

BOARD OF COUNTY COMMISSIONERS

REGULAR MEETING

SCHOOL BOARD ADMINISTRATIVE COMPLEX

372 WEST DUVAL STREET

May 21, 2026 at 5:30 P.M.

CONSENT AGENDA

- (1) BCC Administration - Minutes - Workshop - Comprehensive Vulnerability Assessment - 03/19/2026 (pg. 1)**
- (2) Finance - Bills and Vouchers – May 7, 2026 (pg. 7)**
- (3) Library - BA 26-34 Library Donation (pg. 8)**
- (4) Zoning Department - A Special Family Lot Permit request (SFLP260503) by Curtis A. and Rebecca M. Macy. District 2. (pg. 12)**
- (5) Zoning Department - Special Family Lot Permit request (SFLP260504) by Douglas Hudson. District 2. (pg. 27)**
- (6) Zoning Department - Special Family Lot Permit request (SFLP260505) by Gary and Jane MacManus. District 2 (pg. 40)**
- (7) Zoning Department - Special Family Lot Permit (SFLP260502) request by Kathleen Baker. District 2. (pg. 54)**
- (8) Zoning Department - Special Family Lot Permit (SFLP260501) request by Ramey and Beatrice Billeyh. District 1 (pg. 68)**



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: 5/1/2026 Meeting Date: 5/21/2026

Department: BCC Administration

1. Nature and purpose of agenda item:

Minutes - Workshop - Comprehensive Vulnerability Assessment - 03/19/2026

2. Recommended Motion/Action:

Approve 03/19/2026 Minutes

3. Fiscal impact on current budget.

This item has no effect on the current budget.



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Today's Date: 5/1/2026 Meeting Date: 5/7/2026

Department: BCC Administration

1. Nature and purpose of agenda item:

Minutes - Workshop - Comprehensive Vulnerability Assessment - 03/19/2026

2. Recommended Motion/Action:

Approve

3. Fiscal impact on current budget.

This item has no effect on the current budget.

Columbia County
Board of County Commissioners
March 19, 2026

Workshop

The Columbia County Board of County Commissioners met in a scheduled workshop in the auditorium of the School Board Administrative Complex at 07:33 P.M. The meeting opened with prayer and the Pledge of Allegiance to the Flag of the United States of America followed.

Commissioners in Attendance: Chairman, Timothy Murphy
Commissioner, Robbie Hollingsworth
Commissioner, Kevin Parnell
Commissioner, Everett Phillips
Commissioner, Rocky Ford

Others in Attendance: County Manager, David Kraus
Assistant County Manager Kevin Kirby
Attorney, Megan Logan
Landscape & Parks Director, Clint Pittman
Planning Tech, Karen Aiken-Smoot
Public Information Officer, Dennis Rivera
Deputy Clerk, Melissa Williams

Discussion Item:

North Florida Professional Services

(1) Comprehensive Vulnerability Assessment-Final Presentation

Brandon Stubbs- North Florida Professional Services

Trevor Noyes -North Florida Professional Services

The team presented the final report summarizing a 255-page vulnerability assessment for Columbia County under the Resilient Florida Grant Program.

Study components included: listing critical assets (~165–168), countywide topography (LiDAR), and applicable flood data focused on rainfall (not sea level rise).

Six flood scenario maps were produced, including present-day 100-year and a worst-case 2070 500-year 24-hour event (~18 inches of rain).

Exposure analysis determined which critical assets are vulnerable, assigning flood depths and categorizing assets:

emergency/community facilities, infrastructure, natural/cultural/historical, transportation and evacuation.

Results examples: 35% of 168 assets exposed in the present-day 100-year scenario; ~51% (86 assets) exposed in the 2070 500-year 24-hour scenario.

Natural/cultural/historical assets (e.g., boat ramps, low-lying parks like Rum Island) show high exposure as expected near rivers.

Transportation impacts include roads and bridges near waterways; LDR may misrepresent bridge elevations, requiring real-world validation in the adaptation plan.

Sensitivity analysis normalized asset types (line/point/polygon) to assign vulnerability scores (high to none), with details provided for each scenario (report pages 179–200).

A “critical flood elevation” was defined for assets (e.g., electrical panels 3 feet above ground on communications towers) to avoid overstating vulnerability; ground level used when unknown for conservatism.

Prioritization by flood depth narrowed candidates for projects:

- Emergency facilities: 7 of 58 flagged for potential projects.
- Infrastructure: 7 of 35 flagged.
- Natural/cultural/historical (points): 7 of 8 are boat ramps (lower priority as they are meant to flood); Bethlehem Community Center noted as a potential candidate.
- Natural/cultural/historical (polygons): parks like Rum Island rank high but may not be prioritized due to expected flooding.
- Transportation and evacuation: bridges and roads show significant impacts under heavy rainfall; study used a conservative “bathtub” model without stormwater infrastructure.

A consolidated priority list is in report pages 252–255 for implementation consideration.

The assessment informs the Local Mitigation Strategy (LMS); letters signed by the Emergency Management Director (Shane Morgan) were submitted to DEP and shared with FDEM grant requirements.

Conclusion: The vulnerability assessment is complete; it establishes exposure, sensitivity, and priority rankings to feed the adaptation plan and future implementation grants.

Adaptation Plan and Funding Pathway

The adaptation plan (step two of the grant) will integrate real-world observations to further narrow the priority list into implementable projects.

Example mitigation options discussed: retention ponds, municipal stormwater systems, asset elevation (e.g., lift station collars), relocation, or replacement depending on feasibility.

Funding context: In FY 2025–2026, \$150 million in implementation funding was awarded across 22 projects for entities completing both the vulnerability assessment and adaptation plan.

Conclusion: Proceeding with the adaptation plan is necessary to position the county for competitive implementation funding.

Chairman, Timothy Murphy stated to prioritize the list when the funding becomes available.

Trevor Noyes, North Florida Professional Services stated yes, take the input and take the list of projects.

Commissioner, Rocky Ford suggested a retention pond.

Communications Towers and Bridges Clarifications

Scope focused on county-owned/maintained communications towers, EMS dispatches, not all commercial cell towers.

No specific towers were identified as in danger during the meeting; presenter would need to verify details in the report.

Bridges are more likely to show flood impacts under modeled scenarios; LiDAR limitations can affect elevation accuracy.

Conclusion: Tower vulnerabilities appear limited based on available recollection; bridges and adjacent roads warrant careful review during adaptation planning.

- Continue development and completion of the adaptation plan to refine the project list and define timelines and responsible parties aligned with funding cycles.

- Validate bridge and road elevation data with field observations to address LDR limitations, using a structured validation plan.
- Review and confirm specific asset vulnerabilities (e.g., communications towers) against the detailed report; extract asset-level details for critical services.
- Assess key corridors where existing stormwater systems may reduce modeled impacts, given the conservative “bathtub” approach.
- Use the consolidated priority list (report pages 252–255) to select candidate projects for implementation grants; define criteria and choose high-priority assets for immediate mitigation.
- Integrate the vulnerability assessment into the county LMS at the next update per DEP/FDEM requirements.

Open Public Comments to the Board- 3-minute limit

No public comments.

Staff Comments:

No Commissioner Comments

Commissioner Comments:

No Commissioner Comments

Adjournment:

There being no further business, the meeting was adjourned at 07:53 PM

Timothy Murphy, Chairman
Board of County Commissioners

ATTEST:

James M. Swisher, Jr.
Clerk of Circuit Court & County Comptroller



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Today's Date: 5/6/2026 Meeting Date: 5/21/2026

Department: Finance

1. Nature and purpose of agenda item:

This item requests Board approval for the payment of bills and vouchers in the amount of \$1,947,705.52 submitted May 7, 2026. All funds authorized for the issuance of these checks have been budgeted. The Clerk to the Board office reviews bills and vouchers submitted for approval. If for any reason, any of these bills are not recommended for approval, the Clerk to Board office will notify the Board. The Clerk to the Board office maintains copies of invoices and supporting documentation for review.

2. Recommended Motion/Action:

Approve payment of bills and vouchers in the amount of \$1,947,705.52

3. Fiscal impact on current budget.

This item has no effect on the current budget.



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Today's Date: 5/12/2026 Meeting Date: 5/21/2026

Department: Library

1. Nature and purpose of agenda item:

To distribute \$500 donation from local business for Summer Reading Programs to the appropriate line in the Library's budget.

2. Recommended Motion/Action:

Recommend approval.

3. Fiscal impact on current budget.

This item is not budgeted. The proposed budget amendment to fund this request is provided below.

The budget amendment number is BA 26-34 using fund(s) 104-LIBRARY ENHANCEMENT.

FROM:	TO:	AMOUNT:
104-0000-366.20-00 CONTRIBUTIONS/	104-7102-571.30-52 OPERATING EXPENDITURES/OPERATING SUPPLIES	\$500.00

Columbia County Public Library
308 NW Columbia Avenue
Lake City, FL 32055
386-758-1018 * 386-758-2135 Fax

Katrina P. Evans, Library Director

MEMORANDUM

DATE: May 12, 2026

TO: David Kraus, County Manager

FR: Katrina Evans, Library Director

RE: Budget Amendment

The attached budget amendment is to distribute \$500.00 donated to the Library by a local business to the appropriate line in the library's budget. The funds were donated in support of the library's annual Summer Reading Program, and they will be used for that purpose.

If you need any further information from me, please let me know. Thank you for your consideration.

LIBRARY DEPOSIT RECONCILIATION

By: J.Stark

DEPOSIT SLIP DATE: 5/7/2026

		CASH/CHECK	CREDIT CARD (PAYGOV)	CASH REFUNDS	TOTAL
104.0000.352.1000	FINES				\$0.00
104.0000.347.1002	FEES				\$0.00
104.0000.347.1003	PRINT				\$0.00
104.0000.366.2000	DONATION	\$500.00			\$500.00
104.7100.571.3049	OVER/SHORT				\$0.00

DATE DEPOSITED: 5/7/2026

104.0000.352.2000	FINES				\$0.00
104.0000.347.2002	FEES				\$0.00
104.0000.347.2003	PRINT				\$0.00
104.7110.571.3049	OVER/SHORT				\$0.00

DATE DEPOSITED: _____

104.0000.352.3000	FINES				\$0.00
104.0000.347.3002	FEES				\$0.00
104.0000.347.3003	PRINT				\$0.00
104.7150.571.3049	OVER/SHORT				\$0.00

DATE DEPOSITED: _____

TOTAL BY
PAYMENT TYPE

\$ 500.00

\$ -

\$ -

\$ 500.00



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Today's Date: 5/8/2026 Meeting Date: 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Curtis A. and Rebecca M. Macy are requesting a Special Family Lot Permit (SFLP260503) to deed 5.0 acres to Curtis' sister, Connie Macy Gresham.

