

Columbia County Property Appraiser  
Jeff Hampton

2023 Working Values  
updated: 9/14/2023

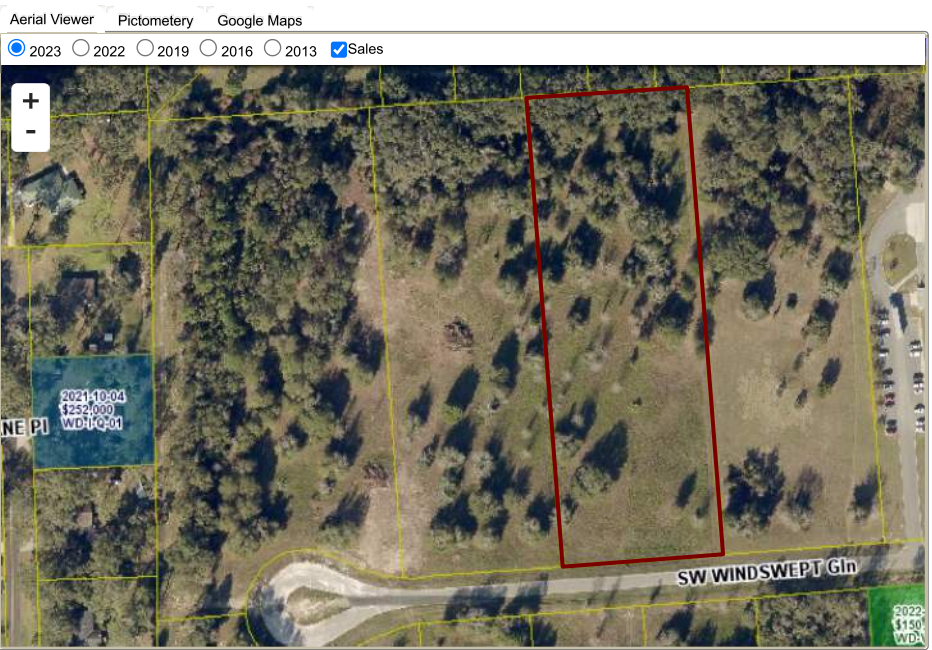
Parcel: << 24-4S-16-03120-401 (15292) >>

Owner & Property Info

Owner	CRAPPS DANIEL TRUSTEE 291 NW MAIN BLVD LAKE CITY, FL 32055		
Site			
Description*	LOT 1 WINDSWEPT INDUSTRIAL S/D UT 4.		
Area	4.22 AC	S/T/R	24-4S-16
Use Code**	VACANT INDUSTRIAL (4000)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$147,700	Mkt Land	\$147,700
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$147,700	Just	\$147,700
Class	\$0	Class	\$0
Appraised	\$147,700	Appraised	\$147,700
SOH Cap [?]	\$14,863	SOH Cap [?]	\$1,579
Assessed	\$147,700	Assessed	\$147,700
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$132,837 city:\$0 other:\$0 school:\$147,700	Total Taxable	county:\$146,121 city:\$0 other:\$0 school:\$147,700



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
4000	VAC INDUSTRIAL (MKT)	4.220 AC	1.0000/1.0000 1.0000/ /	\$35,000 /AC	\$147,700

