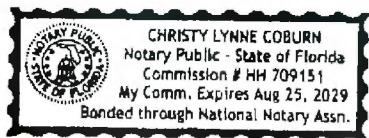
  
Notary Public

Subscribed and sworn to (or affirmed) before me this 16<sup>th</sup> day of February 2026, by Frank Kartner (Family Member) who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public

COLUMBIA COUNTY, FLORIDA

By:   
Name: KAREN AIKEN-SHOOT  
Title: PLANNING TECH



STATE OF FLORIDA  
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I/We, Randy Kartner  
(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 # 30-4s-18-10513-006

Subdivision \_\_\_\_\_  
(Name, Lot, Block, Phase)

Give my permission for Frank Kartner to place a:  
(Name of person authorized by owner to sign as owner or place structure - NOT CONTRACTOR OR COMPANY NAME)

Select one:  Mobile Home  Travel Trailer(RV)  Utility Pole Only  Barn  Shed  
 Single Family Home  Right-of-Way  Garage  Other(specify):

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

Randy Kartner  
Printed Name of Signor

[Signature]  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Signor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Signor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

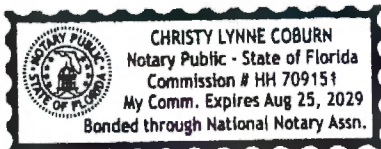
Sworn to and subscribed before me on this 24 day of January, 2020

and is  personally known or  produced the following ID: DL

Christy Lynne Coburn  
Printed Name of Notary

[Signature]  
Signature  
Christy Lynne Coburn

Notary Stamp:





# Zoning Department

## Receipt Of Payment

### Applicant Information

5944 SE COUNTY ROAD 252

### Method

Credit Card  
15913635

### Date of Payment

03/25/2026

### Payment #

772983

### Amount of Payment

**\$450.00**

AppID: 75555 Development #: STU260304  
Special Temporary Use  
Parcel: 30-4S-18-10513-006  
Address: 5944 SE COUNTY ROAD 252

### Contact Us

Phone:  
(386) 719-1474  
Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.

Email:  
zoneinfo@columbiacountyfla.com

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

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

### Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/20/2026	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
03/25/2026	Payment: Credit Card 15913635	(\$450.00)
		<u>\$0.00</u>