



Columbia County Gateway to Florida

69976
FOR PLANNING USE ONLY

Application # STUP 250304
Application Fee 450.00
Receipt No. 770157
Filing Date 3-18-2025
Completeness Date 3-26-2025

Special Temporary Use Permit Application



A. PROJECT INFORMATION

1. Project Name: Langford STUP
2. Address of Subject Property: 2749 SW Fry Ave Fort White FL 32038
3. Parcel ID Number(s): 22-7S-16-04283-008
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 3.12
7. Existing Use of Property: Residential
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: 2nd Mobile Home

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): James Warren Title: Agent
Company name (if applicable): Stars and Stripes Mobile Home
Mailing Address: 466 SW Deputy J Davis Lane
City: Lake City State: FL Zip: 32024
Telephone: () Fax: () Email: Permits@SSSMH.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): Eldon-Kate Langford
Mailing Address: 2749 SW Fry Ave
City: Fort White State: FL Zip: 32038
Telephone: () Fax: () Email: ()

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

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

C. 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: _____
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 _____
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 _____

D. 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: mobile homes or travel trailers 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. Such use 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 without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction 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. 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.
 - e. 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.

Kate Langford

Applicant/Agent Name (Type or Print)

Kate Langford

Applicant/Agent Signature

2/20/25

Date

LIMITED POWER OF ATTORNEY

I, Wyatt & Kate Langford, do hereby authorize James Warren to be my representative and act on my behalf in all aspects of applying for a Building/Septic permit to be placed on my property described as:

Sec 22 Twp 7s Rge 16 Parcel No. 04283-008 in Columbia County, Florida.

Kate Langford
(Owner Signature)

Ellen Wyatt Langford
Owner Signature

2/20/25

(Date)

Sworn to and subscribed before me this 20 day of February, 2025.

Sara Bucchi SARA BUCCHI
Notary Public

My commission expires: 01/04/2027

Commission No. HH309067

Personally known: ✓

Produced ID (Type) ✓



Columbia Co. FL

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, Kate Langford, 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, Anne Mahramus, 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. 22-7s-16-04283-008.
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 ____ 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. 22-7s-16-04283-008 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.

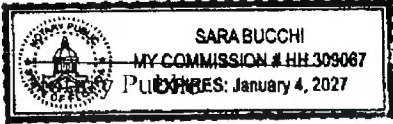
Kate Langford
Owner

ATMA HAMMUS
Family Member

Kate Langford
Typed or Printed Name

ANNE MAMMAMUS
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 20 day of February, 2025, by Kate Langford (Owner) who is personally known to me or has produced as identification.



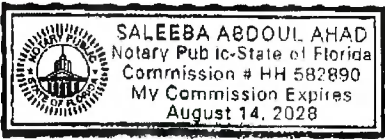
Sara Bucchi
Columbia County, FL

Subscribed and sworn to (or affirmed) before me this 3 day of March, 2025, by ANNE E. MAMMAMUS (Family Member) who is personally known to me or has produced FL DRIVERS LICENSE as identification.

[Signature]
Notary Public

COLUMBIA COUNTY, FLORIDA

By: Karen A. Insent
Name: KAREN A. KEN-SWISHER
Title: PLANNING TECH



Florida DRIVER LICENSE

L521-505-88-868-0

LANGFORD
KATE ELIZABETH
12749 SW FRY AVE
FORT WHITE, FL 32038

DOB: 10/08/1988 **SEX: F**
EXP: 10/08/2026 **HEIGHT: 5-11"**
EYES: NONE **HAIR: NONE**

SAFE DRIVER
EXPI: 10/29/2018
SSN: 019042101
REPLACED: 09/25/2018

Kate Langford

Operation of a motor vehicle constitutes consent to any screening he or she is required by law.

