District No. 1 – Kevin Parnell District No. 2 - Rocky Ford

District No. 3 - Robby Hollingsworth

District No. 4 - Everett Phillips

District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 23, 2025

via electronic mail

Carol Chadwick 1208 Fairfax Gln Lake City, FL 32025

Re: SD241203

Ms. Chadwick,

Please use this letter as notification that your application, SD241203, as submitted on December 13, 2024 for a Minor subdivision was approved on January 16, 2025 by the Columbia County Board of Commissioners.

Louie Goodin County Planner Columbia County, Florida



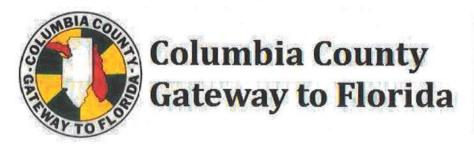
# COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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.

roday's Date:	1/8/2025	Meeting Date:	1/16/2025
Department:	Zoning Department		
. Nature and pu	rpose of agenda item:		
Petition for Heights) o	or a minor subdivision by Carol Chad of 3 lots on the lands described as P	wick, agent for Brandon Sta ID #'s 06-3S-002010-002 &	lvey, to create a minor subdivision (Salem 06-3S-16-02010-000. This is in District 3.
2. Recommen	ded Motion/Action:		
approve S	SD 24-1203		
3. Fiscal impa	ct on current budget.		
	n has no effect on the current budge	et	

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF COUNTY COMMISSIONERS ON 1/16/2025

6	8599	



FOR PLANNING USE ONLY	
Application # SD 241203	
Application Fee \$1,000.00	
Receipt No. 769165	
Filing Date 12-13-2024	/
Completeness Date 1-23-25	

M	inor	Subd	ivision	Appl	lication
	AAA U A		AVIOLUIA		

PRO	DJECT INFORMATION	TO CO
1.	Project Name: SALEM HEIGHTS	
2.	Address of Subject Property: TBD NW LAKE JEFF	ERY ORAD, LAKE CITY, FL
3.	Parcel ID Number(s): 06-3S-16-02010-002 & 06-3S	-16-02010-000
4.	Future Land Use Map Designation: A-3	TRO
5.	Zoning Designation: A-3	
6.	Acreage: 20.95	
7.	Existing Use of Property: VACANT	
8.	Proposed use of Property: RESIDENTIAL	
9.	Total Number of Lots <sup>3</sup>	y
	PLEASE NOTE: All subdivisions, whether minor	or major, require a pre-application conference
	with the Land Development Regulation Adminis	
	subdivision.	*
APP	PLICANT INFORMATION	
1.	Applicant Status   Owner (title holder	-) ■ Agent
2.	Name of Applicant(s): CAROL CHADWICK, PE	Title: CIVIL ENGINEER
	Company name (if applicable):	
	Mailing Address: 1208 SW FAIRFAX GLEN	
	City: LAKE CITY State: F	Zip: 32025
	Telephone:_() 307.680.1772 Fax:_()	
	PLEASE NOTE: Florida has a very broad pub	lic records law. Most written communications
	or from government officials regarding go	vernment business is subject to public record
	or from government officials regarding go requests. Your e-mail address and commun	
3.	or from government officials regarding go requests. Your e-mail address and communi If the applicant is agent for the property owner	vernment business is subject to public record cations may be subject to public disclosure. *.
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3.	or from government officials regarding government. Your e-mail address and communities.	vernment business is subject to public record cations may be subject to public disclosure.  *.  PERTY DEVELOPERS LLC  INIT 19  Zip: 32055  Email: suebtowns@yahoo.com  lic records law. Most written communications to vernment business is subject to public records

