



Columbia County Gateway to Florida

65741
FOR PLANNING USE ONLY

Application # STUP 240605

Application Fee 450.00

Receipt No. 767281

Filing Date 6-7-2024

Completeness Date 6-7-2024

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Barbara Alvarez
2. Address of Subject Property: 5809 NW Lake Jeffery Rd Lake City
3. Parcel ID Number(s): 09-35-116-02045-102 FL 32055
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 5.09
7. Existing Use of Property: Residence
8. Proposed Use of Property: STUP Residence
9. Proposed Temporary Use Requested: STUP

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Sony North Title: _____
Company name (if applicable): _____
Mailing Address: 3311 SW State Rd 247
City: Lake City State: FL Zip: 32024
Telephone: (303) 552-8851 Fax: () Email: provisionpermitting@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Grace Alvarez
Mailing Address: 5809 NW Lake Jeffery Rd
City: Lake City State: FL Zip: 32055
Telephone: (303) 552-8851 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. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? If yes, list the names of all parties involved: NIA If yes, is the contract/option contingent or absolute: ☒ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☒ Yes ☐ No X
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No _____
Special Exception Application No. SE _____

CI. ATTACHMENT/SUBMITTAL REQUIREMENTS

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: applications for placement of any mobile home or travel trailer used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located, shall require that a residential building permit application and signed septic site plan approval and release be submitted concurrently with the temporary use permit application. Maximum electrical capacity for such temporary uses shall not exceed 100 amps. Such uses shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months unless extended by the Board of County Commissioners upon finding by the Board that construction has been underway and is continuing.

6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.

7.

In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;
- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
- h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information:
 - a. The name and permanent address or headquarters of the person applying for the permit;
 - b. If the applicant is not an individual, the names and addresses of the business;
 - c. The names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
 - d. The dates and time within which the temporary business will be operated;
 - e. The legal description and street address where the temporary business will be located;
 - f. The name of the owner or owners of the property upon which the temporary business will be located;
 - g. A written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. A site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and
- i. A public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its permanent telephone number, must be

posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefore is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
 - a. Demonstrate a permanent residence in another location.
 - b. Meet setback requirements.
 - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
 - d. Maximum electrical capacity for such temporary uses shall not exceed 100 amps.
 - e. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
 - f. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with the land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

Additional Requirements for a complete application:

1. Legal Description with Tax Parcel Number.
2. Proof of Ownership (i.e. deed).
3. Agent Authorization Form (signed and notarized).
4. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
5. Fee. The application fee for a Special Temporary Use Permit Application is based upon the Temporary Use requested. No application shall be accepted or processed until the required application fee has been paid.
 - a. For Items (1) through (6) above, the application fee is \$100.00
 - ☒ b. For Item (7) above, the application fee is \$450.00 or \$200.00 for a two year renewal
 - c. For Item (8) above, the application fee is \$250.00
 - d. For Item (9) above, the application fee is \$500.00 for temporary sales of motor vehicles or \$250.00 for non-seasonal good or general merchandise
 - e. For Item(10) above, the application fee is \$200

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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

Grace Alvarez

Applicant/Agent Name (Type or Print)

☒ Grace Marie Oliva

Applicant/Agent Signature

5/16/2024

Date

Inst: 202412011104 Date: 05/29/2024 Time: 12:20PM
Page 1 of 4 B: 1515 P: 1133, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk

Quitclaim Deed

RECORDING REQUESTED BY Grace Marie Alvarez

AND WHEN RECORDED MAIL TO:

Grace Marie Alvarez, Grantee(s)

P.O. Box 890

Lake City, FL 32056

Consideration: \$ No consideration

Property Transfer Tax: \$ None

Assessor's Parcel No.: 02045-102

Columbia County
Parcel # 09-35-16-02045-102
5809 N.W. Lake Jeffery Rd
Lake City FL 32055

see attached description

PREPARED BY: Grace Marie Alvarez certifies herein that he or she has prepared this Deed.

