



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 9/30/2025 Meeting Date: 10/16/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Special Family Lot Request (SFLP250901) by George & Kristy Baker requesting to deed 5.01 acres to daughter Katie Picklo

2. Recommended Motion/Action:

approve Special Family Lot Request (SFLP250901)

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
10/16/2025

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, George Rossi
Baker the Owner of the parent parcel which has been subdivided for
Katie Baker Picklo 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. 14-55-16-03611-001.
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.

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.

George Rossi Baker
Owner Kristy Baker

Kalin Picklo
Immediate Family Member

GEORGE ROSSI BAKER
Typed or Printed Name Kristy Baker

Kalie Picklo
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 22 day of September, 2025,
by George Rossi Baker (Owner) who is personally known to me or has produced
personally known as identification.

Lisa Huchingson
Notary Public



Kristy Baker 9-23-2025
FL DL Karen Aiken-Smoor

Subscribed and sworn to (or affirmed) before me this 22 day of September, 2025,
by Kalie Picklo (Family Member) who is personally known to me or has
produced personally known as identification.

* Lisa Huchingson
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoor
Name: KAREN AIKEN-SMOOR
Title: PLANNING TECH





Columbia County Gateway to Florida

73405
FOR PLANNING USE ONLY

Application # SFLP 250901

Application Fee \$50.00

Receipt No. 771762

Filing Date 9.23.2025

Completeness Date 10.16.2025

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: George Rossi Baker and Kristy S. Baker
2. Address of Subject Property: 942 SW Old Wire Rd Lake City, FL 32024
3. Parcel ID Number(s): R03611-001 14-5S-16-03611-001
4. Future Land Use Map Designation: AG
5. Zoning Designation: AG-3
6. Acreage of Parent Parcel: 19.64
7. Acreage of Property to be Deeded to Immediate Family Member: 5.01
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: Katie Baker Picklo

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): George Rossi Baker Title: Owner
Company name (if applicable): N/A
Mailing Address: 942 SW Old Wire Rd
City: Lake City State: FL Zip: 32024
Telephone: (888) 623-2272 Fax: () N/A Email: rossiebaker72@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: _____

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

Family Affidavit

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).
- N/A 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.

George Ross Baker

Applicant/Agent Name (Type or Print)

George Ross Baker

Applicant/Agent Signature

22 SEPT 2025

Date

COLUMBIA COUNTY Property Appraiser

Parcel 14-5S-16-03611-001

<https://search.ccpafl.com/parcel/03611001165S14>

942 SW OLD WIRE RD

Owners

BAKER GEORGE ROSSI
BAKER KRISTY S
942 SW OLD WIRE RD
LAKE CITY, FL 32024

Legal Description

THE N 658.50 FT OF THE S 30 AC THE N 40 AC OF
NE1/4 OF NE1/4.

Use: 0100: SINGLE FAMILY

Subdivision: DIST 3





Florida

DRIVER LICENSE



CLASS E



1 PICKLO
2 KALIE BAKER
3 [REDACTED]
4a ISS. 02/14/2023
5 [REDACTED]
6 [REDACTED]
7 [REDACTED]
8 [REDACTED]
9 [REDACTED]
10 SEX F
11 HGT 5'-05"
12 REST NONE 9a END NONE



Kalie Baker Picklo

REPLACED 09/21/2023
Operation of a motor vehicle constitutes
consent to any sobriety test required by law

STATE OF FLORIDA

OFFICE of VITAL STATISTICS
CERTIFICATION OF BIRTH

NAME: KALIE MARIE BAKER
DATE OF BIRTH: SEX: FEMALE
PLACE OF BIRTH:
CERTIFICATE NUMBER: 11
DATE FILED: DATE ISSUED:
MOTHER'S MAIDEN NAME: BEVERLY RACHELLE STANDLICK
FATHER'S NAME: GEORGE ROSSI BAKER

This is to certify that this is a true abstract of the official record filed with this office.