### NOTICE TO APPLICANT

Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

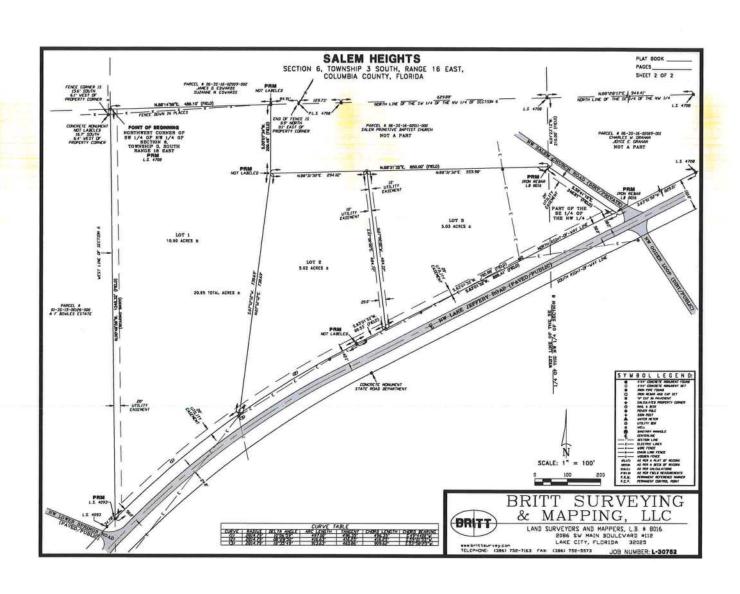
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Applicant/Agent Name (Type or Print)	
	Date
Applicant/Agent Signature	



Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A014 10D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2024.12.11 15:03:32 -05'00'

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SUE & TOVAS BRANDON STALVEY	PROTECTION OF THE PROPERTY OF	IN PLAT BOOK PACE
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I HEREE CERTIFY THES ID BE A TIME AND CONNECT REPRESENTATION OF THE LAND SURVIVEE AND DOWN HEREON, THAT THE SURVEY WAS ANDE UNDER HE ESTANDISHE SURVEY ENECTION BENEFIT AND RECORDED CONTROL. THAT PROMADED REFERENCE MEMBERS HAVE BEEN SET AS DEBUT AND THAT SURVEY AND SETULISHING THE COLUMN COUNTY, SURVEY OF DEPUMER AND OWNERS IT OF THE FLORIDA FRANCE VIEW TO COLUMN COUNTY, SURVEY OF DEPUMER AND OWNERS IT OF THE FLORIDA		BRITT SURVEYING & MAPPING, LLC
		LAND SURVEYORS AND MAPPERS, L.B. # 8016
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	G 8 3 PROPERTY SEVELOPER, LLC 215 NV FRENCH PALLS GER # 19 LARE CITY, FL 32033	E-PICTURE (286) 752-7162 FAX: (286) 752-5572 IND NUMBER: 1-20782
	TELE	PHONE (386) 752-7163 FAX: (386) 752-3573 JOB NUMBER: L-30782



# CAROL CHADWICK, P.E.

Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 52025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Fire Flow Report

Fire suppression water shall be ported to the site.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by Carol Chadwick DN: c=U5, o=Florida, dnQualifier=A014 10D000018D463 84E7500032FEE, cn=Carol Chadwick Date: 2024.12.11 15:03:03 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24267

### CAROLCHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Concurrency Impact Analysis

The site is located in an area currently use for single family homes. The sites will be serviced by private septic systems and private wells water. Calculations were based on 4 bedroom homes.

### Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 210
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

### Summary of analyses:

Trip generation: 28.71 ADT \$ 3.03 Peak PM trips

Potable Water: 4800 gallons per dayPotable Water: 4800 gallons per day

Solid Waste: 5.48 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2024.12.11
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Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24267

### CONCURRENCY WORKSHEET

**Trip Generation Analysis** 

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
210	Single Family Homes	9.57	1.01	3.00	28.71	3.03

### **Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

<sup>\*</sup> Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

### **Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

<sup>\*</sup> Multiplier is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

### **Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Single Family Homes	1.83	3.00	5.48

<sup>\*\*0.73</sup> tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

### CAROL CHADWICK, P.E.

Oivil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Comprehensive Plan Consistency Analysis

Salem Heights is consistent with Columbia County's Comprehensive Plan.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

• Objective I. I The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

• Policy I.I.I The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The 3 proposed lots meet the requirement for area and width for proposed plats. The lots will utilize private septic systems and private water wells.

 Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

 Policy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The subdivision of the land will be completed prior to 2025.

Policy I.1.4 The county shall continue to maintain standards for the coordination and siting of

# CAROL CHADWICK, P.E.

Page 2

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with other agricultural and residential uses in the area and will not have any adverse environmental impacts on the existing land uses.

 Policy I.1.5 The county shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

Policy I. I. 6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed lots are compatible with the adjacent agricultural and residential uses.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A014 10D0000018D463 84E7500032FEE, cn=Carol Chadwick Date: 2024.12.11 15:02:32 -05'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23468

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jan 08 2025 10:32:08 GMT-0500 (Eastern Standard Time)



Parcel No: 06-3S-16-02010-000 Owner: STALVEY BRANDON,

Subdivision:

Lot:

Acres: 5.14985371 Deed Acres: 5.15 Ac

District: District 3 Robbie Hollingsworth

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

All data, information, and maps are provided as is without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implies warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

### 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: N.A.			
	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 pro-	perty:		
	Future Land Use Map Amendment:    Yes	■No		
	Future Land Use Map Amendment Application No. CPA			
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes			
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Applic	cation No. Z		
	Variance: ☐Yes ■No			
	Variance Application No. V			
	Special Exception:			
	Special Exception Application No. SE			

## D. ATTACHMENT/SUBMITTAL REQUIREMENTS

### FOR FINAL PLATS:

- 1. Final Plats containing the following information: (Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)
  - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - b. Name and address of subdivider.
  - c. North arrow, graphic scale, and date of plat drawing.
  - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

- e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
- f. Legal description of the tract.
- g. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency. Where no flood elevation is determined the area shall be determined by subdivider's engineer.
- h. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three) shall be accurately described on the plat.
- Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- Location, dimensions, and purposes of any land reserved or dedicated for public use.
- Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
- m. Street right-of-way lines shall show bearing distance along centerline of roads, radii, and arc length.
- Lot lines shall be shown with dimensions to the nearest one-hundredth foot and bearings.
- o. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- Accurate location and description of monuments and markers.
- q. Covenants and restrictions.
- r. The date the board of county commissioners approved the preliminary plat.
- s. Certificate of Surveyor
- t. Certificate of the Subdivider's Engineer.
- u. Certificate of Approval by the Attorney for the County.
- v. Certificate of Approval by the Board of County Commissioners.
- w. Dedication. A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgage's interest to the dedication of public right-of-way.

- x. Certificate of payment of taxes. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
- y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter* 177, as amended.
- 2. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. *Note: Not required for minor replats.*
- Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For
  commercial and industrial developments, an analysis of the impacts to Transportation,
  Potable Water, Sanitary Sewer, and Solid Waste impacts are required. Note: Not required for
  minor replats unless the replat is creating additional lots.
- 4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. \$1,000.00 No application shall be accepted or processed until the required application fee has been paid.

Jeff Hampto	ia County Propert 06-38-16-02010-002 (470		ser		60.000 90	Sept.	2	2025 Working Value updated: 12/5/202
		20,0			) [	ctometery Google Maps		- s dyclasion
Owner & P	STALVEY BRANDON 215 NW FAIRWAY HILLS G UNIT 19 LAKE CITY, FL 32055	LN			+	○2019 ○2016 ○2013 □S	ales	
Site	Date 0111,112 02000						96.19 -4 V	A CONTRACT SHAPE
Description*  BEGIN AT NW COR OF SW1/4 OF 388.69 FT TO R/W LINE OF LAKE CURVE 497 FT, N 1248.32 FT TO SW1/4 OF NW1/4 OF SEC, RUN E		TO POB.(PRCL	RD, THENCE S A) & ALSO CO	W'RLY ALONG MM AT NW COR OF			2	
Area	16.07 AC		S/T/R	06-3S-16	The same of the sa		30	
Use Code**	NON AG ACREAGE (9900)		Tax District	3	No. of the last of	E BOOKERS IN	Wise St	रिवल
Please contact y	above is not to be used as the Legal is a FL Dept. of Revenue (DOR) code our city or county Planning & Zoning of	Description for this and is not maintain ffice for specific zon	parcel in any lega led by the Proper ning Information.	transaction. y Appraiser's office.				and the second
	Assessment Values					BUNUME	THE FRANCE	
	024 Certified Values	_	2025 Working	Contraction and		ALE C		
There are n	o 2025 Certified Values for thi parcel	-		\$86,778		CONTRACTOR OF THE PARTY OF THE		5 20
	parcor	Ag Land		\$0				
		Building		\$0	Vone.			
		XFOB		\$0	MERI SPRING			1
		Just		\$86,778	A CSIR			A CONTRACT OF THE PROPERTY OF
		Class		\$0				五 西美 一 工 工 基 西 一 五
		Appraised		\$86,778		14. %		
		SOH/10% Ca	ар	\$16,193			THE LABOR SHEET	<b>然此作某</b> 人进行
		Assessed		\$86,778		ST		
		Exempt		\$0			( ) 题 意	
		Total Taxable	oth	ounty:\$70,585 city:\$0 er:\$0 school:\$86,778		1 1 1 P	50	
NOTE: Property which could resu	ownership changes can cause the Ass It in higher property taxes.	essed value of the	property to reset t	o full Market value,		MW GABLES G		
Sales Hi	story							
Sale	Date Sale P	rice	Book/	Page (	Deed V/I	Qualification (Cod	les)	RCode
				NO	NE			
▼ Building	Characteristics							
	dg Sketch	Description	20	Year Bit	Base SF			
	ag cholon	Description		NO.	10000000	Actual SF		Bldg Value
▼ Extra Fe	atures & Out Buildings			NO	NE			
	ode De	er I		Year Bit				<b></b>
-	De De			Year Bit NO	N E Val	ue Units		Dims
▼ Land Br	eakdown				1.1. <del>1.1.</del>			
Code	Desc		Units	Γ	Adjustments		Eff Rate	Land Value
-	ACCIONATION AND ADDRESS OF THE PARTY OF THE		2001000000	1			- I Tuto	Lailu value

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

16.070 AC

AC NON-AG (MKT)

9900

by: GrizzlyLogic.com

\$86,778

\$5,400 /AC

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/5/2024 and may not reflect the data currently on file at our office.

1.0000/1.0000 1.0000/.9000000 /

### **Columbia County Property Appraiser**

Jeff Hampton

Parcel: « 06-3S-16-02010-000 (47022) >>

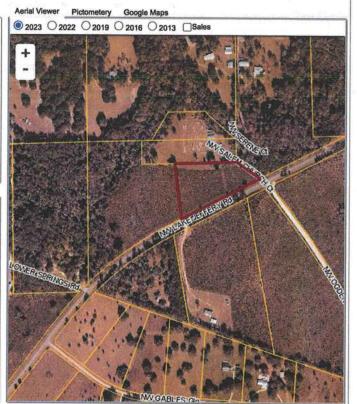
2025 Working Values updated: 12/5/2024

Owner & Pr	roperty Info		
Owner	STALVEY BRANDON 215 NW FAIRWAY HILLS GLN UNIT 19 LAKE CITY, FL 32055	Œ.	11
Site			
Description*	S1/2 OF NW1/4, EX 4 AC IN NE CO OF SW1/4 LYING N OF SUWANNEI ORB 301-292 & EX 20 AC IN NW1/4 ORB 1293-257 & EX 46.27 AC DESC	E RIVER & WHITE SPG: OF SW1/4 & EX 4.06 A	S RD, EX 5.73 AC. CRES AS DESC IN
Area	5.15 AC	S/T/R	06-38-16
Use Code**	NON AG ACREAGE (9900)	Tax District	3

Please contact your city or county Planning & Zoning	a and is not maintained by the Property Appraiser's office. office for specific zoning information.
Branarhi & Assassment Values	
Property & Assessment Values	

Property & As	sessment Values		
2024	Certified Values	2025	Working Values
Mkt Land	\$114,588	Mkt Land	\$37,080
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$114,588	Just	\$37,080
Class	\$0	Class	\$0
Appraised	\$114,588	Appraised	\$37,080
SOH/10% Cap	\$29,856	SOH/10% Cap	\$14,460
Assessed	\$114,588	Assessed	\$37,080
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,732 city:\$0 other:\$0 school:\$114,588		county:\$22,620 city:\$0 other:\$0 school:\$37,080