2. Recommended Motion/Action:

Approve SFLP260503

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

76248
FOR PLANNING USE ONLY

Application # SFLP 260503

Application Fee \$50.00

Receipt No. 773304

Filing Date 5-7-2026

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Curtis A. macy Rebecca M. Macy
- Address of Subject Property: 464 S.W. HAPPY JACK DR Lake City, FL 32024
- Parcel ID Number(s): 00415-104
- Future Land Use Map Designation: AG
- Zoning Designation: AG-3
- Acreage of Parent Parcel: 10.
- Acreage of Property to be Deeded to Immediate Family Member: 5.0
- Existing Use of Property: VACANT
- Proposed use of Property: VACANT
- Name of Immediate Family Member for which Special Family Lot is to be Granted: 5.02 CONNIE MACY GRESHAM

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

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): _____ Title: _____

Company name (if applicable): _____

Mailing Address: 464 S.W. Happy Jack Dr Lake City 32024

City: Lake City State: FL Zip: 32024

Telephone: 386 628-7880 Fax: () Email: macy.rebecca.56@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.

- If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____ LILLYBUG 98@aol.com

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

DL x 3 ✓
BIRTH CERT ✓

✓ NEED SURVEY & LEGAL DESIG

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

NOTICE TO APPLICANT

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

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

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

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

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

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

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

Curtis Macy
Rebecca Macy
Applicant/Agent Name (Type or Print)

Curtis Macy
Applicant/Agent Signature

5/7/26
Date

COLUMBIA COUNTY Property Appraiser

Parcel 36-4S-15-00415-104 <https://search.ccpafl.com/parcel/00415104154S36>

464 SW HAPPY JACK DR

Owners

MACY CURTIS
MACY REBECCA
464 SW HAPPY JACK DR
LAKE CITY, FL 32024

Use: 0000: VACANT

Subdivision: SW EST

Legal Description

(AKA LOT 4 SOUTHWEST ESTATES UNREC) SW1/4 OF
SW1/4 OF NW1/4.

950-663, AFD 1045-2079, CT 1151-1446,
WD 1181-1454, WD 1210-1457, WD 1254-2698,



Tax Bill Detail

Payment Options

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

Property Tax Account: R00415-104
MACY CURTIS

Year: 2025 **Bill Number:** **Owner: MACY CURTIS**
Tax District: 1458
3 **Property Type:**
Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
MACY CURTIS 464 HAPPY JACK
MACY REBECCA LAKE CITY 32024
464 SW HAPPY JACK
DR
LAKE CITY FL 32024

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

Bill 1458 -- No 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	\$407.58	\$407.58	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$71.29	\$71.29	\$0.00
LOCAL	3.1010	\$295.57	\$295.57	\$0.00
CAPITAL OUTLAY	1.5000	\$142.97	\$142.97	\$0.00
Subtotal	5.3490	\$509.83	\$509.83	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$14.67	\$14.67	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4453	\$932.09	\$932.09	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$295.60	\$295.60	\$0.00
SOLID WASTE - ANNUAL	\$201.74	\$201.74	\$0.00
TOTAL	\$497.34	\$497.34	\$0.00

45,900

201312007729 Date 5/20/2013 Time 2:05 PM
Doc Deed 321.30
P.DeWitt Cason, Columbia County Page 1 of 1 131254 P 2698

WARRANTY DEED

This Warranty Deed made and executed the 10th day of May A.D. 2013, by **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, hereinafter called the grantor, to **CURTIS MACY AND REBECCA MACY**, his wife, whose post office address is 185 SW Arrowhead Terrace, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

TOWNSHIP 4 SOUTH, RANGE 15 EAST, SECTION 36

PARCEL 4: THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, CONTAINING 10.03 ACRES MORE OR LESS. SUBJECT TO POWER LINE EASEMENT AND SUBJECT TO DEED RESTRICTIONS RECORDED IN O.R. BOOK 0981, PAGES 1192-1198, COLUMBIA COUNTY, FLORIDA. GRANTOR RESERVES A PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS THE SOUTHERN 35 FEET OF THE EASTERN 35 FEET OF THE ABOVE DESCRIBED PROPERTY. GRANTOR GRANTS TO GRANTEE A PERPETUAL NON-EXCLUSIVE INGRESS EGRESS EASEMENT OVER AND ACROSS THE E 35 feet of the W 1/4 of NW 1/4 of NW 1/4; W 35 feet of E 1/4 of NW 1/4 of NW 1/4; E 35 feet of the NW 1/4 of SW 1/4 of NW 1/4 and a 35 foot square in the NE corner of SW 1/4 of SW 1/4 of NW 1/4; the W 35 feet and S 35 feet of NE 1/4 of SW 1/4 of NW 1/4; the N 35 feet of SE 1/4 of SW 1/4 of NW 1/4; the S 35 feet of NW 1/4 of SE 1/4 of NW 1/4; the N 35 feet of SW 1/4 of SE 1/4 of NW 1/4; a 35 foot square in the SW corner of NE 1/4 of SE 1/4 of the NW 1/4; a 35 foot square in the NW corner of SE 1/4 of the SE 1/4 of the NW 1/4.

OWNERSHIP IS SUBJECT TO MEMBERSHIP IN SOUTHWEST ESTATES HOMEOWNERS ASSOCIATION, INC.

Buyer acknowledges receipt of information regarding Southwest Estates Homeowners Association, Inc. and the fact that the roads are private.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title 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, 2012.

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

Signed, sealed and delivered in our presence:

Nanci L. Brinkley
Witness: Nanci L. Brinkley

Shirley Hilson
Witness: Shirley Hilson

Bradley N. Dicks L.S.
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of May, A.D. 2013

Nanci L. Brinkley
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056



FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Curtis
Macy the Owner of the parent parcel which has been subdivided for
Connie Macy Guesham 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 Sister. 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. 36-45-15-00415-104.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. TBD.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

Inst: 202612010260 Date: 05/07/2026 Time: 1:35PM
Page 1 of 2 B: 1567 P: 1963 James M Swisher, Jr. Clerk of Court
Columbia County, By: MD
Density Clerk

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

Curtis Macy
Rebecca Macy

Owner

Curtis Macy

Rebecca Macy

Typed or Printed Name

Connie Macy Gresham

Immediate Family Member

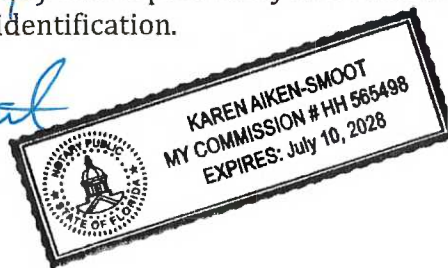
Connie Macy Gresham

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 7 day of May, 2026
by CURTIS & REBECCA MACY (Owner) who is personally known to me or has produced
FL DL as identification.

Karen Aiken-Smoot

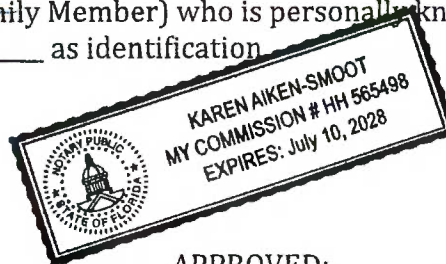
Notary Public



Subscribed and sworn to (or affirmed) before me this 7 day of May, 2026
by CONNIE MACY GRESHAM (Family Member) who is personally known to me or has
produced FL DL as identification.

Karen Aiken-Smoot

Notary Public



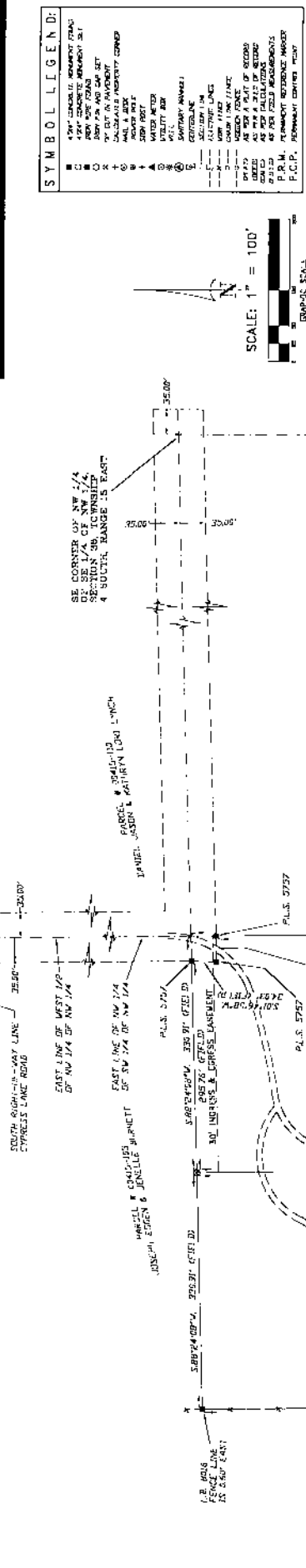
APPROVED:

COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoot

Name: KAREN AIKEN-SMOOT

Title: PLANNING TECH

[illegible][illegible][illegible]

DECLASSIFIED TO:

KATILYN & CHRISTOPHER SAMBANTIAN

2011/07/13 15:33 J-SM-34873 SURVEY CERTIFICATE

A MAJOR CHIEF OF THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHANGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS IN CHAPTER 30.17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.322, FLORIDA STATUTES.

[illegible]

FILED BY: BTCL SEE PAGE(S) 572

BRITT SURVEYING
& MAPPING, LLC

LANC SURVEYORS AND MAPPERS, L.E. # 8315
1428 S. MAIN ST. WY.

LAKE CITY POLYVA SERVICE
JAMES SWANN D. VD.

LARK CANY, ILLINOIS, 32725

WORK ORDER # L-28298

www.britain-every.com
TELEPHONE 0700 7

TELEPHONE (306) 752 7163 FAX:

DESCRIPTION:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°21'06"E., 329.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°21'06"E., 329.81 FEET; THENCE N.00°36'57"W., 660.96 FEET; THENCE S.88°24'08"W., 330.91 FEET; THENCE S.00°42'42"E., 661.24 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES, MORE OR LESS. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 35.00 FEET OF THE EAST 35.00 FEET AND THE NORTH 30.00 FEET THEREOF.

