

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). *N/A*
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.

Scott C. Thomas, Sr.
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

5.27.26
Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT

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

Property Tax Parcel ID number 30-65-16-03993-003

Subdivision (Name, Lot Block, Phase) _____

Give my permission for Christy Anne Trinchero to place the following on
(Family Members Name)
this property.

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

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

☐ This is to allow a 6 month RV ☐ / 12 month RV ☐ (select one) on the above listed property through Columbia County's Special Temporary Use Provision.

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

Scott C. THOMASON, Sr.
Printed Name of Signor

SCM
Signature

5/27/26
Date

Printed Name of Signor

Signature

Date

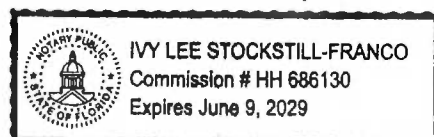
Sworn to and subscribed before me this 27 day of MAY, 2026 by SCOTT THOMASON

X physical presence or _____ online notarization and this (these) person(s) are personally
known to me _____ or produced ID _____.

Ivy Lee Stockstill
Printed Name of Notary

Ivy Lee Stockstill
Signature

Notary Stamp



Created 12/2023

Kyle Keen, CFC
Columbia County Tax Collector

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

17847.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03993-003	104	3

THOMASON SCOTT C SR
THOMASON ELIZABETH A
877 SW ROBERTS AVE
FORT WHITE FL 32038

THIS BILL IS FULLY PAID

909 ROBERTS SW FORT WHITE 32038
COMM NE COR OF NW1/4, RUN S
1993.97 FT FOR POB, CONT S

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	155,327	7.8150	0	155,327	1,213.88
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	183,388	0.7480	0	183,388	137.18
LOCAL	183,388	3.1010	0	183,388	568.69
CAPITAL OUTLAY	183,388	1.5000	0	183,388	275.08
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	155,327	0.2812	0	155,327	43.68
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	155,327	0.0001	0	155,327	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	13.4453	AD VALOREM TAXES	2,238.53
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @303.9800	307.92
GGAR SOLID WASTE - ANNUAL	1.00 Unit @210.1500	210.15

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	518.07
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COMBINED TAXES AND ASSESSMENTS	2,756.60	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,756.60	-110.26	0.00	2,646.34	0.00

Kyle Keen, CFC
Columbia County Tax Collector

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

17847.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03993-003	104	3

THOMASON SCOTT C SR
THOMASON ELIZABETH A
877 SW ROBERTS AVE
FORT WHITE FL 32038

THIS BILL IS FULLY PAID

909 ROBERTS SW FORT WHITE 32038
COMM NE COR OF NW1/4, RUN S
1993.97 FT FOR POB, CONT S

DO NOT WRITE BELOW THIS PORTION

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

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,756.60	-110.26	0.00	2,646.34	0.00

Receipt(s) 2025-16501 on 11/28/25 for \$2,646.34 by LERETA LLC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/23/2026

Parcel: 30-6S-16-03993-003 (20729)

Owner & Property Info

Result: 2 of 2

Owner	THOMASON SCOTT C SR THOMASON ELIZABETH A 877 SW ROBERTS AVE FORT WHITE, FL 32038		
Site	909 SW ROBERTS AVE, FORT WHITE		
Description*	COMM NE COR OF NW1/4, RUN S 1993.97 FT FOR POB, CONT S 209.89 FT, W 1288.63 FT, N 211.19 FT, E 1287.27 FT TO POB EX RD RW. 691-512, 703-576, PB 1233-2181, PB 1245-2059, WD 1246-1393, WD 1314-1791,		
Area	6.23 AC	S/T/R	30-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$62,300	Mkt Land	\$62,300
Ag Land	\$0	Ag Land	\$0
Building	\$98,188	Building	\$98,063
XFOB	\$22,900	XFOB	\$22,900
Just	\$183,388	Just	\$183,263
Class	\$0	Class	\$0
Appraised	\$183,388	Appraised	\$183,263
SOH/10% Cap	\$28,061	SOH/10% Cap	\$12,403
Assessed	\$183,388	Assessed	\$183,263
Exempt	\$0	Exempt	\$0
Total	county:\$155,327 city:\$0	Total	county:\$170,860 city:\$0
Taxable	other:\$0 school:\$183,388	Taxable	other:\$0 school:\$183,263

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/1/2016	\$14,000	1314 / 1791	WD	I	Q	01
12/11/2012	\$25,000	1246 / 1393	WD	I	U	19
12/4/2012	\$100	1245 / 2059	PB	I	U	18
11/13/1989	\$21,000	703 / 576	WD	V	Q	
6/19/1989	\$0	691 / 512	QC	V	U	
12/1/1985	\$1,700	582 / 377	AG	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 2 (0202)	2021	900	900	\$98,063
*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2021	\$4,200.00	1.00	x
9945	Well/Sept		\$7,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2021	\$4,200.00	1.00	x
0020	BARN,FR	2021	\$7,500.00	1.00	20 x 48