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



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
7/12/2024	\$135,000	1519 / 668	WD	V	Q	01	
5/17/2018	\$76,400	1360 / 1019	WD	V	Q	01	
2/15/2018	\$0	1354 / 111	WD	V	U	11	
2/14/2018	\$0	1354 / 106	QC	V	U	11	

ilding Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
		NONE			

▼ Extra Features & Out Buildings							
Code	Desc	Year Bit	Value	Units	Dims		

▼ Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value		
9900	AC NON-AG (MKT)	5.150 AC	1.0000/1.0000 1.0000/.9000000 /	\$7,200 /AC	\$37,080		

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by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the government by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/5/2024 and may not reflect the data currently on file at our office.

Inst. Number: 202412015292 Book: 1519 Page: 668 Page 1 of 4 Date: 7/17/2024 Time: 9:24 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 945.00

Prepared By and Return to: Michael H. Harrell Abstract and Title Services, Inc. 283 Northwest Cole Terrace Suite B Lake City, FL 32055 7-20235

Inst: 202412015292 Date: 07/17/2024 Time: 9:24AM
Page 1 of 4 B: 1519 P: 668, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC

# **Warranty Deed**

This Warranty Deed made this 12 day of July, 2024, between Everland MHP 1, LLC, a Florida Limited Liability Company, whose address is 500 Westover Drive, #19844, Sanford, NC 27330, hereinafter called the Grantor, to G & S PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company, and Brandon Stalvey, whose post office address is: 215 Northwest Fairway Hills Glen, Unit 19, Lake City, FL 32055, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantee heirs and assigns forever, the following described land, situate lying and being in Columbia County, Florida:

See Exhibit "A" attached hereto and made a part hereof

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

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

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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.

Inst. Number: 202412015292 Book: 1519 Page: 669 Page 2 of 4 Date: 7/17/2024 Time: 9:24 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 945.00

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

written.		
Signed, sealed and delivered in our presence:		
Print Name	Scott Todd, Manager of EVERLAND EQUITY, LLC a Florida Limited Liability Company as Manager of Everland MHP 1, LLC, a Florida Limited Liability Company	
Kenneth P. Mayeaux Print Name		
5135 US Highway 19 N, #284, New Port Richey, FL 34652 Witness Address		
STATE OF _FLORIDA COUNTY OF _PASCO		
The foregoing instrument was acknowledged before me online notarization this <u>12</u> day of July, 2024 by Scot LLC, Florida Limited Liability Company, as Manager & Liability Company, on behalf of the Limited Liability C	t Todd, as Manager of Everland Equity, of Everland MHP 1, LLC, a FL Limited	•

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification:

JAMIE ANN MAYEAUX

MY COMMISSION # HH 117999

EXPIRES: June 5, 2025

Bonded Thru Notary Public Underwritere

Type of Identification Produced:\_

Inst. Number: 202412015292 Book: 1519 Page: 670 Page 3 of 4 Date: 7/17/2024 Time: 9:24 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 945.00

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

Signed, sealed and delivered in our presence:

Witness

Savera Clark

Print Name

THE Rancho Usta dr.

Witness Address

Scott State AZ

Witness

Daniel Drasin

Print Name

Bold hone Monday of Clauder, MD 21045

STATE OF AIR IZ 1200 A

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this Aday of July, 2024 by Mark Podolsky, as Manager of Everland Equity, LLC, Florida Limited Liability Company, as Manager of Everland MHP 1, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

ANN BENNICI

Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 598147
Expires December 30, 2024

Personally known:
OR Produced Identification: Drivers License

Type of Identification Produced Drivers License

Inst. Number: 202412015292 Book: 1519 Page: 671 Page 4 of 4 Date: 7/17/2024 Time: 9:24 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 945.00

# Exhibit "A" Property Description

### TOWNSHIP 3 SOUTH, RANGE 16 EAST

SECTION 6: That part of the SW 1/4 of the NW 1/4, North of NW Lake Jeffery Road, (also known as County Road C-250) a County Maintained Road. Less and Except four acres in the Northeast Corner of the SW 1/4 of the NW 1/4 IN COLUMBIA COUNTY, FLORIDA.