TOGETHER WITH A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE EAST 35.00 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4; WEST 35.00 FEET OF EAST 1/2 OF THE NW 1/4 OF THE NW 1/4; EAST 35.00 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 AND A 35.00 FOOT SQUARE IN THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4; THENCE WEST 35.00 FEET AND SOUTH 35.00 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4; THE NORTH 35.00 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4; THE SOUTH 35.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH 35.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4; A 35.00 FOOT SQUARE IN THE SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4; A 35.00 FOOT SQUARE IN THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.



Building and Zoning Department

Special Family Lot Permit Application

Invoice

76248

Applicant Information

MACY CURTIS, MACY
REBECCA
464 SW HAPPY JACK DR

Invoice Date

05/07/2026

Permit

SFLP260503

Amount Due

\$50.00

Job Location

Parcel: 36-4S-15-00415-104
Owner: MACY CURTIS, MACY REBECCA,
Address: 464 SW HAPPY JACK DR

Contractor Information

Invoice History

Date	Description	Discount	Amount
05/07/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

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

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

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

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.

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



Building Department

Receipt Of Payment

Applicant Information

MACY CURTIS, MACY
REBECCA
464 SW HAPPY JACK DR

Method

Credit Card
16141735

Date of Payment

05/07/2026

Payment

773304

Amount of Payment

\$50.00

AppID: 76248 Permit #: SFLP260503
Special Family Lot Permit
Parcel: 36-4S-15-00415-104
Owner: MACY CURTIS, MACY REBECCA,
Address: 464 SW HAPPY JACK DR

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/07/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/07/2026	Payment: Credit Card 16141735	(\$50.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

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Confirmation Number: 16141735

Florida

Columbia County

Building and Zoning - M



Transaction Details

Name

Rebecca Macy

Permit ID

76248- DevNo SFLP260503

Credit Card Payment Address Information

Order Number **16141735**

Customer Name **Rebecca Macy**

Email Address

Address **464 SW Happy Jack Dr
Lake City, FL 32024**

Phone Number **(386) 628-7880**

Credit Card
Number **413XXXXXXXXX3868**

Credit Card Type **Visa**

Expiration Date **0128**

Operator Name

Transaction Time **5/7/2026 1:37:11 PM**

Authorization
Code **033712**

Convenience Fee
Authorization
Code

Transaction ID **c28dfbc045e63e199a80db6ad656ec01**

Purchase Type **sale**

Agency Total **50.00**

Convenience Fee **\$1.50**

Total Amount **51.50**
Charged to Card

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

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

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>

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



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: 5/14/2026 Meeting Date: 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Douglas Hudson is requesting a Special Family Lot Permit (SFLP260501) to deed 2.58 acres to his brother, Robert Hudson.

2. Recommended Motion/Action:

Approve SFLP260504

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

76365
FOR PLANNING USE ONLY

Application # SFLP 260504

Application Fee \$50.00 CASH KAS

Receipt No. 773350

Filing Date 5-13-2024

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Hudson to Hudson
- Address of Subject Property: 445 SW Tall Pine Dr., Lake City, FL 32024
- Parcel ID Number(s): 24-45-15-00384-036
- Future Land Use Map Designation: AG
- Zoning Designation: AG
- Acreage of Parent Parcel: 6.58
- Acreage of Property to be Deeded to Immediate Family Member: 2.58
- Existing Use of Property: Residential
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Robert Eric Hudson

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

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Douglas A. Hudson Title: _____
Company name (if applicable): _____
Mailing Address: 445 SW Tall Pine Ct.
City: Lake City State: FL Zip: 32024
Telephone: (904) 704-7482 Fax: () Email: Doug.Hudson@SmithHudson.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

✓ DL x 2
✓ Birth Cert

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

NOTICE TO APPLICANT

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

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

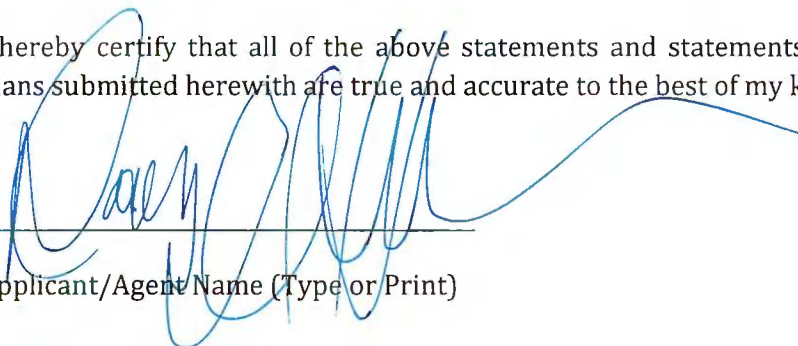
Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

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

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

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

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



A large, stylized handwritten signature in blue ink, appearing to read 'Douglas A. Hudson', is written over a horizontal line.

Applicant/Agent Name (Type or Print)

Douglas A. Hudson

Applicant/Agent Signature

5/7/2026

Date

This instrument prepared by and return to:

Roberta O. Getzan
Morgan & Getzan, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantee:

ROBERT ERIC HUDSON

Parcel Identification Number:

A portion of 24-4S-15-00384-035 (1479)

Inst: 202612003771 Date: 02/20/2026 Time: 12:05PM
Page 1 of 2 B: 1561 P: 500, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 2nd day of February, 2026, by **DOUGLAS A. HUDSON**, whose post office address is 445 SW Tall Pine Court, Lake City, Florida 32024 (Grantor), to **ROBERT ERIC HUDSON**, whose post office address is 445 SW Tall Pine Court, Lake City, Florida 32024 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in **Columbia County, Florida** to-wit:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 01° 21' 49" W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S. 88° 22' 04" W., 328.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 88° 22' 04" W., 424.94 FEET; THENCE S. 01° 38' 48" E., 265.03 FEET; THENCE N. 88° 21' 12" E., 423.74 FEET; THENCE N. 01° 23' 09" W., 264.93 FEET TO THE POINT OF BEGINNING. CONTAINING 2.58 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

SAID EASEMENT LYING 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

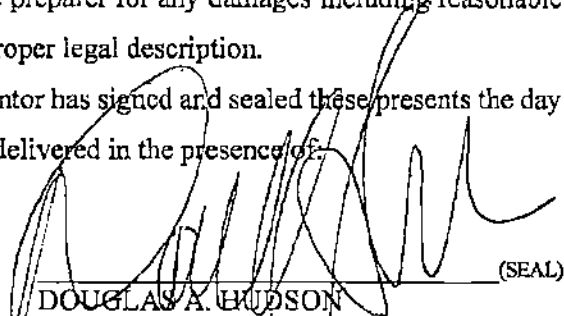
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 01° 21' 49" W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S. 88° 22' 04" W., 212.99 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S. 88° 22' 04" W., 1080.77 FEET TO THE POINT OF TERMINATION OF SAID LINE. TOGETHER WITH A 1985 DOUBLE-WIDE MOBILE HOME, TITLE NUMBERS 41718409 AND 41745007 AND VINS 17630494AU AND 17630494BU.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:


ANGELA H. CRANFORD, Witness
234 East Duval St., Lake City, Florida 32055

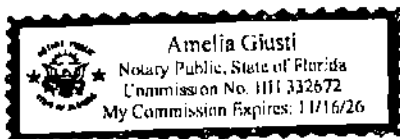

DOUGLAS A. HUDSON (SEAL)


AMELIA GIUSTI, Witness
234 East Duval St., Lake City, Florida 32055

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2026, by DOUGLAS A. HUDSON, who is personally known to me or who has produced FL DL as identification.




Notary Public, State of Florida

COLUMBIA COUNTY

Property Appraiser

Parcel 24-45-15-00384-036 <https://search.ccpafl.com/parcel/00384036154S24>

Owners

HUDSON DOUGLAS A
445 SW TALL PINE CT
LAKE CITY, FL 32024

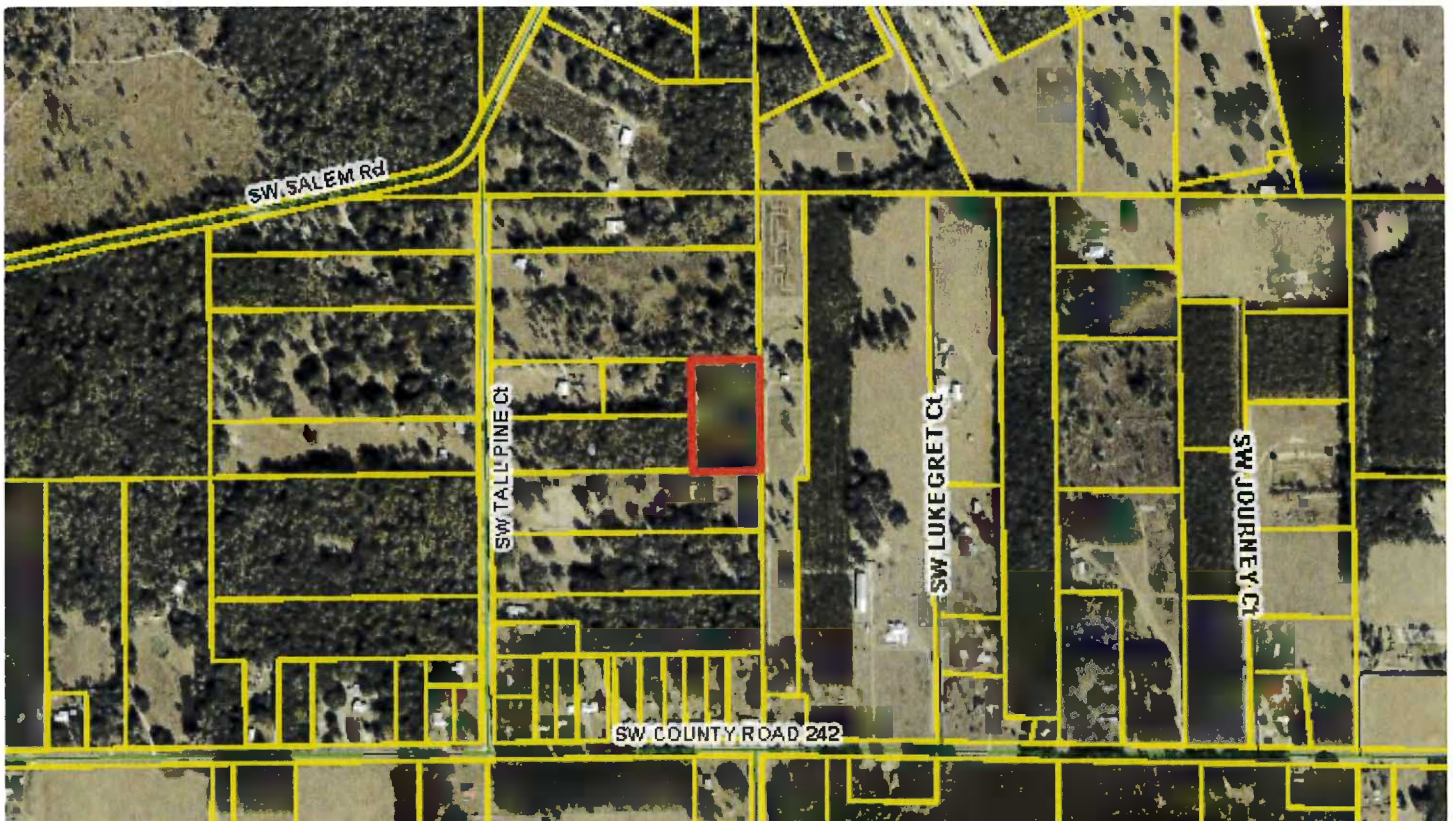
Use: 0000: VACANT

Subdivision: BUIES

Legal Description

PART OF LOT 28 BUIE'S TRACT UNREC DESC AS:
BEG
SE COR OF NE1/4 OF SE1/4, N 529.91 FT, W 328.65
FT, S 529.90 FT TO S LINE OF NE1/4 OF SE1/4, E
328.44 FT TO POB.