SOCIAL SECURITY

THIS NUMBER HAS BEEN ESTABLISHED FOR

KATE ELIZABETH
LANGFORD

Kate Langford

SIGNATURE **06/06/2019**

MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK
This license not valid unless seal of Clerk
Circuit or County court appears thereon

Issued: 20191201 21:47 Date: 05/29/2019 Time: 2:49PM
Page 1 of 1 B: LMS P: 1162 P: Dewitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk

122019XX000217MLAXMX

(APPLICATION NUMBER)

APPLICATION TO MARRY

1. NAME OF SPOUSE (Last, Middle, First) ELDON WYATT LANGFORD		10. MAIDEN SURNAME (if applicable) 07K	
2. RESIDENCE - CITY, TOWN, OR LOCATION FORT WHITE		3. COUNTY Columbia	
3. NAME OF SPOUSE (Last, Middle, First) KATE ELIZABETH MAHRAMUS		4. BIRTHPLACE (State or Foreign Country) Florida	
4. RESIDENCE - CITY, TOWN, OR LOCATION FORT WHITE		5. MAIDEN SURNAME (if applicable) 1	
5. COUNTY Columbia		6. DATE OF BIRTH (Month, Day, Year) 1	
6. STATE Florida		7. BIRTHPLACE (State or Foreign Country) Florida	

WE, THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO MARRY AUTHORIZES THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF SPOUSE (Sign full name using black ink)

10. TITLE OF OFFICIAL

Deputy Clerk

Katrina Vercher

11. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

12. SIGNATURE OF OFFICIAL (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

13. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

14. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

15. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

16. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

17. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

18. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

19. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

20. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

21. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

22. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher

23. SIGNATURE OF SPOUSE (Sign full name using black ink)

Deputy Clerk

Katrina Vercher



24. AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DUTY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID	
25. COUNTY ISSUING LICENSE	26. DATE LICENSE ISSUED
27. COUNTY SIGNATURE OF COURT CLERK OR JUDGE	28. DATE LICENSE EFFECTIVE
P. Dewitt Cason	29. EXPIRATION DATE
30. TITLE Clerk of the Circuit Court	
31. DATE OF BIRTH (Month, Day, Year)	
32. CITY, TOWN, OR LOCATION OF MARRIAGE	
33. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink)	
34. ADDRESS (Of person performing ceremony)	
35. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)	
36. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)	
37. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)	
38. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)	

SEAL

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED

CLERK OF THE CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

THIS DOCUMENT PREPARED BY
and Record and Return to:
Douglas K. McKoy, Attorney at Law
302 N. Main St. Suite B
Trenton, FL 32693
Q 24-02-23 A
22-75-16-04283-008

General Warranty Deed

Made this 15 of November, 2024, by **Everett L. Langford and Amanda K. Langford, husband and wife**, whose address is: P.O. Box 172, Crawfordsville, IN 47933, hereinafter called the grantors, to **Eldon Wyatt Langford and Kate Elizabeth Langford, husband and wife**, whose address is: 2749 Southwest Fry Avenue, Fort White, FL 32038, hereinafter called the grantees:

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

This Deed is granted in culmination of that certain Agreement for Deed dated October, 27, 2017, recorded November 7, 2017, in Official Instrument Number 20712020426, Official Record Book 1347, Page 1480, of the public records of Columbia County, Florida. Doc stamps were paid in full at recording of said Agreement for Deed.

Witnesseth, that the grantors, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars, and other valuable considerations, receipt whereof are hereby acknowledged, and hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in **Columbia** County, Florida, viz:

See Attached Exhibit "A"

Said property is not the Homestead of the Grantors as defined by the laws and constitution of the State of Florida in that neither Grantors nor any member of their family resides thereon.

Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

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

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

And the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2023**.

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

Signed, sealed and delivered in our presence:

Rebecca L Field
Witness Signature

Everett L. Langford
Everett L. Langford

Address: P.O. Box 172, Crawfordsville, IN 47933

Rebecca L Field
Witness Printed Name

Address: 302 N Main St. Trenton, FL 32693

Carthay Kolov
Witness Signature

Carthay Kolov
Witness Printed Name

Address: 302 N. Main St., Trenton, FL 32693

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization ___ this
15th day of November, 2024, by Everett L. Langford, who is personally known to me or who has produced
FL DL as identification.