By

Shirley Allen, CSR State Registrar

WARNING:
3723621

DO NOT ACCEPT CERTIFIED COPIES UNLESS ON SECURITY PAPER WITH COLORED BACKGROUND
AND THE LETTERS PLA IN THE UPPER RIGHT AND LEFT CORNERS OF PAPER ON FRONT AND
VERTICAL SECURITY LINES ON BACK. ALTERATION OR ERASURE VOIDS THIS CERTIFICATE.

FLORIDA DEPARTMENT OF
HEALTH

Department of Health- Office of Vital Statistics

**STATE OF FLORIDA
MARRIAGE RECORD**

TYPE IN UPPER CASE
USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County court appears thereon

(STATE FILE NUMBER)

122019XX000358MLAXMX

(APPLICATION NUMBER)

Inst: 201912022170 Date: 09/23/2019 Time: 3:32PM

Page 1 of 1 B: 1395 P: 186, P.DeWitt Cason, Clerk of Court Colu
County, By: KV
Deputy Clerk

APPLICATION TO MARRY

1a. NAME OF SPOUSE (First, Middle, Last) ANDREW MICHAEL PICKLO		1b. MAIDEN SURNAME (if applicable)	2. DATE OF BIRTH (Month, Day, Year)
3a. RESIDENCE - CITY, TOWN, OR LOCATION LAKE CITY	3b. COUNTY Columbia	3c. STATE Florida	4. BIRTHPLACE (State or Foreign Country) Florida
5a. NAME OF SPOUSE (First, Middle, Last) KALIE MARIE BAKER		5b. MAIDEN SURNAME (if applicable) BAKER	6. DATE OF BIRTH (Month, Day, Year)
7a. RESIDENCE - CITY, TOWN, OR LOCATION LAKE CITY	7b. COUNTY Columbia	7c. STATE Florida	8. BIRTHPLACE (State or Foreign Country) Florida

WE THE APPLICANTS NAMED IN THIS CERTIFICATE EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS
CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO
AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

SIGNATURE OF SPOUSE (Sign full name using black ink)

TITLE OF OFFICIAL
Deputy Clerk Lori B Koon

10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
08/30/2019

12. SIGNATURE OF OFFICIAL (Use black ink)
Lori B Koon, DC

13. SIGNATURE OF SPOUSE (Sign full name using black ink)

15. TITLE OF OFFICIAL
Deputy Clerk Lori B Koon

14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
08/30/2019

16. SIGNATURE OF OFFICIAL (Use black ink)
Lori B Koon, DC

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE
CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR
AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE
Columbia

18. DATE LICENSE ISSUED

18a. DATE LICENSE EFFECTIVE

19. EXPIRATION DATE

20a. SIGNATURE OF COURT CLERK OR JUDGE

P. DeWitt Cason

20b. TITLE

Clerk of the Circuit Court.

20c. BY D.C.

Lori B Koon

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year)

22. CITY, TOWN, OR LOCATION OF MARRIAGE

Starke, FL

23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink)

23c. ADDRESS (Of person performing ceremony)

16041 NW 122Ln Altamonte FL 32615

23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY
(Or notary stamp)

Robby Raske 1, Pastor Camas Church

24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)

Marie Baker

25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)

Marie Baker

SEAL



STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.

JAMES A. SWISHER JR. CLERK OF COURTS

By

Date

Deputy Clerk

9-21-23

Legal Description of Parent Parcel:

THE NORTH 68.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST , COLUMBIA COUNTY, FLORIDA LESS AND EXCEPT ROAD RIGHT OF WAYS OFF THE EAST SIDE

Legal Description of Property to be deeded to Immediate Family Member:

THE WEST 331.00 FEET OF THE NORTH 658.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST , COLUMBIA COUNTY, FLORIDA. CONTAINING 5.01 ACRES MORE OF LESS