...



FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202612010696 Date: 05/13/2026 Time: 9:30AM
Page 1 of 2 B: 1568 P: 445, James M Swisher Jr. Clerk of Court
Columbia County, By: VC W
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Douglas A. Hudson, the Owner of the parent parcel which has been subdivided for Robert Eric Hudson, 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 brother. 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. 24-45-15-00384-036.
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. 24-45-15-00384-020.
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.

Owner

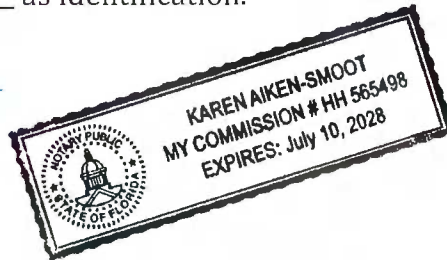
Douglas A Hudson
Typed or Printed Name

Robert Eric Hudson
Immediate Family Member

Robert Eric Hudson
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 13 day of May, 2026
by DOUGLAS HUDSON (Owner) who is personally known to me or has produced
FL DL as identification.

Karen Aiken-Smoot
Notary Public



Subscribed and sworn to (or affirmed) before me this 13 day of May, 2026
by ROBERT HUDSON (Family Member) who is personally known to me or has
produced FL DL as identification.

Karen Aiken-Smoot
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoot

Name: KAREN AIKEN-SMOOT

Title: PLANNING TECH



Building and Zoning Department

Special Family Lot Permit Application

Invoice

76365

Applicant Information

HUDSON DOUGLAS A,
445 SW Tall Pine Dr

Invoice Date

05/13/2026

Permit

SFLP260504

Amount Due

\$50.00

Job Location

Parcel: 24-4S-15-00384-036
Owner: HUDSON DOUGLAS A, ,
Address: 445 SW Tall Pine Dr

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
05/13/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

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

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

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and
From 1:30 PM to 3:00 PM

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

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

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Emergencies will be inspected as soon as possible.

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



Building Department

Receipt Of Payment

Applicant Information

HUDSON DOUGLAS A,
445 SW Tall Pine Dr

Method

Cash

Date of Payment

05/13/2026

Payment

773350

Amount of Payment

\$50.00

AppID: 76365 Permit #: SFLP260504
Special Family Lot Permit
Parcel: 24-4S-15-00384-036
Owner: HUDSON DOUGLAS A, ,
Address: 445 SW Tall Pine Dr

Contractor Information

Payment History

Date	Description	Amount
05/13/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/13/2026	Payment: Cash	(\$50.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

DESCRIPTION:

PARCEL "1"

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°21'49"W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S.88°22'04"W., 328.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°22'04"W., 424.94 FEET; THENCE S.01°38'48"E., 265.03 FEET; THENCE N.88°21'12"E., 423.74 FEET; THENCE N.01°23'09"W., 264.93 FEET TO THE POINT OF BEGINNING. CONTAINING 2.58 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING: SAID EASEMENT LYING 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE;

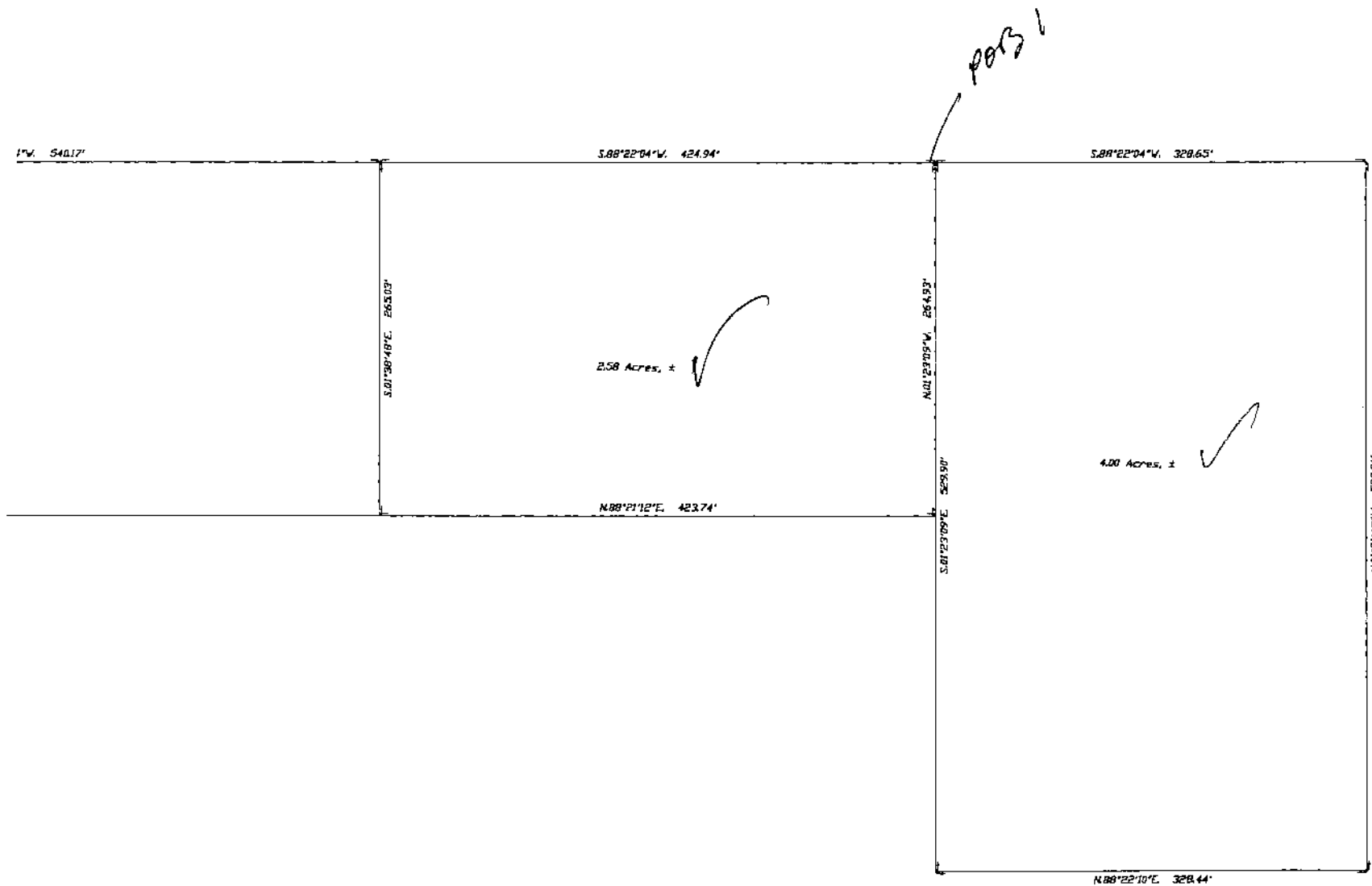
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°21'49"W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S.88°22'04"W., 212.99 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.88°22'04"W., 1080.77 FEET TO THE POINT OF TERMINATION OF SAID LINE.

PARCEL "2"

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°21'49"W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S.88°22'04"W., 328.65 FEET; THENCE S.01°23'09"E., 529.90 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE N.88°22'10"E., ALONG SAID SOUTH LINE, 328.44 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING: SAID EASEMENT LYING 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°21'49"W., ALONG THE EAST LINE THEREOF, 529.91 FEET; THENCE S.88°22'04"W., 212.99 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.88°22'04"W., 1080.77 FEET TO THE POINT OF TERMINATION OF SAID LINE.





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: 5/14/2026 Meeting Date: 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Gary and Jane MacManus are requesting a Special Family Lot Permit (SFLP260505) to deed 3 acres to their granddaughter, Zoey Love Walker.

2. Recommended Motion/Action:

Approve SFLP260505

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

76384

FOR PLANNING USE ONLY

Application # SFLP 260505

Application Fee \$50.00

Receipt No. 773362

Filing Date 5-14-26

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Gary and Jane MacManus
- Address of Subject Property: 3990 SW Elm Church Rd Fort White, FL 32038
- Parcel ID Number(s): 22-05-16-03914-001(47030)
- Future Land Use Map Designation: A-3
- Zoning Designation: Aq 3
- Acreage of Parent Parcel: 1.95
- Acreage of Property to be Deeded to Immediate Family Member: 3
- Existing Use of Property: Residential / Agricultural
- Proposed use of Property: residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Zoe Love Walker

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

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Gary + Jane MacManus Title: _____
Company name (if applicable): _____
Mailing Address: 3990 SW Elm Church Rd.
City: Fort White State: FL Zip: 32038
Telephone: 386 292-6027 Fax: () Email: znlove14@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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

NOTICE TO APPLICANT

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

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

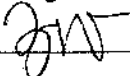
Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

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

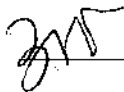
Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the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

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

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

Zoey Walker / Lamar Walker


Applicant/Agent Name (Type or Print)

 / Lamar Walker

Applicant/Agent Signature

5/19/26

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202612010857 Date: 05/14/2026 Time: 2:22PM
Page 1 of 3 B: 1568 P: 1044, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Gary and Jane MacManus, the Owner of the parent parcel which has been subdivided for Zoe Walker, 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 granddaughter. 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. 22-05-16-03914-001(47030)
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. 22-05-16-03914-001(47030).
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.