Notary Seal:



REBECCA L. FIELD
Notary Public
State of Florida
Comm# HH598490
Expires 10/1/2028

Rebecca L. Field
Notary Public Signature

Signed, sealed and delivered in our presence:

Rebecca L. Field
Witness Signature

Rebecca L. Field
Witness Printed Name
Address: 302 N. Main St. Trenton, FL 32693

Amanda K. Langford
Amanda K. Langford
Address: P.O. Box 172, Crawfordsville, IN 47933

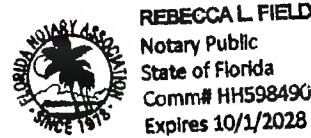
Courtney Kolar
Witness Signature

Courtney Kolar
Witness Printed Name
Address: 302 N. Main St. Trenton, FL 32693

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization ___ this
15 day of November, 2024, by Everett L. Langford, who is personally known to me or who has produced
FLDL as identification.

Notary Seal:



Rebecca L. Field
Notary Public Signature

"Exhibit A"

Parcel 3:

Commence at a concrete monument marking the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run S $89^{\circ}37'44''$ E, along the North line thereof a distance of 1325.20 feet to a concrete monument marking the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 333.28 feet to and iron road and the Point of Beginning; thence continue S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, a distance of 330.00 feet to a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.44 feet to an iron rod; thence run N $00^{\circ}31'46''$ E, a distance of 330.01 feet to an iron rod; thence run S $89^{\circ}39'05''$ E, a distance of 412.44 feet to the Point of Beginning, all lying and being in Columbia County, Florida. Containing 3.12 acres more or less.

TOGETHER WITH an easement for the purpose of ingress-egress and public utilities over and across the following lands:

Commence at a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run N $89^{\circ}39'10''$ W, along the South line thereof, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 912.42 feet to a concrete monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $00^{\circ}30'00''$ E, along the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 30.00 feet; thence run S $89^{\circ}39'10''$ E, a distance of 912.44 feet; thence run S $00^{\circ}31'46''$ W, a distance of 30.00 feet to the Point of Beginning, all lying and being in Columbia County, Florida.

TOGETHER WITH a 2010 NOBILITY 40x26 manufactured home with Serial No.: N110802A & N110802B.

AND

Parcel 4:

Commence at a concrete monument marking the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run S $89^{\circ}37'44''$ E, along the North line thereof a distance of 1325.20 feet to a concrete monument marking the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 663.28 feet to a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.42 feet to an iron rod marking the Southeast corner of the lands described in Official Records Book 1092, Page 658, Public Records of Columbia County, Florida; thence run N $00^{\circ}30'00''$ E, along the East line of the lands described in Official Records Book 1092, Page 658, a distance of 330.02 feet to an iron rod marking the Northeast corner of the lands described in Official Records Book 1092, Page 658; thence run S $89^{\circ}39'05''$ E, a distance of 412.59 feet to an iron rod; thence run S $00^{\circ}31'46''$ W, a distance of 330.01 feet to the Point of Beginning, all lying and being in Columbia County, Florida. Containing 3.13 acres more or less.



Tax Bill Detail

Property Tax Account: R04283-008
LANGFORD ELDON WYATT

Year	Due
2024	\$1,145.04
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Year: 2024 Bill Number: 19076
Tax District: 3 Property Type: Real Estate
MAILING ADDRESS: LANGFORD ELDON WYATT
2749 FRY
FORT WHITE 32038
PROPERTY ADDRESS: 2749 FRY
FORT WHITE 32038
2749 SW FRY AVE
FORT WHITE FL 32038

Taxes

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$298.11	\$0.00	\$298.11
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY				
LOCAL	0.7480	\$47.23	\$0.00	\$47.23
CAPITAL OUTLAY	3.1430	\$198.47	\$0.00	\$198.47
Subtotal	1.5000	\$94.72	\$0.00	\$94.72
SUWANNEE RIVER WATER MGT DIST	5.3910	\$340.42	\$0.00	\$340.42
LAKE SHORE HOSPITAL AUTHORITY	0.2936	\$11.20	\$0.00	\$11.20
TOTAL	0.0001	\$0.00	\$0.00	\$0.00
	13.4597	\$649.73	\$0.00	\$649.73

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$297.25	\$0.00	\$297.25
SOLID WASTE - ANNUAL	\$198.06	\$0.00	\$198.06
TOTAL	\$495.31	\$0.00	\$495.31