Legal Description of Parent Parcel with Immediate Family Member lot removed:

THE NORTH 658.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST , COLUMBIA COUNTY, FLORIDA LESS AND EXCEPT ROAD RIGHT OF WAYS OFF THE EAST SIDE AND LESS THE WEST 331.00 FEET. CONTAINING 14.65 ACRES MORE OR LESS

SUBJECT TO A 30.00 EASEMENT FOR INGREE AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 30.00 FEET THEREOF

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate 1st Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional

Confidential Per Florida Statute
Confidential Per Florida Statute

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	277,724	0.7480	25,000	252,724	189.04
LOCAL	277,724	3.1430	25,000	252,724	794.31
CAPITAL OUTLAY	277,724	1.5000	25,000	252,724	379.08
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	277,724	0.2936	50,000	227,724	66.86
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	277,724	0.0001	50,000	227,724	0.02

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @293.9800	297.25
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
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COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
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2024 Gross Tax	Installment Amount	Discount	If Paid By	Jun 30, 2024	Jul 31, 2024
\$3,704.28	902.25	-54.14	Please Pay	848.11	902.25

Kyle Keen, CFC

2024 Real Estate 1st Installment

15349.0000

Columbia County Tax Collector—NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

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Ex:HOMESTEAD; HX Additional

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DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax	Installment Amount	Discount	If Paid By	Jun 30, 2024	Jul 31, 2024
\$3,704.28	902.25	-54.14	Please Pay	848.11	902.25

Receipt(s) 2023-5495 on 09/25/24 for \$861.65; 2023-4100510 on 06/27/24 for \$848.11; 2024-26330 on 01/02/25 for \$921.41

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate 2nd Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

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(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	277,724	0.7480	25,000	252,724	189.04
LOCAL	277,724	3.1430	25,000	252,724	794.31
CAPITAL OUTLAY	277,724	1.5000	25,000	252,724	379.08
SUWANNEE RIVER WATER MGT DIST WATER MGT	277,724	0.2936	50,000	227,724	66.86
LAKE SHORE HOSPITAL AUTHORITY LK SHORE	277,724	0.0001	50,000	227,724	0.02

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @293.9800	297.25
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
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COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
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2024 Gross Tax \$3,704.28	Installment Amount 902.25	Discount -40.60	If Paid By Please Pay	Sep 30, 2024 861.65
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Kyle Keen, CFC

2024 Real Estate 2nd Installment

15349.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
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PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax \$3,704.28	Installment Amount 902.25	Discount -40.60	If Paid By Please Pay	Sep 30, 2024 861.65
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Receipt(s) 2023-5495 on 09/25/24 for \$861.65; 2023-4100510 on 06/27/24 for \$848.11; 2024-26330 on 01/02/25 for \$921.41

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate 3rd Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

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135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
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SUWANNEE RIVER WATER MGT DIST					
WATER MGT	277,724	0.2936	50,000	227,724	66.86
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	277,724	0.0001	50,000	227,724	0.02

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TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @293.9800	297.25
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
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COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
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2024 Gross Tax	Installment Amount	Discount	If Paid By	Jan 03, 2025
\$3,704.28	949.91	-28.50	Please Pay	921.41

Kyle Keen, CFC

2024 Real Estate 3rd Installment

15349.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

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PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax	Installment Amount	Discount	If Paid By	Jan 03, 2025
\$3,704.28	949.91	-28.50	Please Pay	921.41

Receipt(s) 2023-5495 on 09/25/24 for \$861.65; 2023-4100510 on 06/27/24 for \$848.11; 2024-26330 on 01/02/25 for \$921.41

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate 4th Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

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Ex: HOMESTEAD; HX Additional

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Confidential Per Florida Statute