Jane MacManus

Owner

Jane MacManus

Typed or Printed Name

Zoe

Immediate Family Member

Zoe Walker

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 14th day of May, 2024
by Jane MacManus (Owner) who is personally known to me or has produced
FL DL as identification.

Stephanie L Bivins

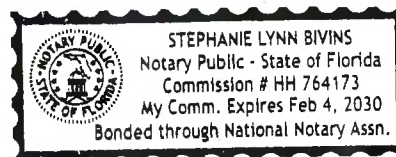
Notary Public



Subscribed and sworn to (or affirmed) before me this 14th day of May, 2024
by Zoe Walker (Family Member) who is personally known to me or has
produced FL DL as identification.

Stephanie L Bivins

Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

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.

Gary MacManus
Owner

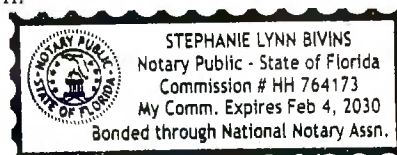
Lamar Walker
Immediate Family Member

GARY I MACMANUS
Typed or Printed Name

Lamar Walker
Typed or Printed Name

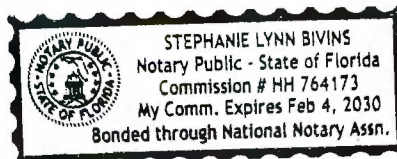
Subscribed and sworn to (or affirmed) before me this 14th day of May, 2026
by Gary MacManus (Owner) who is personally known to me or has produced
FL DL as identification.

Stephanie J Bivins
Notary Public



Subscribed and sworn to (or affirmed) before me this 14th day of May, 2026
by Lamar Walker (Family Member) who is personally known to me or has
produced FL DL as identification.

Stephanie J Bivins
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: [Signature]

Name: Seth Lane

Title: Counery Planner

Prepared by and Return To:
Jonathan Rocco
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

TRUSTEE'S DEED

THIS DEED is made effective the 16th day of September, 2024 by David A. McCormick and Priscilla W. McCormick, Individually and as Trustees of David and Priscilla McCormick Living Trust dated July 11, 2014 ("Grantor"), whose address is 3301 North Camino Suerte, Tucson, AZ 85750, to and in favor Gary I. MacManus and Jane E. MacManus, husband and wife ("Grantee"), whose address is 3990 Southwest Elin Church Road, Fort White, FL 32038.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid trust agreement, and for the sum of Ten Dollars and other valuable consideration paid on behalf of Grantee, the receipt and sufficiency of which are acknowledged, has granted, bargained and sold to Grantee, their heirs, successors and assigns forever, that land located in Columbia County, Florida, which is described as:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 32 DEGREES 48'32" W, 273.82 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 32 DEGREES 48'32" W, 666.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD C-238, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 2904.79 FEET ALONG A CHORD BEARING S 55 DEGREES 36'48" E, 392.79 FEET, THENCE S 51 DEGREES 44'50" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 369.51 FEET, THENCE N 38 DEGREES 15'10" E, 666.00 FEET, THENCE N 53 DEGREES 57'42" W, 825.12 FEET TO THE POINT OF BEGINNING.

RE Parcel:R03914-003

together with all easements and other rights appurtenant thereto, and subject to all easements, covenants and restrictions of record, if any, provided that this mention shall not serve to reimpose same, and taxes accruing after December 31, 2023.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

And Grantor hereby warrants to and covenants with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid trust agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid trust agreement and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed, and that the Trustee will warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under the Trustee, but no others.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year written below.

Signed, sealed and delivered in our presence:

Peggy Texter
Witness 1 Signature

PEGGY TEXTER
Witness 1 Printed Name

Witness 1 Address: 3426 E. Lind Rd
Tucson, AZ 85716.

David and Priscilla McCormick Living Trust
dated July 11, 2014

By: *David A. McCormick*
David A. McCormick, Individually and as
Trustee

By: *Priscilla W. McCormick*
Priscilla W. McCormick, Individually and as
Trustee

Julian Easter
Witness 2 Signature

JULIAN EASTER
Witness 2 Printed Name

Witness 2 Address: 13220 N Simoco Dr
Marana, AZ 85659

STATE OF Arizona

COUNTY OF Pima

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 13th day of Sept, 2024, by David A. McCormick and Priscilla W. McCormick,
Individually and as Trustees of David and Priscilla McCormick Living Trust dated July 11, 2014.

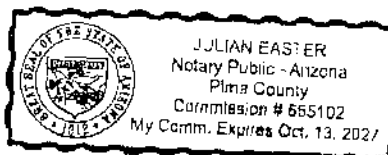
Julian Easter
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver License



Tax Bill Detail

Payment Options

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

Property Tax Account: R03914-001
MACMANUS GARY I

Year: 2025 **Bill Number:** **Owner:** MACMANUS
Tax District: 3 17448 **GARY I**
Property Type: **Installment Period:** 4
Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
MACMANUS GARY I 3990 ELIM CHURCH
MACMANUS JANE E FORT WHITE 32038
3990 SW ELIM
CHURCH RD
FORT WHITE FL 32038

This Bill:
All Bills:
Cart Amount:

Bill 17448 -- No 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	\$1,837.60	\$1,837.60	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$194.61	\$194.61	\$0.00
LOCAL	3.1010	\$806.83	\$806.83	\$0.00
CAPITAL OUTLAY	1.5000	\$390.27	\$390.27	\$0.00
Subtotal	5.3490	\$1,391.71	\$1,391.71	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$66.12	\$66.12	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.02	\$0.02	\$0.00
TOTAL	13.4453	\$3,295.45	\$3,295.45	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$299.80	\$299.80	\$0.00
SOLID WASTE - ANNUAL	\$204.60	\$204.60	\$0.00
TOTAL	\$504.40	\$504.40	\$0.00



Building and Zoning Department

Special Family Lot Permit Application

Invoice

76384

Applicant Information

MACMANUS GARY I,
MACMANUS JANE E
3990 SW Elim Church Rd

Invoice Date

05/14/2026

Permit

SFLP260505

Amount Due

\$50.00

Job Location

Parcel: 22-6S-16-03914-001
Owner: MACMANUS GARY I, MACMANUS JANE E,
Address: 3990 SW Elim Church Rd

Contractor Information

Invoice History

Date	Description	Discount	Amount
05/14/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

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

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

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

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

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

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

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Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

MACMANUS GARY I,
MACMANUS JANE E
3990 SW Elim Church Rd

Method

Credit Card
16182813

Date of Payment

05/14/2026

Payment

773362

Amount of Payment

\$50.00

AppID: 76384 Permit #: SFLP260505
Special Family Lot Permit
Parcel: 22-6S-16-03914-001
Owner: MACMANUS GARY I, MACMANUS JANE E,
Address: 3990 SW Elim Church Rd

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/14/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/14/2026	Payment: Credit Card 16182813	(\$50.00)
		\$0.00

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and
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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: 5/5/2026 Meeting Date: 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Kathleen Baker is requesting a Special Family Lot Permit (SFLP260502) to deed 2.65 acres to her brother, Lawrence Byrne.

2. Recommended Motion/Action:

Approve SFLP260502

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 260502

Application Fee \$50.00

Receipt No. 773278

Filing Date 5.5.2026

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

Baker to BYRNE

- Title Holder's Name: _____
- Address of Subject Property: 1557 SW County Rd 138 Fort White FL 32038
- Parcel ID Number(s): 25-15-16-04321-0002
- Future Land Use Map Designation: _____
- Zoning Designation: X
- Acreage of Parent Parcel: 14
- Acreage of Property to be Deeded to Immediate Family Member: 2.6
- Existing Use of Property: 2nd Home
- Proposed use of Property: Primary Residency
- Name of Immediate Family Member for which Special Family Lot is to be Granted: _____

brother Lawrence Byrne

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

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Kathleen Baker Title: _____
Company name (if applicable): _____
Mailing Address: 1557 SW County Rd 138
City: Fort White State: FL Zip: 32038
Telephone: 854-263-1195 Fax: () Email: Katbak511@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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

✓ DL x 2

✓ BIRTH CERT x 2

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

NOTICE TO APPLICANT

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

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

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

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

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

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

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

Kathleen Baker

Applicant/Agent Name (Type or Print)

Kathleen Baker

Applicant/Agent Signature

May 5, 2026

Date

COLUMBIA COUNTY Property Appraiser

Parcel 25-7S-16-04321-002

<https://search.ccpafl.com/parcel/04321002167S25>

1557 SW COUNTY ROAD 138

Owners

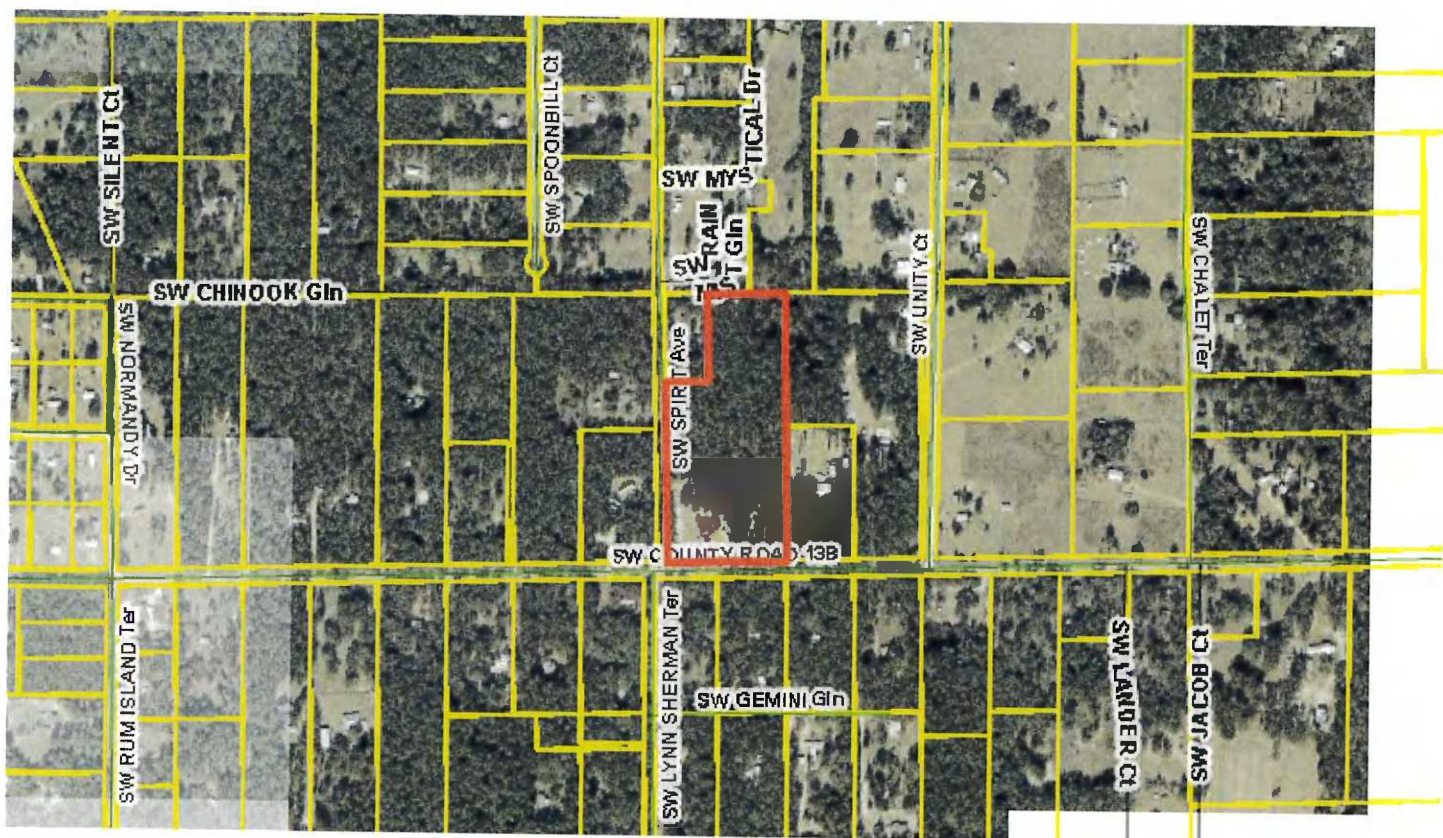
BAKER KATHLEEN NANCY
2561 GARDEN CT
HOLLYWOOD, FL 33026