Grace Marie Alvarez
Signature of Preparer

5/28/2024
Date of Preparation

Grace Marie Alvarez
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 5/28/2024 in the County of
Columbia, State of Florida

by Grantor(s), Grace Marie Alvarez and Barbara Frances Alvarez

whose post office address is P.O. Box 890, Lake City, FL 32056

to Grantee(s), Grace Marie Alvarez

whose post office address is P.O. Box 890, Lake City, FL 32056

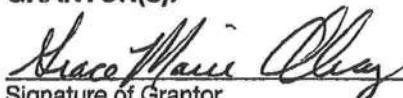
WITNESSETH, that the said Grantor(s), Grace Marie Alvarez and Barbara Frances Alvarez
for good consideration and for the sum of No consideration

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

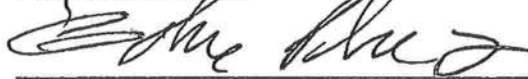
interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Columbia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

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

GRANTOR(S):



Signature of Grantor

Grace Marie Alvarez
Print Name of Grantor



Signature of First Witness to Grantor(s)

Gene Thomas Phelps Jr
Print Name of First Witness to Grantor(s)
5809 NW Lake Jeffery Rd
Lake City FL 32055

GRANTEE(S):


Signature of Grantee

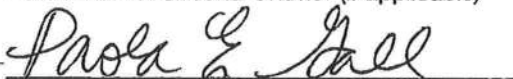
Grace Marie Alvarez
Print Name of Grantee


Signature of First Witness to Grantee(s)

Gene Thomas Phelps Jr
Print Name of First Witness to Grantee(s)
5809 NW Lake Jeffery Rd
Lake City FL 32055


Signature of Second Grantor (if applicable)

Barbara Frances Alvarez
Print Name of Second Grantor (if applicable)


Signature of Second Witness to Grantor(s)

PAOLA E. GALL
Print Name of Second Witness to Grantor(s)
14158 SW TUSTENUGGEE AVE
FORT WHITE FL 32038

N/A
Signature of Second Grantee (if applicable)

N/A
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

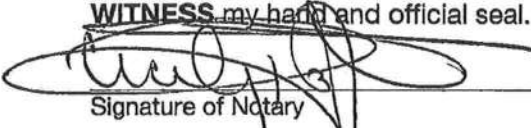
NOTARY ACKNOWLEDGMENT

State of Florida
County of Columbia

On May 28th, 2024, before me, Cicily R. Johnson, a notary
public in and for said state, personally appeared, Grace Marie Alvarez
and Barbara Frances Alvarez

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

~~WITNESS~~ my hand and official seal.



Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID Identification Card
and Driver License

(Seal)



CICILY R. JOHNSON
Notary Public - State of Florida
My Comm. Exp. Dec. 9, 2025
Commission # HH206318

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 6781

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02045-102	651	See Below	See Below	003

ALVAREZ BARBARA FRANCES
 PHELPS GENE THOMAS JR
 5809 NW LAKE JEFFERY RD
 LAKE CITY FL 32055

09-3S-16 5000/500010.17 Acres COMM
 AT NE COR OF SE1/4 OF NE1/4, W 60
 FT, S 530.97 FT FOR POB, CONT S
 601.60 FT, W 815.76 FT, S 745.49 FT
 TO N R/W OF C R 250, NW ALONG R/W
 250 FT, NE 859.29 FT, NE 860.74 FT
 TO POB. 1046-862, WD 1177-1347, QC
 1196-1860, WD 1398-2345, 2346, WD
 1495-1108

Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
BOARD OF COUNTY COMMISSIONERS	7.8150	126,725	55,000	\$71,725	\$560.53	
COLUMBIA COUNTY SCHOOL BOARD						
DISCRETIONARY	0.7480	126,725	30,000	\$96,725	\$72.35	
LOCAL	3.2170	126,725	30,000	\$96,725	\$311.16	
CAPITAL OUTLAY	1.5000	126,725	30,000	\$96,725	\$145.09	
SUWANNEE RIVER WATER MGT DIST	0.3113	126,725	55,000	\$71,725	\$22.33	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	126,725	55,000	\$71,725	\$0.01	
Total Millage		13.5914	Total Taxes		\$1,111.47	
Non-Ad Valorem Assessments						
Code	Levying Authority			Amount		
FFIR	FIRE ASSESSMENTS			\$285.98		
GGAR	SOLID WASTE - ANNUAL			\$198.06		
Total Assessments				\$484.04		
Taxes & Assessments				\$1,595.51		

COMM AT NE COR OF SE1/4 OF NE1/4
S30.97 FT FOR POB, CONT S 601.50
FT, S 745.49 FT TO N R/W OF C R

ALVAREZ GRACE MARIE
PO BOX 890
LAKE CITY, FL 32056

2024

09-3S-16-02045-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Roof Structure	17	IRREGULAR 100
Roof Cover	14	PREFIN MET 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VINYL 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories Architectural	1.1	100
Units	0	CONV 100
Condition Adj	04	04 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVG	ECON	FUNCT	NORM	%COND
0100	01	2,036	148,0604	151.02	307,477	2010	2015	0	0	8.00	92.00
Heated Area: 1652											
HX Base Yr											

