



# Columbia County Gateway to Florida

74106

## FOR PLANNING USE ONLY

Application # STUP 251008

Application Fee \$450.00

Receipt No. 772006

Filing Date 10-31-2025

Completeness Date 11-3-2025

## Special Temporary Use Permit Application



### A. PROJECT INFORMATION

1. Project Name: Syr - MH STUP for daughter
2. Address of Subject Property: 197 NW 11th Avenue Glen Lake City, FL
3. Parcel ID Number(s): 17-25-17-04722-022
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: AG-3
6. Acreage: 14.78
7. Existing Use of Property: Residential
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: DAUGHTER

### → B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): David Munte Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 332 NW Crawford Ct  
City: White Springs State: FL Zip: 32099  
Telephone: (386) 365-7454 Fax: ( ) Email: macdaddy7901@hotmail.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): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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 \_\_\_\_\_

**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.

David McIntyre

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10/30/25

Date



STATE OF FLORIDA  
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE  
LANDOWNER AFFIDAVIT

This is to certify that I, (We) David McIntyre  
(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 17-25-17-04722-022

Subdivision (Name, Lot Block, Phase) \_\_\_\_\_

Give my permission for Ivy McIntyre to place the following on  
(Family Members Name)  
this property.

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

- ☒ This is to allow a 2<sup>nd</sup> ☒ 3<sup>rd</sup> ☐ (select 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.
- ☐ This is to allow a 6 month RV ☐ 12 month RV ☐ (select one) on the above listed property through Columbia County's Special Temporary Use Provision.

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.

David McIntyre \_\_\_\_\_  
Printed Name of Signor Signature Date 10/30/25

\_\_\_\_\_  
Printed Name of Signor Signature Date

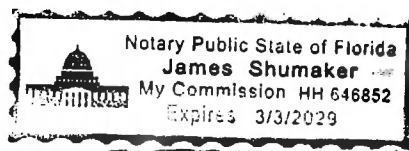
Sworn to and subscribed before me this 30 day of October, 2025 by

\_\_\_\_ physical presence or \_\_\_\_ online notarization and this (these) person(s) are personally

known to me ☒ or produced ID \_\_\_\_\_.

James Shumaker \_\_\_\_\_  
Printed Name of Notary Signature

Notary Stamp



Created 12/2023



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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 202512025207 Date: 11/03/2025 Time: 3:36PM  
Page 1 of 2 B: 1553 P: 685, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AK  
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, David McIntyre  
\_\_\_\_\_, 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, Jay McIntyre  
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 daughter  
\_\_\_\_\_, 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. 17-25-17-04722-022.
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. 17-25-17-04722-022 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

David McIntyre

Typed or Printed Name



Family Member

Ivy McIntyre

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 30 day of October, 2025, by  
✓ (Owner) who is personally known to me or has produced  
as identification.



Notary Public

Subscribed and sworn to (or affirmed) before me this 30 day of October, 2025, by  
✓ (Family Member) who is personally known to me or has produced  
as identification.



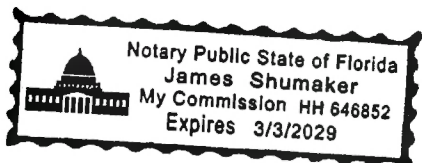
Notary Public

COLUMBIA COUNTY, FLORIDA

By: 

Name: Seth Lane

Title: County Planner



James M Swisher Jr

Clerk of the Circuit Court  
Columbia County

PO Drawer 2069  
Lake City, FL 32056-2069

Official Records Receipt  
Invoice Payment

Username: Debbie  
Changed By: Debbie

Receipt#: 303851 Payee Name: RECORDING WALK-IN  
Receipt Date: 11/03/2025  
Invoice Number(s): 20946  
Escrow Balance:  
Escrow Customer:

Instrument(s):