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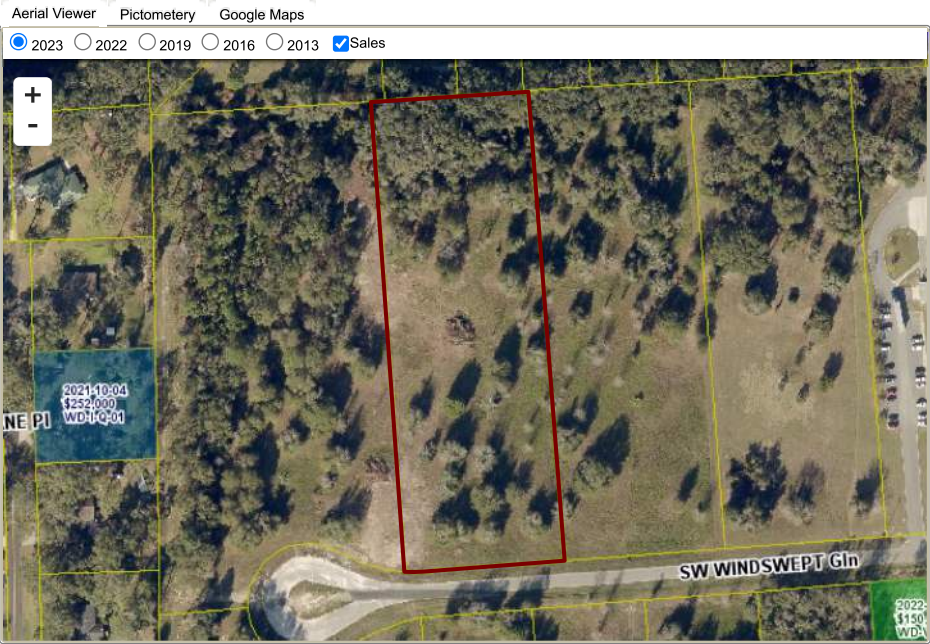
Parcel: << 24-4S-16-03120-701 (45804) >>

Owner & Property Info

Owner	CRAPPS DANIEL TRUSTEE 291 NW MAIN BLVD LAKE CITY, FL 32055		
Site			
Description*	LOT 1 WINDSWEPT INDUSTRIAL UNIT 7		
Area	4.25 AC	S/T/R	24-4S-16
Use Code**	VACANT INDUSTRIAL (4000)	Tax District	2
<small>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning &amp; Zoning office for specific zoning information.</small>			

Property & Assessment Values

2022 Certified Values	2023 Working Values	
There are no 2022 Certified Values for this parcel	Mkt Land	\$148,750
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$148,750
	Class	\$0
	Appraised	\$148,750
	SOH Cap [?]	\$109,735
	Assessed	\$148,750
	Exempt	\$0
	Total	county:\$39,015 city:\$0
	Taxable	other:\$0 school:\$148,750



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
4000	VAC INDUSTRIAL (MKT)	4.250 LT	1.0000/1.0000 1.0000/ /	\$35,000 /LT	\$148,750

Return to:  
Jennie Clayton  
First National Financial Title Services, LLC  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
404-558-7768  
File No. FL252204138JC

Prepared by and return to:  
Daniel Crapps, Trustee  
Windswept Land Trust  
291 NW Main Blvd  
Lake City, Florida 32055

Property Appraiser's ID #:  
24-4S-16-03120-401  
24-4S-16-03120-000

### TRUSTEE'S WARRANTY DEED

**This Trustee's Warranty Deed** is executed this 8th day of AUGUST, 2023, by DANIEL CRAPPS, individually and as Trustee of Windswept Land Trust ("Grantor") whose post office address is 291 NW MAIN BLVD, Lake City, FL 32055 to Old Dominion Freight Line, Inc. ("Grantee") whose post office address is 500 Old Dominion Way, Thomasville, NC 27360.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

**Parcel #1 - Lot #1 – Windswept Industrial Subdivision, Unit #4 according to the plat thereof recorded in Plat Book 9 Pages 121 and 122 of the Public Records of Columbia County, Florida**

**Parcel #2 - Lot #1 – Windswept Industrial Subdivision, Unit #7 according to the plat thereof recorded in Plat Book 10 Page 1 of the Public Records of Columbia County, Florida**

The above-described property is not, nor has it ever been the homestead of Grantor.

**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

**And**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

Initials DU  
\_\_\_\_\_

**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors  
in the presence of:

Vera Lisa Hicks  
Signature of Witness 1

Daniel Crapps  
Signature

Vera Lisa Hicks  
Print Name of Witness 1

Daniel Crapps  
Individually and as Trustee of  
WINDSWEPT LAND TRUST

Kristi L Ditter  
Signature of Witness 2

Kristi L. Ditter  
Print Name of Witness 2

State of FLORIDA  
County of COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_  
online notarization, this 8<sup>th</sup> Day of August, 2023, by DANIEL CRAPPS, individually and as Trustee of  
WINDSWEPT LAND TRUST, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

(SEAL)

Vera Lisa Hicks  
Notary Public  
My Commission Expires:

