

X 20-129

Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 10/9/2020

Parcel: <> 14-7S-16-04213-006 >>

Owner & Property Info

Result: 1 of 1

Owner	FLYING FARMER LLC 20638 NW 78TH AVE ALACHUA, FL 32615		
Site	SHILOH ST, FT WHT		
Description*	COMM SW COR OF SE1/4 OF NE1/4, RUN N 417.42 FT FOR POB, CONT N 369.48 FT, E 540 FT, S 787.27 FT, W 293.39 FT, N 240.56 FT, W 42.56 FT, N 176.48 FT, W 208.71 FT TO POB. (THERE APPEARS TO BE AN APPROX 0.15 AC OVERLAP ORB 806-1086, WD 1148-2429 & EX 0.18 ACRE ...more>>		
Area	7.36 AC	S/T/R	14-7S-16
Use Code**	MISC RES (000700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (2)	\$36,088	Mkt Land (2)	\$36,088
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (2)	\$4,160	XFOB (2)	\$4,160
Just	\$40,248	Just	\$40,248
Class	\$0	Class	\$0
Appraised	\$40,248	Appraised	\$40,248
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$40,248	Assessed	\$40,248
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$40,248 city:\$40,248 other:\$40,248 school:\$40,248	Total Taxable	county:\$40,248 city:\$40,248 other:\$40,248 school:\$40,248

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
4/15/2008	\$100	1148/2429	WD	V	U	01
5/5/1995	\$9,900	806/1086	WD	V	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0252	LEAN-TO W/	2010	\$200.00	1.000	0 x 0 x 0	(000.00)

Return



Permit #40937

Application for Membership and Electric Service

Page 1 of 1

September 22, 2020

Member# - [REDACTED]
Account# - 9120390
Location# - 8788479
Contact Number - (352) 262-5407

County - Columbia
Business Phone -

JAVIER A VELEZ
999 SW SHILOH ST
FORT WHITE, FL 32038-2829

*\$125.00 new service fee
250.00 deposit*

Served by the Lake City District

I/We certify that the electric service provided by Clay Electric is for the following purpose: **General Service**

The applicants hereby apply for membership in Clay Electric Cooperative, Inc., and agree to comply with and be bound by the provisions of the charter and bylaws of said Cooperative and such rules and regulations as may be adopted by the Cooperative.

Memberships and deposits are not transferable by the member/applicants and constitute security for the amounts due the cooperative. The Cooperative may transfer membership fees and deposits to other accounts maintained by member/applicant in accordance with the Cooperative's policies. The new service fee is non-refundable and due at the time of application. It is only effective for 12 months from the time of application.

The applicants understand that the Cooperative has the right to place and access metering devices to record energy use and properly maintain electric service.

The applicants understand that one dollar will be deducted from capital credits each year to pay for the annual subscription to the Kilowatt, the Cooperative's regular publication.

The applicants agree that failure to negotiate a check made payable to the applicants for a capital credit retirement or for any other payment due from Clay Electric Cooperative and if such failure continues for a period of three years then in accordance with the Cooperatives bylaws, rules and regulations, the applicants shall have agreed to release and assign such check or payment to the Cooperative or its designee.

The applicant(s), in consideration of one dollar and other valuable considerations to them in hand paid, receipt whereof is acknowledged, do hereby grant and convey unto Clay Electric Cooperative, Inc., whose post office address is Keystone Heights, Florida, and its successors and assigns, a perpetual easement across and the right to enter upon the land of the undersigned, situated in County of **Columbia**, State of Florida, and more particularly described as follows:

A parcel of land lying, being and situate in Section 14, Township 7 South, Range 16, Columbia County, Florida.
TPN# 14-7S-16-04213-006

and to place, replace, construct, operate, repair and maintain an electric distribution line, and to cut trees and shrubbery within **10 feet** on each side of said distribution line and to enter the land of the undersigned at any reasonable time for the purpose of reading electric meters. If gates are locked or combination locks are installed, it is the responsibility of the applicant(s) to allow the Cooperative access.

The applicants understand Clay Electric has the right of offset for expenses incurred for the collection of delinquent debts to the Cooperative by the member.

Signature [Signature] Date [Date]

First Witness [Signature]

Second Witness [Signature]

Signature [Signature] Date [Date]

First Witness [Signature]

Second Witness [Signature]

Please verify your Name, Address, and Phone Number.

Permit # 26431

Prepared by and return to:
CWW/LAH
Real Estate Division
Clay Electric Cooperative, Inc.
P. O. Box 308
Keystone Heights, Florida 32656

Clay Electric Property No. 8788479
W.O. No: 277490

Tax Parcel No.
14-7S-16-04213-006

Acct#
47842

RIGHT-OF-WAY EASEMENT

Clay Electric Cooperative, Inc.

GRANTORS, (whether singular or plural) FLYING FARMER, LLC

whose mailing address is 20638 NW 78th AVE

Space above for recording data

City ALACHUA State FLORIDA Zip Code 32615

in Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement TWENTY (20) feet in width over, under, upon and across the lands and real property situate, lying and being in the County of COLUMBIA, State of Florida, more particularly described as follows:

A Non-exclusive easement twenty (20) feet in width being ten (10) feet on each side of the centerline of an overhead electrical distribution system and associated facilities over, under, upon and across parcel of land lying in Section 14, Township 7 South, Range 16 East, Columbia County, Florida.

Said parcel being more particularly described on the attached Exhibit "A".

together with a perpetual easement over, under, upon and across all streets, roads, alleys, easements and rights-of-way in any plat or subdivision of which the above described property is a part, to the extent of Grantor's interest therein. Grantee shall have the following rights and uses in the Easement Area: the right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands (Easement Area) for the transmission of electric power and the distribution thereof; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative's facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative's use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple, that Grantor has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative's use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this _____ day of _____, 2020.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

First,

Witness Signature: Kyle Polansky

(seal)

Also,

Type/Print Name: MARK P. SULLIVAN

(seal)

Second,

Witness Signature: Crystal Cuman

(seal)

Also,

Type/Print Name: CRYSTAL CUMAN

(seal)

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online

notarization, this 29 by MARK P. SULLIVAN, Managing Member,
(date) (name of member, manager, officer, or agent, title of member, manager, officer or agent)