Details

Receipt Total:	\$18.50	
Amount Tendered:	\$20.00	
Amount Paid (including any fees):	\$18.50	
Cash Refund	\$1.50	
Cash	\$20.00	
Auth. Code:		Tender:
Card:		AID:
Payment Method:		TID:
Payment Variant:		MID:

This instrument prepared by  
H. Adam Airth, Jr., LL.M.  
Clark, Campbell, Lancaster, Workman & Airth, P.A.  
500 South Florida Avenue, Suite 800  
Lakeland, Florida 33801  
(863) 647-5337

Property Appraiser's Parcel No: 17-2S-17-04722-022

NOTE TO PROPERTY APPRAISER: THE GRANTOR HAS RETAINED A LIFE ESTATE IN THE SUBJECT PROPERTY. SAID PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT THE GRANTOR NOR ANY MEMBERS OF THE HOUSEHOLD OF THE GRANTOR RESIDE THEREON.

**WARRANTY DEED**

THIS INDENTURE made this 25<sup>th</sup> day of October, 2023, between DAVID MARTIN MCINTYRE, a married man, whose mailing address is 332 NW Crawford Court, White Springs, Florida 32096, as Grantor, and DAVID MARTIN MCINTYRE, as Trustee of the DAVID MARTIN MCINTYRE INHERITANCE TRUST UNDER THE DAVID AND ANGELA MCINTYRE REVOCABLE TRUST, dated September 14, 2023, whose address is 332 NW Crawford Court, White Springs, Florida 32096, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

See Exhibit A

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

This Conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2023 and subsequent years.

Grantor does hereby covenant with said Grantee that the property is free from all liens and encumbrances except for that certain existing mortgage of record, and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M. SWISHER, JR., CLERK OF COURTS

By [Signature]  
Deputy Clerk  
Date 10-29-2023

[Signature]  
DMM

NOTWITHSTANDING THE FOREGOING, GRANTOR RESERVE UNTO GRANTOR, FOR AND DURING GRANTOR'S LIFETIME, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR FURTHER RESERVES UNTO GRANTOR, FOR AND DURING GRANTOR'S LIFETIME, THE RIGHT TO SELL, LEASE, ENCUMBER BY MORTGAGE, PLEDGE, LIEN, OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OF THE AFORESAID PREMISES, BY GIFT, SALE, OR OTHERWISE SO AS TO TERMINATE THE INTERESTS OF THE GRANTEE, AS GRANTOR, IN GRANTOR'S SOLE DISCRETION, SHALL DECIDE. GRANTOR FURTHER RESERVES UNTO GRANTOR THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE, INCLUDING THE RIGHT TO REVOKE THIS DEED BY SUBSEQUENT CONVEYANCE SOLELY TO GRANTOR, WHICH MAY DESTROY ANY AND ALL RIGHTS WHICH THE GRANTEE MAY POSSESS UNDER THIS DEED. GRANTEE SHALL HOLD A REMAINDER INTEREST IN THE PROPERTY DESCRIBED HEREIN AND UPON THE DEATH OF THE GRANTOR, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF GRANTOR, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.

The Grantee, as Trustee, and the successor or successors to that office, are hereby granted full power and authority to protect, conserve, sell, lease, mortgage, encumber and otherwise manage and dispose of the real property as the Trustee deems prudent.

In no case shall any party dealing with the Trustee in relation to the real property or to whom the real property or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real property, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust. Every deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument that (a) at the time of delivery thereof, the trust was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust or in the amendments thereof, and binding on all beneficiaries, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties, and obligations of its, her, his, or their predecessor in trust.

Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with the real property may be entered into by the Trustee in the name of the beneficiaries under the trust, as their attorney-in-fact, by this Deed irrevocably appointed for that purpose, or, at the election of the Trustee, in the Trustee's own name as the Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or

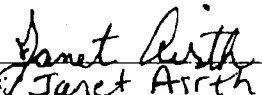
indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for is payment and discharge, and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for records of this Deed.