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	6.230 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$62,300

Search Result: 2 of 2

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 388-758-1083

GritzzyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/23/2026 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Prepared by: Elizabeth Thomason

Record and Return to:

Elizabeth Thomason

877 SW Roberts Ave

Fort White FL 32038

Property Appraiser's Parcel I.D. Number 30-6S-16-03993-003

Inst: 201612007748 Date: 5/9/2016 Time: 9:35 AM
Doc Stamp-Deed: 98.00
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1314 P: 1791

Florida Warranty Deed

This Warranty Deed made this 1st day of February, 2016, by and between MARK GARRISON AND JUDITH GARRISON, husband and wife, hereinafter called the Grantor, whose mailing address is 892 SW Pathfinder Gln, Fort White, FL 32038; and SCOTT C. THOMASON, SR. and ELIZABETH A. THOMASON, husband and wife, hereinafter called the Grantee, whose mailing address is 877 SW Roberts Ave, Fort White, FL 32038.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$14,000.00 (Fourteen Thousand and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Columbia, State of Florida, to wit:

A PART OF THE SE (1/4) OF THE NW (1/4), SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW (1/4) OF SAID SECTION 30, RUN S 2 08'05" E, ALONG THE EAST LINE OF SAID NW (1/4), A DISTANCE OF 1993.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 2 08'05" E, 209.89 FEET; THENCE S 88 17'48" W, 1288.63 FEET TO THE EAST RIGHT OF WAY LINE OF A 50 FOOT COUNTY GRADED ROAD; THENCE N 1 45'44" W, ALONG SAID EAST RIGHT OF WAY LINE, 211.19 FEET; THENCE N 88 21'17" E, 1287.27 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

According to the map or plat thereof, as recorded in Plat Book 1246, Page 1393 of the public records of Columbia County, Florida.

Parcel ID Number: 30-6S-16-03993-003

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

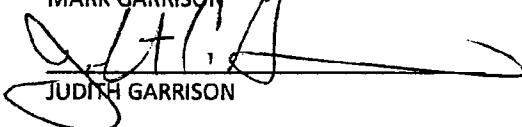
TO HAVE AND TO HOLD, the same and in fee simple forever.

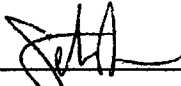
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land, will defend the same against the lawful claims of all

persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.


MARK GARRISON


JUDITH GARRISON

Witness: 

Print Name: Seth Dyke

Witness: Yolanda Wormely

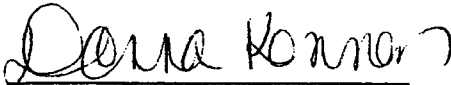
Print Name: Yolanda Wormely

State of Florida }
County of Columbia }

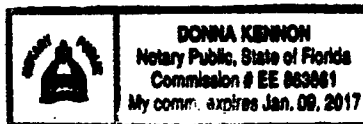
This foregoing instrument was acknowledged before me this 7th day of May 2016, by Mark Garrison.

 Said person is personally known to me.

☒ Said person provided the following type of identification: AA Driver license


Notary Signature

Donna Kennon
Print Name



State of Florida }
County of Columbia }

This foregoing instrument was acknowledged before me this 17th day of May 2016, by Judith Garrison.

 Said person is personally known to me.

✓ Said person provided the following type of identification: FL Driver's license

Donna Kennon

Notary Signature

Donna Kennon

Print Name



Filing # 246693091 E-Filed 04/23/2026 02:11:22 PM

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA

IN RE: The Marriage of

ELIZABETH CROCKER THOMASON,

Petitioner/Wife,

CASE No.: 2022-DR-475

and

SCOTT CHRISTOPHER THOMASON, SR.,

Respondent/Husband.

_____ /

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE came before the Court for final hearing on April 23, 2026, upon the Petitioner's Petition for Dissolution of Marriage. Present were the parties and their attorneys. The Court, being otherwise fully advised in the premises, finds as follows:

- A. This Court has jurisdiction of the parties and the subject matter of this cause.
- B. Both parties have been residents of the State of Florida for more than six months immediately preceding the filing of the Petition for Dissolution of Marriage.
- C. The parties were married on February 14, 1998, in Broward County, Florida.
- D. The marriage between the parties is irretrievably broken.
- E. There have been four children born of this marriage, none of whom are minors.

The Wife is not pregnant, and no other children are expected.