COLUMBIA COUNTY PROPERTY

VALUATION BY	VALUATION SUMMARY	STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,879
TOTAL MARKET OBX/VALUE		22,341
TOTAL LAND VALUE - MARKET		33,085
TOTAL MARKET VALUE		338,305
SCHIAVL Deduction		0
ASSESSED VALUE		338,305
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		338,305
TOTAL JUST VALUE		338,305
INCON VALUE		67,112
INCOME VALUE		300,414
PREVIOUS YEAR MKT VALUE		

SALES DATA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044936	Electrical Serv	0	07/12/2022
000042024	Roof Replacement	14,000	05/27/2021
40148	STORAGE	0	07/14/2020
28222	SFR	678	11/16/2009

OFF RECORD

Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1515/1133	5/28/2024	QC	U	I	11	0

GRANTOR: ALVAREZ GRACE MARIE

1512/2524	4/15/2024	QC	U	I	11	100
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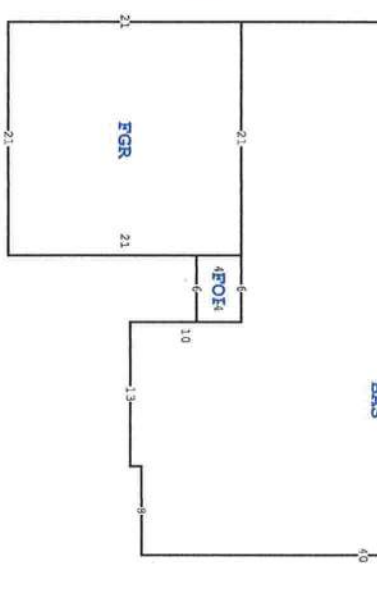
GRANTOR: ALVAREZ BARBARA FRANK

GRANTOR: ALVAREZ BARBARA FRA						
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BUILDING NOTES

BAS-[ORIG=0,01 W22 S7 W14 N12 W12 S36 E21 E6 S10 E13 W1 E8						
N40 S						
FGR-[ORIG=48,311 S21 E21 N21 W21 S						
FEP-[ORIG=22,01 NS W14 S12 E14 N7 S						
FOP-[ORIG=27,311 S4 E6 N4 W6 S						

AREA	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1,652	229,526
FEP	168	80	134	18,618
FGR	441	55	243	33,762
FOP	24	30	7	972



QUALITY	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD LOC	9316.00	1.00/

EXTRA FEATURES	2,285	2,036	282,879
1 0166 CONC, PAYMT	0	0	0
2 0294 SHED WOOD/	0	0	0
3 0296 SHED METAL	0	0	0
4 0120 CLFENCE	4	0	0
5 0297 SHED CONCR	0	0	0
6 0040 BARN, POLE	0	0	0
7 0251 LEAN TO W/	0	12	60
8 0251 LEAN TO W/	0	0	0
9 0104 GENERATOR	0	0	0

LAND DESCRIPTION	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT LND UTS	UNIT D	DPTH	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSVY
1 0100	C	SFR	0		0.00	0.00	5.09 AC	1.00	1.00	1.00	6,500.00	6,500.00	6,500.00	33,085							

TOTAL OBX/F	22,341
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REVIEW DATE	10/05/2023	BY	TP	Total Acres: 5.09	Total Land Value: 33,085	Market: 0	Agricultural: 0	Common: 33,085	PRINTED 06/05/2024 BY SYS
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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 6/5/2024

Parcel: << 09-3S-16-02045-102 (46715) >>

Owner & Property Info

Result: 1 of 1

Owner	ALVAREZ GRACE MARIE PO BOX 890 LAKE CITY, FL 32056		
Site	5809 NW LAKE JEFFERY RD, LAKE CITY		
Description*	COMM AT NE COR OF SE1/4 OF NE1/4, W 60 FT, S 530.97 FT FOR POB, CONT S 601.60 FT, W 815.76 FT, S 745.49 FT TO N R/W OF C R 250, NW ALONG R/W 250 FT, NE 859.29 FT, NE 860.74 FT TO POB & EX 5.08 AC DESC IN QC 1512-2522, 1046-862, WD 1177-1347, QC 1196-1860, ...more>>>		
Area	5.09 AC	S/T/R	09-3S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