The interest of each beneficiary under the Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage, or other disposition of the real property, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

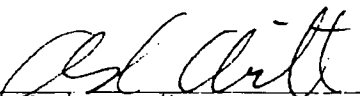
THIS INSTRUMENT WAS PREPARED AT THE GRANTOR'S REQUEST FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

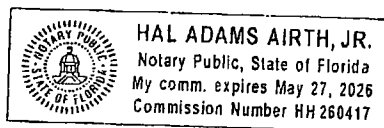
  
Print Name: Janet Airth  
Witness

  
DAVID MARTIN MCINTYRE, Grantor

  
Print Name: Adam Airth  
Witness

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of physical presence this 25<sup>th</sup> day of October, 2023, by DAVID MARTIN MCINTYRE, who is personally known to me.



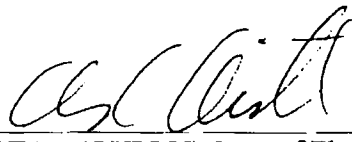
  
NOTARY PUBLIC, State of Florida

Exhibit A

Township 2 South - Range 17 East

Section 17: Point of Beginning is the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, Township 2 South, Range 17 East, Columbia County, Florida, thence run S 89°39'18" West along the North line of the NE 1/4 of the SE 1/4 of said Section 17 a distance of 967.51 feet; thence S 00°19'41" West parallel to the West line of the NE 1/4 of the SE 1/4 of said Section 17, a distance of 365.61 feet; thence N 89°36'19" East, a distance of 967.95 feet to the East line of said Section 17; thence N 00°17'28" East along said East line of Section 17, a distance of 664.77 feet to the Point of Beginning.

ALSO:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 and run S 89°39'18" West along the North line of the NE 1/4 of SE 1/4, 967.51 feet; thence run S 00°19'41" West, parallel to the West line of the NE 1/4 of SE 1/4, 300.00 feet to the Point of Beginning, continue S 00°19'41" West parallel to the said West line, 365.61 feet; thence run N 89°36'19" East, 967.95 feet to the East line of Section 17; thence run N 00°17'28" East, 365.61 feet, thence run S 89°36'19" West, 967.95 feet to the Point of Beginning, Section 17, Township 2 South, Range 17 East.

ALSO:

Commence at Northeast corner of NE 1/4 of SE 1/4, run West 441 feet for Point of Beginning, continue West 526.51 feet; South 300 feet, East 526.93 feet; North 300 feet to Point of Beginning in Section 17, Township 2 South, Range 17 East.

ALSO:

TOGETHER with a perpetual easement for ingress and egress, drainage and utilities, including the right to build and maintain a road over and across the following:

TOWNSHIP 2 SOUTH, RANGE 17 EAST

SECTION 17: The South 50 feet of the West 600 feet of the S 1/2 of S 1/2 of SE 1/4 of NE 1/4 lying East of State Road 47.

ALSO:

The West 40 feet and the South 30 feet of the following:

Begin at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, and run S 89°39'18" W along the North line of the NE 1/4 of the SE 1/4 of said Section a distance of 967.51 feet; thence S 00°19'41" W parallel to the West line of the NE 1/4 of the SE 1/4 of said Section, a distance of 365.61 feet; thence N 89°36'19" E, a distance of 967.95 feet to the East line of said Section; thence N 00°17'28" E along said East line of said Section, a distance of 299.16 feet to the POINT OF BEGINNING.



Tax Bill Detail

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R04722-022

MCINTYRE DAVID MARTIN

Year: 2024

Bill Number: 20559

Owner: MCINTYRE DAVID MARTIN

3

Property Type: Real Estate

MAILING ADDRESS: MCINTYRE DAVID MARTIN 332 NW CRAWFORD CT WHITE SPRINGS FL 32096

PROPERTY ADDRESS: 276 WILD HORSES LAKE CITY 32055

Payment Options

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 20559 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description

Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2024	20559	2024-44339	DAVID M MCINTYRE	03/25/2025	\$3,958.31
2023	18404	2023-1505961	MCINTYRE PROP TAXES	04/29/2024	\$3,826.53
2022	16540	2022-3501999	DAVID M MCINTYRE	02/07/2023	\$3,243.66
2021	18084	2021-9923683	DAVID MCINTYRE	02/28/2022	\$3,042.52
2020	19150	2020-2201438	MCINTYRE 1354139	03/12/2021	\$1,423.48
2019	19061	2019-3802668	DAVID MCINTYRE	04/02/2020	\$422.93
2019	19061	2019-9921505	WANDA JUSTICE	12/23/2019	\$410.25
2019	19061	2018-9924105	WANDA JUSTICE	09/09/2019	\$384.98
2019	19061	2018-9923747	WANDA JUSTICE	06/15/2019	\$378.93
2018	19013	2018-9923015	WANDA JUSTICE	03/29/2019	\$413.46

2018	19013	2018- 9921587	WANDA JUSTICE	12/29/2018	\$401.09
2018	19013	2017- 9923672	WANDA JUSTICE	09/26/2018	\$375.09
2018	19013	2017- 9923307	WANDA JUSTICE	06/22/2018	\$369.19
2017	18976	2017- 9922543	WANDA JUSTICE	03/28/2018	\$393.25
2017	18976	2017- 9921245	WANDA JUSTICE	12/27/2017	\$381.47
2017	18976	2016- 9923199	WANDA JUSTICE	09/27/2017	\$374.58
2017	18976	2016- 9922880	WANDA JUSTICE	06/26/2017	\$368.70
2016	18977	2016- 2704089	WANDA JUSTICE	03/29/2017	\$1,568.85
2015	18959	2015- 3102786	WANDA JUSTICE	02/22/2016	\$1,744.14
2014	18913	2014- 9921215	WANDA CHARLENE JUS	03/25/2015	\$2,302.64
2013	18934	2013- 9920746	WANDA BROWN	02/18/2014	\$2,221.01
2012	18930	2012- 9921033	WANDA BROWN	03/30/2013	\$1,949.28
2011	18909	2011- 9920932	WANDA BROWN	03/30/2012	\$1,922.00
2010	119862	2010- 2400959	BROWN HARRY STEVE & WANDA C	04/28/2011	\$473.26
2010	119862	2010- 2204210	BROWN HARRY STEVE & WANDA C	01/03/2011	\$445.71
2010	119862	2009- 2215159	BROWN HARRY STEVE & WANDA C	09/30/2010	\$448.74
2010	119862	2009- 2504280	BROWN HARRY STEVE & WANDA C	06/29/2010	\$441.70
2009	119861	2009- 2400101	BROWN HARRY STEVE & WANDA	04/30/2010	\$1,935.90
2008	119644	2008- 9920624	WANDA CHARLENE BROWN	03/30/2009	\$1,972.24
2007	119125	2007- 9973100	REGIONS MORTGAGE	11/25/2007	\$1,827.26
2006	118565	2006- 9972633	UNION PLANTERS MORTGAGE	11/24/2006	\$1,850.60
2005	118059	2005- 9971785	UNION PLANTERS MORTGAGE	11/24/2005	\$1,646.08
2004	117495	2004- 9970765	UNION PLANTERS MORTGAGE	11/25/2004	\$1,587.75
2003	117075	2003- 9971644	UNION PLANTERS MORTGAGE	11/29/2003	\$1,576.30