Use: 0102: SFRES/MOBILE HOME

Subdivision: RUM ISL RA

Legal Description

COMM NE COR OF NW1/4 OF NE1/4, RUN W 684.53 FT
FOR POB, RUN S 1276.62 FT, W 539.47 FT, N 853.22
FT, E 210 FT, N 420.11 FT, W 209.96 FT, N 7 FT,
E 255.48 FT TO POB. (AKA PART OF LOT 9 & LOT 10
RUM ISLAND RANCHES S/D UNREC)....



Prepared by and return to:
Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 25-431MH

Parcel Identification No 25-7S-16-04321-002

[Space Above This Line For Recording Data]

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

This indenture made the 2nd day of January, 2026 between James L. Talerico and Janet D. Talerico, a married couple, whose post office address is 1557 Southwest County Road 138, Fort White, FL 32038, of the County of Columbia, Florida, Grantor, **to Kathleen Nancy Baker, a single person,** whose post office address is 2561 Garden Court, Hollywood, FL 33026, of the County of Broward, 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:

Parcel "A": A part of the NW 1/4 of the NE 1/4 of Section 25, Township 7 South, Range 16 East; more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of said NE 1/4 and run S 88 deg 53 minutes 49 seconds W, along the North line thereof, 684.53 feet for a point of beginning; thence S 00 deg 39 minutes 18 seconds E, 1276.62 feet to a point on the North right-of-way line of County Road No. 138; thence S 88 deg 27 minutes 41 seconds W, along said North right-of-way line 300.85 feet; thence N 00 deg 44 minutes 05 seconds W, 1278.52 feet to a point on the North line of the NW 1/4 of said NE 1/4; thence N 88 deg 53 minutes 49 seconds E, along the North line thereof, 301.27 feet to the point of beginning, in Columbia County, Florida.

And

Parcel "B": A part of the NW 1/4 of the NE 1/4 of Section 25, Township 7 South, Range 16 East, more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of said NE 1/4 and run S 88 deg 53 minutes 49 seconds W, along the North line thereof 985.80 feet for a point of beginning; thence S 00 deg 44 minutes 05 seconds E, 1278.52 feet to a point on the North right-of-way line of County Road No. 138; thence S 88 deg 27 minutes 41 seconds W, along said North right-of-way line 238.62 feet to its intersection with the East right-of-way line of Shiloh Church Road; thence N 01 deg 29 minutes 22 seconds W, along said East right-of-way line 853.22 feet; thence N 88 deg 51 minutes 49 seconds E, 210.00 feet; thence N 1 deg 31 minutes 10 seconds W, 420.11 feet; thence S 88 deg 49 minutes 54 seconds W, 209.96 feet to a point on said East right-of-way line of Shiloh Church Road; thence N 01 deg 29 minutes 22 seconds W, along said East right-of-way line 7.00 feet to a point on the North line of the NW 1/4 of said NE 1/4; thence N 88 deg 53 minutes 49 seconds E, along said North line 255.48 feet to the point of beginning, in Columbia County, Florida.

Together with that certain 2016 Manufactured Home with VIN Numbers PHH340FL1620288AFL, PHH340FL1620288BFL, and PHH340FL1620288CFL

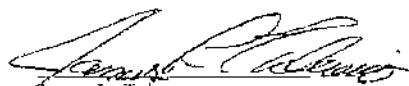
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

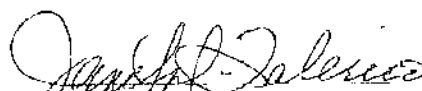
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


James L. Talerico


Janet D. Talerico


WITNESS #1
PRINT NAME: ZOE FRANKS

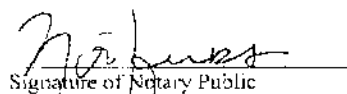
116401 NW 174 DRIVE
ALACHUA, FL 32415
WITNESS 1 ADDRESS


WITNESS #2
PRINT NAME: Kyle Polansky

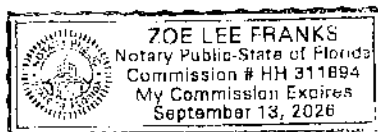
116401 NW 174 DRIVE
ALACHUA, FL 32415
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

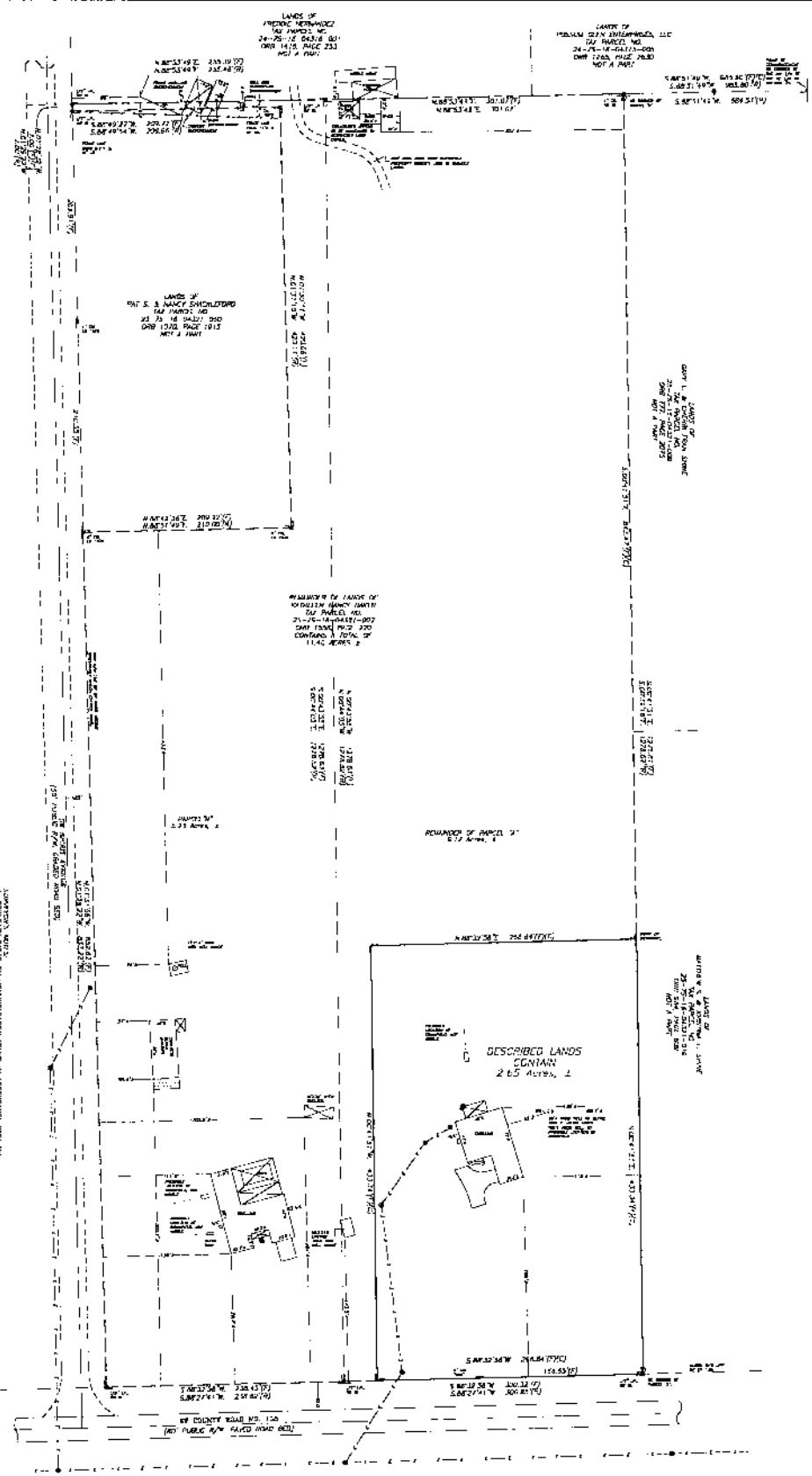
The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 2 day of January, 2026, by James L. Talerico and Janet D Talerico, (☐) who is/are personally known to me or (☒) who has/have produced FL Drivers License as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



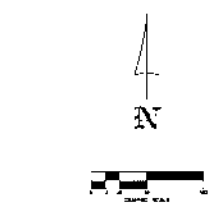
DESCRIPTION SHEET OF
LANDS IN SECTION 28,
TOWNSHIP 28 NORTH,
RANGE 16 EAST,
FLORIDA.