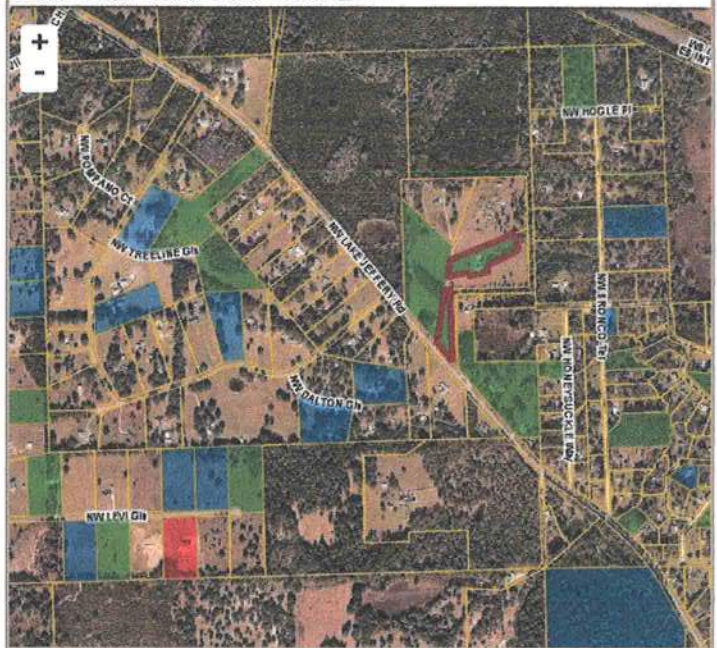
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,859	Mkt Land	\$33,085
Ag Land	\$2,338	Ag Land	\$0
Building	\$205,414	Building	\$282,879
XFOB	\$22,641	XFOB	\$22,341
Just	\$300,414	Just	\$338,305
Class	\$243,252	Class	\$0
Appraised	\$243,252	Appraised	\$338,305
SOH Cap [?]	\$116,527	SOH Cap [?]	\$0
Assessed	\$126,725	Assessed	\$338,305
Exempt	HX HB VX \$55,000	Exempt	\$0
Total	county:\$71,725 city:\$0	Total	county:\$338,305 city:\$0
Taxable	other:\$0 school:\$96,725	Taxable	other:\$0 school:\$338,305

Aerial Viewer Pictometry Google Maps

© 2023 ○ 2022 ○ 2019 ○ 2016 ○ 2013 ☒ Sales

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/28/2024	\$0	1515 / 1133	QC	I	U	11
4/15/2024	\$100	1512 / 2524	QC	I	U	11
7/19/2023	\$544,900	1495 / 1108	WD	I	Q	01
11/14/2019	\$234,000	1398 / 2346	WD	I	Q	01
11/14/2019	\$100	1398 / 2345	WD	I	U	11
6/11/2010	\$100	1196 / 1860	QC	V	U	11
7/20/2009	\$79,500	1177 / 1347	WD	V	Q	01
5/13/2005	\$88,900	1046 / 862	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2010	1652	2285	\$282,879

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	2010	\$1,141.00	507.00	0 x 0
0294	SHED WOOD/VINYL	2014	\$200.00	1.00	0 x 0
0296	SHED METAL	2014	\$800.00	1.00	0 x 0
0120	CLFENCE 4	2014	\$200.00	1.00	0 x 0
0297	SHED CONCRETE BLOCK	2014	\$2,600.00	1.00	0 x 0
0040	BARN,POLE	2020	\$10,000.00	1.00	30 x 60
0251	LEAN TO W/FLOOR	2020	\$1,000.00	1.00	12 x 60
0251	LEAN TO W/FLOOR	2022	\$1,000.00	1.00	x
0104	GENERATOR PERM	2022	\$5,400.00	1.00	x

Land Breakdown

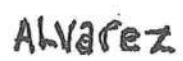
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.090 AC	1.0000/1.0000 1.0000/ /	\$6,500 /AC	\$33,085

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 6/5/2024 and may not reflect the data currently on file at our office.



ALVAREZ



UCHealth Seniors Clinic - Anschutz
Medical Campus
1635 AURORA CT FL 5
ANSCHUTZ OUTPATIENT PAVILION
AURORA CO 80045-2541
O: 720-848-3400
F: 720-848-3401

[uchealth.org](https://www.uchealth.org)

October 26, 2023

Patient: **Barbara F Alvarez "Barbara"** (DOB:
11/12/1944))

To Whom it May Concern,

Patient requires a separate residence on family property for support of activities of daily living as well as support of instrumental activities of daily living. Patient safety in independent living is predicated on having access to family caregiver support on the property.

The address associated with this request is noted below:

5809 NW Lake Jeffery Rd
LAKE CITY FL 32055

If you have questions, please do not hesitate to contact the clinic.

Sincerely,

If you have questions, please do not hesitate to contact the clinic.

Sincerely,

Devin K Gilhuly, MD
10/26/2023, 2:34 PM

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

STATE OF FLORIDA
COUNTY OF COLUMBIA

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

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 09-38-16-02045-102.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 09-38-16-02045-102 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

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

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

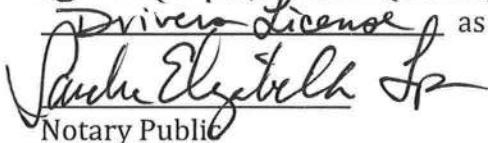

Owner

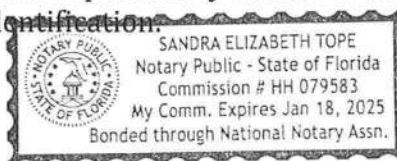
Grace Alvarez
Typed or Printed Name


Family Member

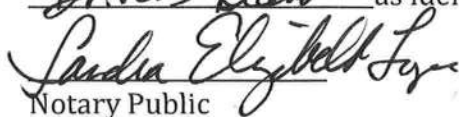
Barbara Alvarez
Typed or Printed Name

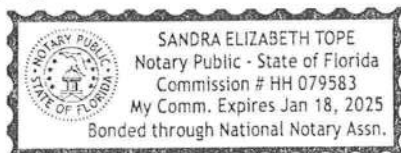
Subscribed and sworn to (or affirmed) before me this 16 day of May, 2024, by Grace Alvarez (Owner) who is personally known to me or has produced Drivers License as identification.


Notary Public



Subscribed and sworn to (or affirmed) before me this 16 day of May, 2024, by Barbara Alvarez (Family Member) who is personally known to me or has produced Drivers License as identification.


Notary Public



COLUMBIA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Sonup North
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for STUP
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Grace Alvarez

Applicant/Owner's Title: _____

On Behalf of: _____
(Company Name, if applicable)

Telephone: 303-552-8851 Date: 5/16/24

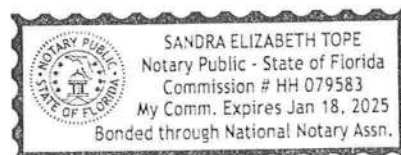
Applicant/Owner's Signature: [Signature]

Print Name: Grace Alvarez

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 16 day of May, 20 24, by Grace Alvarez,
whom is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced Drivers License

[Signature]
(Notary Signature) (SEAL)



STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT

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

Property Tax Parcel ID number 09-35-16-02045-102

Subdivision (Name, Lot Block, Phase) _____

Give my permission for Barbara Alvarez to place a Mobile Home on
(Family Members Name)
this land.

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

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

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

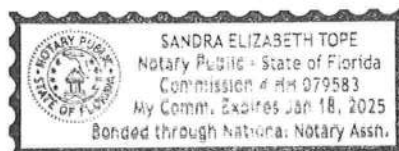
Grace Alvarez [Signature] 5/16/24
Printed Name of Signor Signature Date

Printed Name of Signor Signature Date

Sworn to and subscribed before me this 16 day of May, 2024 by
____ physical presence or ____ online notarization and this (these) person(s) are personally
known to me ____ or produced ID ID Driver License

Sandra Elizabeth Tope [Signature]
Printed Name of Notary Signature

Notary Stamp





Building Department

Receipt Of Payment

Applicant Information

ALVAREZ GRACE MARIE
5809 NW Jeffery RD

Method

Check 14483

Date of Payment

06/07/2024

Payment

767281

Amount of Payment

\$450.00

AppID: 65741 Permit #: STU240605
Special Temporary Use
Parcel: 09-3S-16-02045-102
Owner: ALVAREZ GRACE MARIE, ,
Address: 5809 NW Jeffery RD

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/07/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
06/07/2024	Payment: Check 14483	(\$450.00)
		\$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.