AND

SECTION 6: That part of the SE 1/4 of the NW 1/4, North of NW Lake Jeffery Road, (also known as County Road C-250) a County Maintained Road and West of NW Salem Church Court, a Private Road IN COLUMBIA COUNTY, FLORIDA.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

### **Detail by Entity Name**

Florida Limited Liability Company
G & S PROPERTY DEVELOPERS LLC

Filing Information

**Document Number** 

L23000403716

FEI/EIN Number

93-3133382

Date Filed

08/28/2023

State

FI

Status

**ACTIVE** 

Principal Address

215 NW FAIRWAY HILLS GLN UNIT 19

LAKE CITY, FL 32055

Mailing Address

215 NW FAIRWAY HILLS GLN UNIT 19

LAKE CITY, FL 32055

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.

476 RIVERSIDE AVE.

JACKSONVILLE, FL 32202

Authorized Person(s) Detail

Name & Address

Title AMBR

TOWNS, GARY C

215 NW FAIRWAY HILLS GLN UNIT 19

LAKE CITY, FL 32055

Title AMBR

TOWNS, SUE B

215 NW FAIRWAY HILLS GLN UNIT 19

LAKE CITY, FL 32055

**Annual Reports** 

Report Year

**Filed Date** 

2024

02/29/2024

**Document Images** 

02/29/2024 -- ANNUAL REPORT

View image in PDF format

08/28/2023 - Florida Limited Liability

View image in PDF format

# **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 _CAROL CHADWICK, PE
(Name of Person to Act as my Agent)
for N.A.
(Company Name for the Agent, if applicable)
to act as my/our agent in the preparation and submittal of this application
for SUBDIVISION APPLICATION
(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: Gary Towns
Applicant/Owner's Title: Managing Member
On Behalf of: G & S Property Developers LLC (Company Name, if applicable)
Telephone:
Applicant/Owner's Signature: Llary C Jour
Print Name: BARY & TOWNS
STATE OF FLORIDA COUNTY OF <u>Columbia</u>
The Foregoing insturment was acknoeledged before me this 10 day of December , 20 24 by Gary Towns whom is personally known by me K OR produced identification  Type of Identification Produced
(Notary Signature) Kristi L. Ditter (SEAL)  KRISTIL. DITTER MY COMMISSION # HH 472275

#### DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE EAST 1 2 OF THE NE 1 4 OF SECTION 35 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89 | 15'31"E., ALONG THE NORTH LINE OF SAID EAST | 2 OF NE | 4, | 249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: 5.06 45'28"W., 63.94 FEET THENCE 5.04 43'05"E., 97.88 FEET 5.17 04'09"E., 88.82 FEET THENCE 5.06 26'40"W., 87.82 FEET THENCE S.17 35'04"W., 47.93 FEET THENCE 5.54 17'38"W., 89.81 FEET THENCE 5.38 49'11"E., 76.21 FEET THENCE 5.06 09'02"W., 90.06 FEET THENCE 5.25 28'08"W., 33.57 FEET THENCE 5.55 46'37"W., 57.87 FEET S.42 45'12"W., 95.51 FEET THENCE S.16 03'12"W., 74.78 FEET THENCE 5.38 41'18"W., 88.42 FEET THENCE 5.50 17'24"W., 109.17 FEET THENCE 5.23 53'24"W., 61.21 FEET THENCE 5.01 55'35"E., 69.10 FEET THENCE N.78 47'28"E., 104.91 FEET THENCE S.44 21'23"E., 105.95 FEET THENCE 5.25 19'18"W., 92.86 FEET THENCE 5.19 53'29"W., 98.86 FEET THENCE S.14 28'17"W., 80.85 FEET THENCE S.28 38'57"E., 58.68 FEET THENCE 5.34 50'27"W., 90.47 FEET THENCE 5.21 29'28"W., 47.29 FEET THENCE 5.01 07'24"W.. 89.57 FEET TO THE POINT OF BEGINNING THENCE 5.73 15'28"E... 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST. HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32 26'29" THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00 26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE THENCE RUN 5.19 48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET THENCE 5.56 02'19"W., STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 622.12 FEET THENCE N.09 02'35"W., 37.40 FEET THENCE N.70 19'45"E., 55.34 FEET THENCE N.45 34'54"E., 32.32 FEET THENCE N.36 09'52"E., 44.05 FEET THENCE N.14 04'12"E., 38.96 FEET THENCE N. 16 06'55"W., 32.30 FEET THENCE N. 26 55'39"W., 38.72 FEET THENCE N.07 23'18"E., 47.28 FEET THENCE N.35 32'07"E., 39.28 FEET N.18 24'25"W., 52.14 FEET THENCE N.74 39'42"W., 79.93 FEET 5.87 41'11"W.. 62.65 FEET THENCE N.27 32'58"W., 51.28 FEET THENCE N.OI 57'35"E., 81.49 FEET THENCE N.O2 07'09"W., 60.77 FEET THENCE N.45 58'41"W., 86.11 FEET THENCE N.55 14'29"W., 51.52 FEET N.36 14'10"E., 33.88 FEET THENCE N.52 OG'26"E., 83.36 FEET THENCE N.24 47'07"E., 65.30 FEET THENCE N.74 14'38"E., 83.69 FEET THENCE N.73 01'51"E., 95.88 FEET THENCE N.61 04'22"E., 66.73 FEET THENCE N.71 27'41"E., 103.01 FEET THENCE N.59 20'00"E., 99.76 FEET THENCE N.27 23'22"E., 85.16 FEET N.20 42'41"W., 66.63 FEET THENCE N.70 01'54"E., 75.58 FEET THENCE 5.80 33' 13"E., 55.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.04 ACRES, MORE OR LESS.