F. The parties have voluntarily entered into a Marital Settlement Agreement, the original of which has been filed with the Court. It is, therefore,

ORDERED AND ADJUDGED as follows:

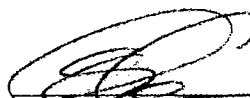
1. Marriage Dissolved. The marriage between ELIZABETH CROCKER THOMASON and SCOTT CHRISTOPHER THOMASON, SR., is irretrievably broken and is hereby dissolved.
2. Marital Settlement Agreement. The Court hereby ratifies, affirms, and adopts as fair and equitable the Marital Settlement Agreement entered into by the parties, and incorporates the agreement as if restated herein verbatim, and the parties are ordered to comply with it.
3. Adjustment to Marital Settlement Agreement. The parties agree that alimony will be paid monthly at the rate of \$650 per month beginning May 1, 2026, and that the Petitioner will return the Respondent's handgun to him by May 1, 2026.
4. Retention of Jurisdiction. The Court retains jurisdiction of the parties in this cause, to enter such further orders as law and equity may require.

DONE AND ORDERED in chambers at Lake City, Colombia County, Florida on this 23 day of April 2026.


WESLEY R. DOUGLAS, Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by e-filing, to Andrew J. Decker IV, andrewidecker@thedeckerlawfirm.com and to Leslie Smith Haswell, leslie.haswell@gainesvillefamilylawyer.com on this 23 day of April 2026.


Olga Green, Judicial Assistant

Agreement.

Rental Home

1.1 There exists certain marital real property, herein referred to as "Rental Home" located at 909 SW Roberts Avenue, Fort White, FL 32038 consisting of an approximately 6.25-acre lot, workshop, and a mobile home.

1.2 The parties agree that the Husband will retain the Rental Home as his separate property and the Wife will provide a signed quit claim deed for this property to the Husband

ES

ST

and do hereby agree as follows:

ARTICLE I
REAL ESTATE

Marital Home

1.1 There exists certain marital real property, in which the parties have previously resided as their homestead during the marriage, herein referred to as "Marital Home" located at 877 SW Roberts Avenue, Fort White, FL 32038 consisting of an approximately 6.25-acre lot and a mobile home.

1.2 The parties agree that the Wife will retain the home as her separate property. There is no loan associated with this home. The deed is currently held by the Wife's Mother on behalf of the parties, and the Wife will have all marital interest in such deed, and it shall be transferred into the Wife's name alone from her Mother. The Husband waives any and all interest in this Marital Home.

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

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202612011734 Date: 05/28/2026 Time: 8:36AM
Page 1 of 2 B: 1569 P: 727, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR mH
Notary Clerk

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

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 30-65-16-03993-013.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 30-65-16-03993-013 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

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


Owner

Scott C. Thomason, Sr.
Typed or Printed Name


Family Member

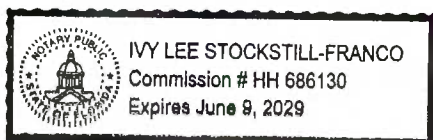
CHRISTY ANNE TRIPHERO
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 27 day of MAY, 2026, by Scott C. Thomason, Sr. (Owner) who is personally known to me or has produced _____ as identification.

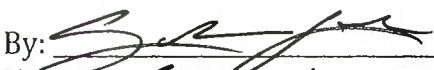

Notary Public

Subscribed and sworn to (or affirmed) before me this 27 day of MAY, 2026, by CHRISTY ANNE TRIPHERO (Family Member) who is personally known to me or has produced _____ as identification.


Notary Public



COLUMBIA COUNTY, FLORIDA

By: 
Name: Scott Land
Title: County Planner



Building and Zoning Department

Special Temporary Use Application

Invoice

76497

Applicant Information

Scott Thomason SR.
909 SW Roberts Ave

Invoice Date

05/27/2026

Permit

STU260504

Amount Due

\$450.00

Job Location

Parcel: 30-6S-16-03993-003
Owner: THOMASON SCOTT C SR, THOMASON ELIZABETH A,
Address: 909 SW Roberts Ave

Contractor Information

Invoice History

Date	Description	Discount	Amount
05/27/2026	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$0.00	\$450.00
Amount Due:			\$450.00

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

Scott Thomason SR.
909 SW Roberts Ave

Method

Credit Card
16254450

Date of Payment

05/28/2026

Payment

773437

Amount of Payment

\$450.00

AppID: 76497 Development #: STU260504
Special Temporary Use
Parcel: 30-6S-16-03993-003
Address: 909 SW Roberts Ave

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>
05/27/2026	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
05/28/2026	Payment: Credit Card 16254450	(\$450.00)
		\$0.00