Payment Options

if Paid By 30/10/2025

THIS BILL	\$1,145.04
AD EIB:	\$1,145.04
Cash/Install	\$0.00

- 24 1953 - Pay Now
- 24 1953 - Pay Now
- Pay By Receipt
- Request Bill Print
- Property Assessed

COLUMBIA COUNTY

Property Appraiser

Parcel 22-7S-16-04283-008

<https://search.ccpafl.com/parcel/04283008167S22>

2749 SW FRY AVE

Owners

LANGFORD ELDON WYATT
MAHRAMUS KATE ELIZABETH
2749 SW FRY AVE
FORT WHITE, FL 32038

Use: 0200: MOBILE HOME

Subdivision: DIST 3

Legal Description

COMM NW COR OF S1/2 OF NE1/4 OF NE1/4, RUN E 1325.20 FT, S 333.28 FT FOR POB, CONT S 330 FT, W 412.44 FT, N 330.01 FT, E 412.44 FT TO POB & COMM NW COR OF S1/2 OF NE1/4 OF NE1/4, E...



STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Wyatt & Kate Langford
(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 22-7s-16-04283-088

Subdivision (Name, Lot Block, Phase) _____

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

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.

Kate Langford
Printed Name of Signor

Kate Langford
Signature

2/20/25
Date

E. Kate Langford
Printed Name of Signor

E. Kate Langford
Signature

2/20/25
Date

Sworn to and subscribed before me this 20 day of February, 2025 by
physical presence or online notarization and this (these) person(s) are personally
known to me ✓ or produced ID _____

Sara Bucchi
Printed Name of Notary

Sara Bucchi
Signature



Columbia Co., Fla

Notary Stamp



STATE OF MINNESOTA
CERTIFICATION OF VITAL RECORD

BIRTH CERTIFICATE

FULL NAME

KATE ELIZABETH MAHRAMUS

SEX

FEMALE

DATE OF BIRTH

CITY OR TOWNSHIP OF BIRTH

COUNTY

PARENT(S)

ANNE ELIZABETH (VOELKER)

MANUEL MAHRAMUS

AMENDMENTS MADE PRIOR TO AUGUST 09, 2000 FOR THIS RECORD ARE NOT NOTED ON THE CERTIFIED COPY.

S22-2684410



THIS IS A TRUE AND OFFICIAL RECORD OF THE BIRTH REGISTERED IN THE
OFFICE OF THE STATE REGISTRAR. DATE FILED: NOVEMBER 21, 1988

PLACE ISSUED: MINNESOTA DEPARTMENT OF HEALTH

DATE ISSUED: JANUARY 27, 2010

Steve Elkins
State Registrar



ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



Building and Zoning Department

Special Temporary Use Application

Invoice

69976

Applicant Information

James Warren
2749 SW Fry Ave

Invoice Date

03/26/2025

Permit

STU250304

Amount Due

\$450.00

Job Location

Parcel: 22-7S-16-04283-008

Owner: LANGFORD ELDON WYATT, MAHRAMUS KATE
ELIZABETH,

Address: 2749 SW Fry Ave

Contractor Information

David Albright
David Albright Mobile Home Svc
353 SW Mauldin Ave
Lake City, IH 1129420 32024

Contact Us

Phone:
(386) 758-1008

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

Email:
bldginfo@columbiacountyfla.com

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

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

Invoice History

Date	Description	Amount
03/26/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
Amount Due:		\$450.00

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

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

Inspection Office Hours

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

Regular Inspection Schedules

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

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

Inspection Requests

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

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

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

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

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



Zoning Department

Receipt Of Payment

Applicant Information

James Warren
2749 SW Fry Ave

Method

Credit Card
14111245

Date of Payment

03/26/2025

Payment

770157

Amount of Payment

\$450.00

AppID: 69976 Development #: STU250304
Special Temporary Use
Parcel: 22-7S-16-04283-008
Address: 2749 SW Fry Ave

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

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

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

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/26/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
03/26/2025	Payment: Credit Card 14111245	(\$450.00)
		<hr/> \$0.00