Mark
by Mark D
DATE: 2006.05.04
Duren 152130-04000



SECTION 28, TOWNSHIP 28 NORTH, RANGE 16 EAST, FLORIDA. THE LANDS DESCRIBED IN THIS SHEET ARE THE SAME AS THOSE DESCRIBED IN THE SURVEY OF THE LANDS OF FREDERICK HENNINGSEN, DATED 1900, AND THE LANDS OF PAT S. & MARY E. HENNINGSEN, DATED 1900, AND THE LANDS OF JOHN L. & MARY E. HENNINGSEN, DATED 1900. THE LANDS DESCRIBED IN THIS SHEET ARE THE SAME AS THOSE DESCRIBED IN THE SURVEY OF THE LANDS OF FREDERICK HENNINGSEN, DATED 1900, AND THE LANDS OF PAT S. & MARY E. HENNINGSEN, DATED 1900, AND THE LANDS OF JOHN L. & MARY E. HENNINGSEN, DATED 1900.



MADE BY MARK D. DUREN AND ASSOCIATES, INC.
DATE: 2006.05.04
Duren 152130-04000

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

PARCEL "A": A PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF SAID NE $\frac{1}{4}$ AND RUN S 88 DEGREES 53'49" W, ALONG THE NORTH LINE THEREOF, 684.53 FEET FOR A POINT OF BEGINNING; THENCE S.00 DEGREES 39'18" E., 1276.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 138; THENCE S. 88 DEGREES 27'41" W, ALONG SAID NORTH RIGHT-OF-WAY LINE 300.85 FEET; THENCE N.00 DEGREES 44'05"W, 1278.52 FEET TO A POINT ON THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SAID NE $\frac{1}{4}$; THENCE N 88 DEGREES 53'49"E., ALONG THE NORTH LINE THEREOF, 301.27 FEET TO THE POINT OF BEGINNING, IN COLUMBIA COUNTY, FLORIDA.

AND

PARCEL "B": A PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF SAID NE $\frac{1}{4}$ AND RUN S 88 DEGREES 53'49" W, ALONG THE NORTH LINE THEREOF 985.80 FEET FOR A POINT OF BEGINNING; THENCE S 00 DEGREES 44'05" E., 1278.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 138; THENCE S 88 DEGREES 27'41" W, ALONG SAID NORTH RIGHT-OF-WAY LINE 238.62 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SHILOH CHURCH ROAD; THENCE N 01 DEGREES 29'22" W, ALONG SAID EAST RIGHT-OF-WAY LINE 853.22 FEET; THENCE N 88 DEGREES 51'49" E, 210.00 FEET; THENCE N 1 DEGREES 31'10" W, 420.11 FEET; THENCE S 88 DEGREES 49'54" W, 209.96 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SHILOH CHURCH ROAD; THENCE N 01 DEGREES 29'22" W, ALONG SAID EAST RIGHT-OF-WAY LINE 7.00 FEET TO A POINT ON THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SAID NE $\frac{1}{4}$; THENCE N.88 DEGREES 53'49" E, ALONG SAID NORTH LINE 235.48 FEET TO THE POINT OF BEGINNING, IN COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF LANDS DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 1558, PAGE 220, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.88 DEGREES 51'49"W., ALONG THE NORTH LINE OF SAID NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, A DISTANCE OF 684.53 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK (ORR) 1558, PAGE 220, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.00 DEGREES 41'51"E., ALONG THE MONUMENTED EAST LINE OF SAID PARCEL "A", 843.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.00 DEGREES 41'51"E., 433.34 FEET TO A 1/2" IRON PIPE, ON THE NORTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 138, AND MARKING THE SE CORNER OF SAID PARCEL "A"; THENCE S.88 DEGREES 32'58"W., ALONG SAID RIGHT-OF-WAY LINE, 266.84 FEET; THENCE N.00 DEGREES 41'51"W., 433.34 FEET; THENCE N.88 DEGREES 32'58"E., 266.84 FEET TO THE POINT OF BEGINNING.



Building and Zoning Department

Special Family Lot Permit Application

Invoice

76194

Applicant Information

BAKER KATHLEEN NANCY,
1557 SW CR 138

Invoice Date

05/05/2026

Permit

SFLP260502

Amount Due

\$50.00

Job Location

Parcel: 25-7S-16-04321-002
Owner: BAKER KATHLEEN NANCY, ,
Address: 1557 SW CR 138

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
05/05/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

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

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

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

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

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

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

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

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

BAKER KATHLEEN NANCY,
1557 SW CR 138

Method

Check 1310

Date of Payment

05/05/2026

Payment

773278

Amount of Payment

\$50.00

AppID: 76194 Permit #: SFLP260502
Special Family Lot Permit
Parcel: 25-7S-16-04321-002
Owner: BAKER KATHLEEN NANCY, ,
Address: 1557 SW CR 138

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/05/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/05/2026	Payment: Check 1310	(\$50.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Kathleen Baker,
Lawrence Byrne, the Owner of the parent parcel which has been subdivided for
the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as Brother. 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. 25-75-16-04321-002
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.

Kathleen Bg
Owner

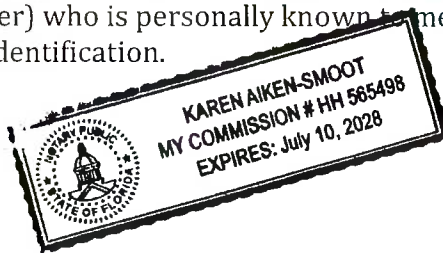
Kathleen Baker
Typed or Printed Name

[Signature]
Immediate Family Member

Lawrence Byrne
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 5 day of May, 2026
by KATHLEEN BAKER (Owner) who is personally known to me or has produced
FL DL as identification.

[Signature]
Notary Public



Subscribed and sworn to (or affirmed) before me this 5 day of May, 2026
by LAWRENCE BYRNE (Family Member) who is personally known to me or has
produced FL DL as identification.

[Signature]
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: [Signature]

Name: KAREN AIKEN-SMOOT

Title: PLANNING TECH



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: 5/5/2026 Meeting Date: 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Ramey and Beatrice Billeyh are requesting a Special Family Lot Permit (SFLP260501) to deed 1.21 acers to Beatrice's mother, Maria Romero.

2. Recommended Motion/Action:

Approve SFLP260501

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

76169
FOR PLANNING USE ONLY

Application # SFLP 260501

Application Fee \$50.00 CASH

Receipt No. 773267

Filing Date 5.4.2026

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: RAMEY BILLEYH & BEATRICE BILLEYH
- Address of Subject Property: 440 NW SPRADLEY RD LAKE CITY, FL 32055
- Parcel ID Number(s): 33-1S-17-04633-002
- Future Land Use Map Designation: AGRICULTURAL-3
- Zoning Designation: A-3
- Acreage of Parent Parcel: 20.77
- Acreage of Property to be Deeded to Immediate Family Member: 1.21
- Existing Use of Property: PASTURE
- Proposed use of Property: PRIMARY RESIDENCE
- Name of Immediate Family Member for which Special Family Lot is to be Granted: MARIA ELBA ROMERO

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

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): RAMEY BILLEYH & BEATRICE BILLEYH Title: _____
Company name (if applicable): _____
Mailing Address: 440 NW SPRADLEY RD
City: LAKE CITY State: FL Zip: 32055
Telephone: () 404-791-7918 Fax: () Email: RBILLEYH@HOTMAIL.COM

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

✓ DL x 2
✓ BIRTH CERT

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

NOTICE TO APPLICANT

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

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

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

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

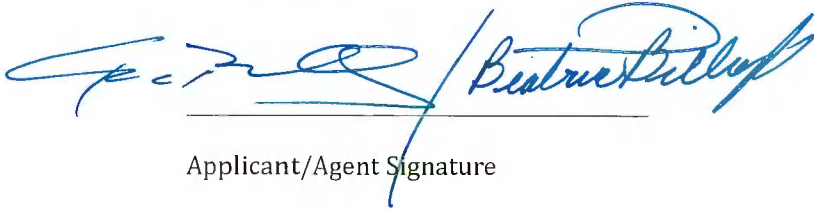
Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the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