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	277,724	0.7480	25,000	252,724	189.04
LOCAL	277,724	3.1430	25,000	252,724	794.31
CAPITAL OUTLAY	277,724	1.5000	25,000	252,724	379.08
SUWANNEE RIVER WATER MGT DIST WATER MGT	277,724	0.2936	50,000	227,724	66.86
LAKE SHORE HOSPITAL AUTHORITY LK SHORE	277,724	0.0001	50,000	227,724	0.02

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @293.9800	297.25
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
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COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
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2024 Gross Tax \$3,704.28	Installment Amount 949.87	Discount 0.00	If Paid By Please Pay	Mar 31, 2025 949.87
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Kyle Keen, CFC

2024 Real Estate 4th Installment

15349.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

SAVE TIME PAY ONLINE @
www.columbiataxcollector.com

Ex: HOMESTEAD; HX Additional

Confidential Per Florida Statute
Confidential Per Florida Statute

Confidential Per Florida Statute

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax \$3,704.28	Installment Amount 949.87	Discount 0.00	If Paid By Please Pay	Mar 31, 2025 949.87
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0000000000 0000094987 0000000153490000 5401 *

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate 1st Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

THIS BILL IS FULLY PAID

Ex: HOMESTEAD; HX Additional

Confidential Per Florida Statute
Confidential Per Florida Statute

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	277,724	0.7480	25,000	252,724	189.04
LOCAL	277,724	3.1430	25,000	252,724	794.31
CAPITAL OUTLAY	277,724	1.5000	25,000	252,724	379.08
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WATER MGT	277,724	0.2936	50,000	227,724	66.86
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IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS

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GGAR SOLID WASTE - ANNUAL	1.00 Unit @ 198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
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COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
--------------------------------	----------	--

2024 Gross Tax	Installment Amount	Discount	If Paid By	Jun 30, 2025
3,704.28	926.09	-55.57	Please Pay	870.52

Kyle Keen, CFC

2025 Real Estate 1st Installment

15349.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

THIS BILL IS FULLY PAID

Ex: HOMESTEAD; HX Additional

Confidential Per Florida Statute
Confidential Per Florida Statute

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax	Installment Amount	Discount	If Paid By	Jun 30, 2025
3,704.28	926.09	-55.57	Please Pay	870.52

Receipt(s) 2024-63700 on 06/30/25 for \$870.52; 2024-80187 on 09/23/25 for \$884.42

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate 2nd Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

THIS BILL IS FULLY PAID

Ex: HOMESTEAD; HX Additional

Confidential Per Florida Statute

Confidential Per Florida Statute

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	277,724	7.8150	50,000	227,724	1,779.66
COLUMBIA COUNTY SCHOOL BOARD					
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TOTAL MILLAGE	13.4997	AD VALOREM TAXES	3,208.97
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NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
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GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	495.31
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	3,704.28	See reverse side for important information
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2024 Gross Tax	Installment Amount	Discount	If Paid By	Sep 30, 2025
3,704.28	926.09	-41.67	Please Pay	884.42

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate 2nd Installment
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

15349.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03611-001		3

Confidential Per Florida Statute

THIS BILL IS FULLY PAID

Ex: HOMESTEAD; HX Additional

Confidential Per Florida Statute

Confidential Per Florida Statute

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

2024 Gross Tax	Installment Amount	Discount	If Paid By	Sep 30, 2025
3,704.28	926.09	-41.67	Please Pay	884.42

Receipt(s) 2024-63700 on 06/30/25 for \$870.52; 2024-80187 on 09/23/25 for \$884.42



Building and Zoning Department

Special Family Lot Permit Application

Invoice

73405

Applicant Information

CONFIDENTIAL,
942 SW Old Wire Rd

Invoice Date

09/23/2025

Permit

SFLP250901

Amount Due

\$50.00

Job Location

Parcel: 14-5S-16-03611-001
Owner: CONFIDENTIAL, ,
Address: 942 SW Old Wire Rd

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/23/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$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.