# **Building and Zoning Department**

# Subdivision Application

Invoice

68599

#### Applicant Information

Carol Chadwick TBD NW Lake Jeffery Rd **Invoice Date** 

Permit #

**Amount Due** 

12/13/2024

SD241203

\$1,000.00

**Job Location** 

Parcel: 06-3S-16-02010-002 06-3S-16-02010-000

Owner: STALVEY BRANDON, , STALVEY BRANDON, ,

Address: TBD NW Lake Jeffery Rd

### Contractor Information

### **Invoice History**

Date

Description

**Amount** 

12/13/2024

Fee: An application for Subdivision Plat Approval

\$1000.00

Minor Subdivision

**Amount Due:** 

\$1000.00

### Contact Us

Phone: (386) 758-1008

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

bldginfo@columbiacountyfla.com

http://www.columbiacountyfla.com/Bu ildingandZoning.asp

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 From 1:30 PM to 3:00 PM

#### Regular Inspection Schedules

### 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

#### 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.

# **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 CAROL CHADWICK, PE
(Name of Person to Act as my Agent)
for _N.A.
(Company Name for the Agent, if applicable)
to act as my/our agent in the preparation and submittal of this application
for _SUBDIVISION APPLICATION
(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: Brandon Stalvey
Applicant/Owner's Title:
On Behalf of:
(Company Name, if applicable)
Telephone: 386-623-4139 Date: 12-16-24
Applicant/Owner's Signature:
Print Name: Brandon Stalvey
STATE OF FLORIDA COUNTY OF Columbia
The Foregoing insturment was acknowledged before me this to day of December, 2024 by Leans Status
whom is personally known by me OR produced identification I.
Farbon Beck
(Notary Signature) (SEAL)
The state of the s





# **Building Department**

# Receipt Of Payment

#### **Applicant Information**

Carol Chadwick TBD NW Lake Jeffery Rd

# Method Check 1008

Date of Payment

Payment # 769165

Amount of Payment

\$1000.00

AppID: 68599 Permit #: SD241203

Subdivision

Parcel: 06-3S-16-02010-002 06-3S-16-02010-000

Owner: STALVEY BRANDON, , STALVEY BRANDON, ,

Address: TRD NW I ake Jeffery Rd

### **Contractor Information**

**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

# Payment History

Date	Description	Amount
12/13/2024	Fee: An application for Subdivision Plat Approval Minor Subdivision	\$1000.00
12/16/2024	Payment: Check 1008	(\$1000.00)
		\$0.00

### **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

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.