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

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

Ramey & Beatrice Bilkey

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Date

COLUMBIA COUNTY Property Appraiser

Parcel 33-1S-17-04633-002 <https://search.ccpafl.com/parcel/04633002171S33>

440 NW SPRADLEY RD

Owners

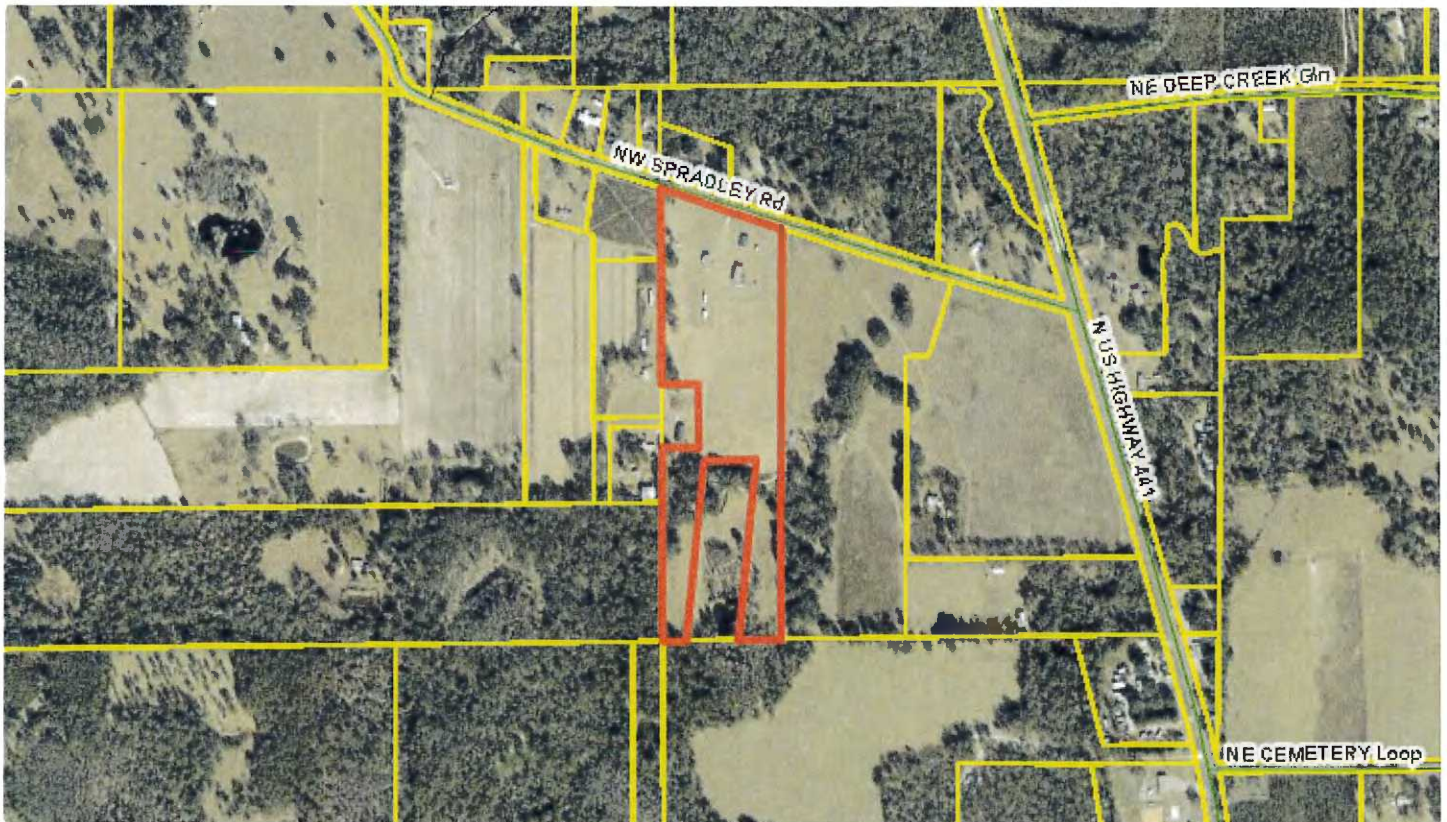
BILLEYH RAMEY
BILLEYH BEATRICE
440 NW SPRADLEY RD
LAKE CITY, FL 32055-5251

Use: 5000: IMPROVED AG

Subdivision: DIST 3

Legal Description

THAT PORTION OF W1/2 OF NW1/4 LYING S OF SPRADLEY RD, EX 5 AC OF E SIDE OF SW1/4 OF NW1/4 & EX 0.11 AC DESC ORB 970-1816 ALSO, COMM SE COR OF NW1/4 OF NW1/4, RUN N 183.32 FT FOR POB, RUN N 17 DEG E 183.59 FT TO S R/W...



Tax Bill Detail

Payment Options

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

Property Tax Account: R04633-002

BILLEYH RAMEY

Year: 2025 Bill Number: Owner: BILLEYH RAMEY

Tax District: 3 20367

Property Type:

Real Estate

MAILING ADDRESS:

BILLEYH RAMEY
440 NW SPRADLEY RD
LAKE CITY FL 32055-
5251

PROPERTY ADDRESS:

440 SPRADKEY
LAKE CITY 32055

This Bill: \$0.00

All Bills: \$0.00

Cart Amount: \$0.00

Bill 20367 -- No 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	\$1,917.75	\$1,917.75	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$202.02	\$202.02	\$0.00
LOCAL	3.1010	\$837.55	\$837.55	\$0.00
CAPITAL OUTLAY	1.5000	\$405.13	\$405.13	\$0.00
Subtotal	5.3490	\$1,444.70	\$1,444.70	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$69.00	\$69.00	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4453	\$3,431.48	\$3,431.48	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$1,459.10	\$1,459.10	\$0.00
SOLID WASTE - ANNUAL	\$1,008.72	\$1,008.72	\$0.00
TOTAL	\$2,467.82	\$2,467.82	\$0.00

PREPARED BY & RETURN TO:

Name: RAMEY BILLEYH
Address: 440 NW SPRADLEY ROAD
LAKE CITY, FL 32055

Parcel No.: 04633-002

Inst: 202612007530 Date: 04/06/2026 Time: 3:39PM
Page 1 of 2 B: 1564 P: 2433, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *RL*
Doc Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of April, 2026, by **RAMEY BILLEYH, A MARRIED MAN**, hereinafter called the Grantor, to **RAMEY BILLEYH and BEATRICE BILLEYH, HUSBAND AND WIFE**, whose post office address is **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

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

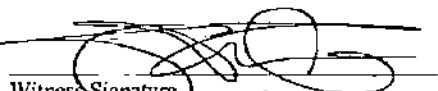
SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

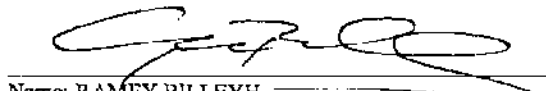
And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055


Witness Signature
Printed Name: MARY ANN TOMLINSON
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055


Name: RAMEY BILLEYH
Address: 440 NW SPRADLEY ROAD, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2026, by RAMEY BILLEYH, who is personally known to me or who has produced DRIVER LICENSE as identification.

EXHIBIT "A"

A part of the W 1/2 of the NW 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of said Section 33, and run thence S 89°39'51" E, along the South line of NW 1/4 of said Section 33, 572.60 feet; thence N 01°00'25" E, 1959.96 feet to a point on the South right-of-way line of Spradley Road (a county maintained road); thence N 71°20'13" W, along said South right-of-way line, 600.86 feet to a point on the West line of said Section 33; thence S 01°00'25" W, along said West line, 2148.91 feet to the POINT OF BEGINNING

LESS AND EXCEPT:

COMMENCE at the Southwest corner of the Northwest 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida, and run North 87°55'02" East along the South line of the Northwest 1/4 of Section 33 a distance of 110.00 feet to the POINT OF BEGINNING; thence North 04°34'24" East a distance of 861.00 feet; thence North 87°55'02" East a distance of 254.68 feet; thence South 04°34'24" West a distance of 861.00 feet to a point on the South line of the Northwest 1/4 of Section 33; thence South 87°55'02" West along said South line of the Northwest 1/4 of Section 33 a distance of 254.68 feet to the POINT OF BEGINNING.

Subject to a non-exclusive easement, being 30 feet in width, for ingress and egress purposes and public and private utilities, lying 30 feet right of and adjacent to the following described line: Commence at the SW corner of the NW 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida and run N 87°55'02" E along the South line of the NW 1/4 of Section 33 a distance of 572.87 feet; thence N 01°26'30" W a distance of 779.08 feet to the point of beginning; thence S 58°04'28" W a distance of 79.78 feet; thence S 79°25'29" W a distance of 34.36 feet; thence N 77°43'15" W a distance of 28.10 feet to the terminal point of herein described line and easement.

SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST

COMMODITY at 8 inch concrete movement labeled BLS 14-3; "PROVEN" located at the Southwest corner of said Northwest 1/4 of Section 33 and Township 35 North, Range 92 East, about 224 seconds West, along the West line of said Northwest 1/4 of Section 33, a distance of 97.38 feet to the POINT OF BEGINNING of the hereinafter described .00 foot Foremost; thence continue South 6 degrees 10' 20" East, 200 feet; thence continue East 88 degrees 15' 00" North - 1/4 of Section 33, a distance of 120.75 feet; thence continue East along West line of said Northwest 1/4 of Section 33, a distance of 30.00 feet; thence continue East with the Southerly line of said line of Spradley Road and the L&N old road 30.00 feet; assembly.

(2) This survey and map is copyrighted and the copying of all or of any part of this map without the express written permission of the surveyor is prohibited.

For: Remy Bilev

Daniel A. Dukes, PSM
PROFESSIONAL SURVEYING AND MAPPING

6731 S.W. 5th Trgt., P.O. Box 55, Lake Butler, Florida 32054 (904) 545-8744

Area	Area Length	Area Description	Area Type	Area Status	Area Notes
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
9	100	100	100	100	100
10	100	100	100	100	100
11	100	100	100	100	100
12	100	100	100	100	100
13	100	100	100	100	100
14	100	100	100	100	100
15	100	100	100	100	100
16	100	100	100	100	100
17	100	100	100	100	100
18	100	100	100	100	100
19	100	100	100	100	100
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27	100	100	100	100	100
28	100	100	100	100	100
29	100	100	100	100	100
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62	100	100	100	100	100
63	100	100	100	100	100
64	100	100	100	100	100
65	100	100	100	100	100
66	100	100	100	100	100
67	100	100	100	100	100
68	10				

1. Physical Address to be determined
2. Rental Property Appraisal Tax source Certification Number: 33-15-17-04633-002
3. Additional Taxed Improvements may exist but are not known

[illegible]

Point of Commencement
Southeast corner of Northwest
1/4 of Section 33
T. 141 N. R. 104 E. S. 33

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Ramey and Beatrice Billeg, the Owner of the parent parcel which has been subdivided for Maria Elva Romero, 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 MOTHER. 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. 33-15-17-04633-002
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. 33-15-17-04633-006
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.



Owner

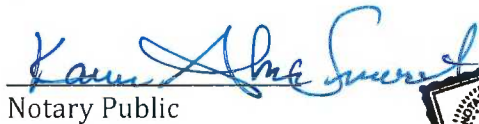
Ramey and Beatrice Billeg
Typed or Printed Name



Immediate Family Member

Maria Elba Romero
Typed or Printed Name

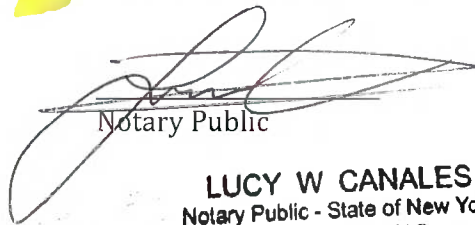
Subscribed and sworn to (or affirmed) before me this 4 day of May, 2026
by RAMEY & BEATRICE (Owner) who is personally known to me or has produced
BILLEY.H as identification. FLDI



Notary Public



 Subscribed and sworn to (or affirmed) before me this 20th day of April, 2026
by Maria E. Romero (Family Member) who is personally known to me or has
produced NYS Identification Card as identification.



Notary Public

LUCY W CANALES
Notary Public - State of New York
No. 01CA6421255
Qualified in Nassau County
My Commission Expires 08/30/2029

APPROVED:
COLUMBIA COUNTY, FLORIDA

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





Building and Zoning Department

Special Family Lot Permit Application

Invoice

76169

Applicant Information

BILLEYH RAMEY, BILLEYH
BEATRICE
440 NW Spradley Rd

Invoice Date

05/04/2026

Permit

SFLP260501

Amount Due

\$50.00

Job Location

Parcel: 33-1S-17-04633-002
Owner: BILLEYH RAMEY, BILLEYH BEATRICE,
Address: 440 NW Spradley Rd

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
05/04/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00
Amount Due:			\$50.00

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

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

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

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

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

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

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

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

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

BILLEYH RAMEY, BILLEYH
BEATRICE
440 NW Spradley Rd

Method

Cash

Date of Payment

05/04/2026

Payment

773267

Amount of Payment

\$50.00

AppID: 76169 Permit #: SFLP260501
Special Family Lot Permit
Parcel: 33-1S-17-04633-002
Owner: BILLEYH RAMEY, BILLEYH BEATRICE,
Address: 440 NW Spradley Rd

Contractor Information

Payment History

Date	Description	Amount
05/04/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/04/2026	Payment: Cash	(\$50.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.