2002 116767	2002- 9972175	UNION PLANTERS BANK N A	11/30/2002	\$1,564.28
2001 116289	2001- 9971633	PMAC UNION PLANTERS	11/24/2001	\$1,593.70
2000 115970	2000- 1005614	ABSTRACT AAND TITLE	04/13/2001	\$1,404.43
1999 115603	2000- 1005614	ABSTRACT AAND TITLE	04/13/2001	\$1,506.90
1998 115351	2000- 1005614	ABSTRACT AAND TITLE	04/13/2001	\$1,793.31
1997 114802	2000- 1005614	ABSTRACT AAND TITLE	04/13/2001	\$1,937.20
1996 114279	2000- 1005614	ABSTRACT AAND TITLE	04/13/2001	\$2,400.58
1995 113856	1995- 3010890	BROWN HARRY STEVE & WANDA C	09/26/1996	\$1,457.55
1994 113741	1995- 3010890	BROWN HARRY STEVE & WANDA C	09/26/1996	\$1,469.81
1993 113205	1995- 3010890	BROWN HARRY STEVE & WANDA C	09/26/1996	\$91.59
1992 112836	1992- 1008345	BROWN HARRY STEVE/CHARLENE	05/21/1993	\$293.00
1991 112620	1991- 3016941	BROWN HARRY STEPHEN	03/30/1992	\$30.62



**Columbia County Property Appraiser**

Jeff Hampton

**2026 Working Values**

updated: 10/23/2025

Parcel: &lt;&lt; 17-2S-17-04722-022 (24011) &gt;&gt;

**Owner & Property Info**

Result: 1 of 1

Owner	MCINTYRE DAVID MARTIN 332 NW CRAWFORD CT WHITE SPRINGS, FL 32096		
Site	276 NE WILD HORSES GLN, LAKE CITY		
Description*	BEG NE COR OF NE1/4 OF SE1/4, W 967.51 FT, S 665.61 FT, E 967.95 FT, N 664.77 FT TO POB 546-595, 747-1493, 772-1778, 804-1, 804-1095, 1097, 1099, QC 1287-1043, DC 1412-920, PB 1412-1331, PB 1419-702, LE 1503-905		
Area	14.78 AC	S/T/R	17-2S-17
Use Code**	IMPROVED AG (5000)	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.			

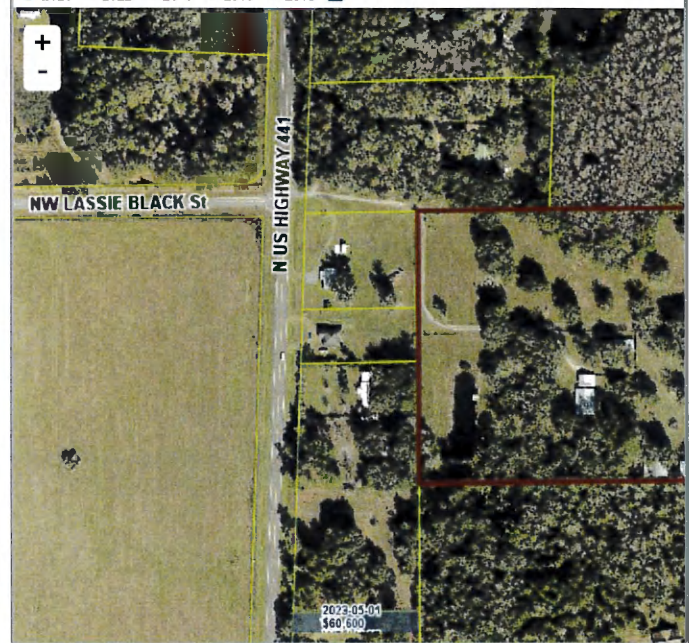
**Property & Assessment Values**

2025 Certified Values		2026 Working Values	
Mkt Land	\$70,944	Mkt Land	\$5,500
Ag Land	\$0	Ag Land	\$3,412
Building	\$189,904	Building	\$203,024
XFOB	\$12,300	XFOB	\$12,300
Just	\$273,148	Just	\$296,614
Class	\$0	Class	\$224,236
Appraised	\$273,148	Appraised	\$224,236
SOH/10% Cap	\$27,675	SOH/10% Cap	\$0
Assessed	\$273,148	Assessed	\$224,236
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$245,473 city:\$0 other:\$0 school:\$273,148	Total Taxable	county:\$224,236 city:\$0 other:\$0 school:\$224,236

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.