Zoning Department

Receipt Of Payment

Applicant Information

CONFIDENTIAL,
942 SW Old Wire Rd

Method

Check 2604

Date of Payment

09/23/2025

Payment

771762

Amount of Payment

\$50.00

AppID: 73405 Development #: SFLP250901
Special Family Lot Permit
Parcel: 14-5S-16-03611-001
Address: 942 SW Old Wire Rd

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>
09/23/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
09/23/2025	Payment: Check 2604	(\$50.00)
		\$0.00

*DeWitt 17000-00
Doc-At 539.00*

This Instrument Prepared by & return to:

Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 17-09014TL**

Inst: 201712018141 Date: 10/05/2017 Time: 11:20AM
Page 1 of 1 B: 1345 P: 1208, P. DeWitt Cason, Clerk of Court
Columbia County, By: LK
Deputy ClerkDoc Stamp-Deed: 539.00

Parcel I.D. #: **06311-001**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **2nd day of October, A.D. 2017**, by **TRAVIS MEDEIROS** and **MATTHEW HENTZELMAN, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the grantors, to **GEORGE ROSSI BAKER and KRISTY S. BAKER, HUSBAND AND WIFE**, whose post office address is
hereinafter called the grantees:

(Wherever used herein the terms "grantors" 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 grantees all that certain land situate in **COLUMBIA County, State of Florida**, viz:

The North 658.50 feet of the South 30 acres of the North 40 acres of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 14, Township 5 South, Range 16 East, Columbia County, Florida.

Less and except road right of ways off the East side.

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 grantees 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 warrant 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, 2017.

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:

Tyler Rogers
Witness Signature
Tyler Rogers

Printed Name

Marla M. Landin
Witness Signature

Printed Name

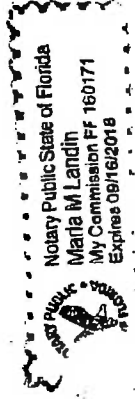
Travis Medeiros
TRAVIS MEDEIROS
Address:
3108 SW MAULDEN RD, LAKE CITY, FL 32024

Matthew Hentzelman
MATTHEW HENTZELMAN
Address:
3108 SW MAULDEN RD, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **2nd day of October, 2017**, by **TRAVIS MEDEIROS and MATTHEW HENTZELMAN**, who are known to me or who have produced

Driver's License _____ as identification.
Marla M. Landin
Notary Public
My commission expires _____



D
G

DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE BLVD
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⬢ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- R/W - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X — X DENOTES FENCE
- E — E DENOTES OVERHEAD ELECTRIC
- — ○ DENOTES POWER POLE
- CONCRETE

NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF SW OLD WIRE ROAD, BEING N 01°13'01" W, 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 BENEFIT 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.

BOUNDARY SURVEY
IN
THE NE 1/4 OF NE 1/4
SECTION 14, TWP 5-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

PARCEL 1

THE WEST 331.00 FEET OF THE NORTH 658.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINING 5.01 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 30.00 FEET OF THE NORTH 658.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE 1/4 OF THE NE 1/4.

PARCEL 2

THE NORTH 658.50 FEET OF THE SOUTH 30 ACRES OF THE NORTH 40 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT OF WAYS OFF THE EAST SIDE AND LESS THE WEST 331.00' FEET. CONTAINING 14.65 ACRES MORE OR LESS.

SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 30.00 FEET THEREOF.

DETAIL: 1" = 50'

REVISIONS:

- 04/30/2025 - REVISE BOUNDARY.
- 08/13/2025 - REVISE BOUNDARY.

SURVEY FOR: KRISTY S. BAKER

03/14/2025
DATE OF CERTIFICATE

03/12/2025
DATE OF FIELD SURVEY

Digitally signed
by Brian S Daniel
Date: 2025.08.14
12:38:03 -04'00'

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

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:	250041
APPROVED:	BSD
DRAWN BY:	BC
FIELD BOOK	20 : 38
EFB	
SHEET NO.	1 OF 1