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
10/25/2023	\$100	1503 / 905	LE	I	U	14
9/10/2020	\$0	1419 / 702	PB	I	U	18
1/7/2015	\$100	1287 / 1043	QC	I	U	11
6/14/1991	\$16,000	747 / 1493	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1993	1508	3060	\$166,044
Sketch	MOBILE HME (0800)	1979	1334	1688	\$36,980

\*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
0020	BARN,FR	1999	\$2,500.00	1.00	0 x 0
0296	SHED METAL	1999	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	1999	\$300.00	1.00	0 x 0
0060	CARPORT F	2010	\$800.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0
0040	BARN,POLE	2010	\$200.00	1.00	0 x 0
9946	Well		\$4,000.00	1.00	0 x 0
0296	SHED METAL	2010	\$1,000.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2010	\$200.00	1.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$5,500 /AC	\$5,500
5997	RIVERS/BAYS/SWAMPS (AG)	1.750 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$44
6200	PASTURE 3 (AG)	12.030 AC	1.0000/1.0000 1.0000/ /	\$280 /AC	\$3,368
9910	MKT.VAL AG (MKT)	13.780 AC	1.0000/1.0000 1.0000/ /	\$5,500 /AC	\$75,790

Search Result: 1 of 1

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GrizzlyLogic

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: 10/23/2025 and may not reflect the data currently on file at our office.



STATE OF FLORIDA

OFFICE of VITAL STATISTICS  
CERTIFICATION OF BIRTH

NAME: IVY ASHTYN MCINTYRE  
DATE OF BIRTH: 3/14/01 SEX:  
PLACE OF BIRTH:  
CERTIFICATE NUMBER:  
DATE FILED: DATE ISSUED:  
MOTHER'S MAIDEN NAME: KIMBERLY BROOKE JOHNSON  
FATHER'S NAME: DAVID MARTIN MCINTYRE

This is to certify that this is a true abstract of the official record filed with this office.

By

*Shirley Allen, COR*

State Registrar

WARNING:  
3726457

DO NOT ACCEPT CERTIFIED COPIES UNLESS ON SECURITY PAPER WITH COLORED BACKGROUND AND THE LETTERS FLA IN THE UPPER RIGHT AND LEFT CORNERS OF PAPER ON FRONT AND VERTICAL SECURITY LINES ON BACK. ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

FLORIDA DEPARTMENT OF  
**HEALTH**

Florida

DRIVER LICENSE

USA

4a DDLN

M25

10

1 MCINTYRE

2 DAVID MARTIN

3 332 NW CRAWFORD CT

4 WHITE SPRINGS, FL 32096-7618

3 DOB 03/11/1979 15 SEX M

16 HGT 5'-10"

SAFE DRIVER

4b EXP 03/11/2027

12 REST NONE

14 END NONE

4a ISS

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

OCNOR





## Building and Zoning Department

### Special Temporary Use Application

## Invoice

74106

#### Applicant Information

David McIntyre  
197 NE Wild Horse Glen

#### Invoice Date

10/31/2025

#### Permit #

STU251008

#### Amount Due

**\$450.00**

#### Job Location

Parcel: 17-2S-17-04722-022  
Owner: MCINTYRE DAVID MARTIN,  
Address: 197 NE Wild Horse Glen

#### Contractor Information

### Invoice History

Date	Description	Amount
10/31/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
Amount Due:		<b>\$450.00</b>

#### 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

[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](http://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

David McIntyre  
197 NE Wild Horse Glen

#### Method

Credit Card  
15213915

#### Date of Payment

11/02/2025

#### Payment #

772006

#### Amount of Payment

**\$450.00**

AppID: 74106 Development #: STU251008  
Special Temporary Use  
Parcel: 17-2S-17-04722-022  
Address: 197 NE Wild Horse Glen

#### 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>
10/31/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
11/02/2025	Payment: Credit Card 15213915	(\$450.00)
		<hr/> \$0.00