



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 22 26

Application Fee \$50.00

Receipt No. 759804

Filing Date 10/12/22

Completeness Date 10/27/22

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Manuel US Tojin
2. Address of Subject Property: 8749 SW SR 47 Lake City Florida 32024
3. Parcel ID Number(s): 10-5S-16-03529-002
4. Future Land Use Map Designation: ESA
5. Zoning Designation: ESA-2
6. Acreage of Parent Parcel: 3.32
7. Acreage of Property to be Deeded to Immediate Family Member: 1.01
8. Existing Use of Property: Residential Living for Family
9. Proposed use of Property: Residential Living for Son
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Rolando US Tiquiram

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Manuel US Tojin Title: Owner
Company name (if applicable): _____
Mailing Address: 8749 SW SR 47
City: Lake City State: Florida Zip: 32024
Telephone: () 904-466-3143 Fax: () Email: scott@curry1.net

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. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

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.

Manuel US Tojin

Applicant/Agent Name (Type or Print)

Manuel US Tojin

Applicant/Agent Signature

9-15-28

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

1. Affiant acknowledges Immediate 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 Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
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 Parent Tract Tax Parcel No. 10-5S-16-03529-002.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 10-5S-16-03529-007.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member 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.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. 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.

Manuel US Tojin
Owner

Manuel US Tojin
Typed or Printed Name

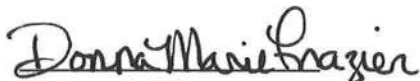

Immediate Family Member

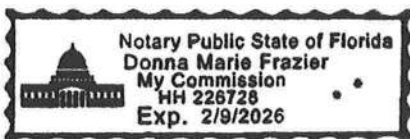
Rolando US Tiquiram
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 15 day of Sept, 2022
by Manuel US Tojin (Owner) who is personally known to me or has produced
resident card as identification.

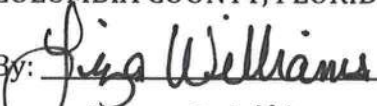

Notary Public

Subscribed and sworn to (or affirmed) before me this 15 day of Sept, 2022
by Rolando US Tiquiram (Family Member) who is personally known to me or has
produced resident card as identification.


Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: 

Name: Liza Williams

Title: Code Compliance Officer



Prepared by and return to:

Manuel Us Tojin

8749 SW State Road 47

Lake City, FL 32024

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the _____ day of September, 2022 between Juan Us Tojin, a Single Man and Manuel Us Tojin, a Married Man, whose post office address is 8749 SW State Road 47, Lake City, FL 32024, of the County of Columbia, State of Florida , Grantor, to Manuel Us Tojin, a Married Man, whose post office address is 8749 SW State Road 47, Lake City, FL 32024, of the County of Columbia, State of Florida , Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 10. Township 5 South, Range 16 East and run S 89 deg 39'54" W along the South line of said SE 1/4, a distance of 460.18 feet, thence N 15 deg 29'30"E, 210.00 feet; thence S 89 deg 39'54" W 210.00 feet to the Easterly Right-of-Way line of State Road No.47; thence N 15 deg 29'30"E., along said Easterly Right-of-Way, 100.00 feet; thence N 89 deg 39'54'E, 585.05 feet, to the East line of the West 1/2 of the SE 1/4; thence S 0 deg 26'48"E., along said East Line of the West 1/2 of the SE 1/4, a distance of 298.25 feet to the Point of Beginning, Columbia County, Florida.

Together with a 2000 Gene single-wide Mobile Home Vin's: GMHGA23009924401, the titles for the above referenced mobile home have been retired in accordance with section 319.261, Florida Statutes.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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


Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

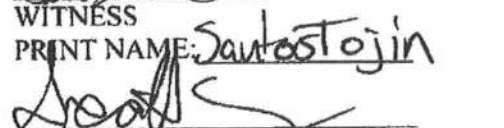
TO HAVE AND TO HOLD the same in fee simple forever.

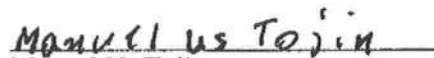
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


WITNESS
PRINT NAME: Santos Tojin


WITNESS
PRINT NAME: Scott Curry


Manuel Us Tojin


Juan Us Tojin

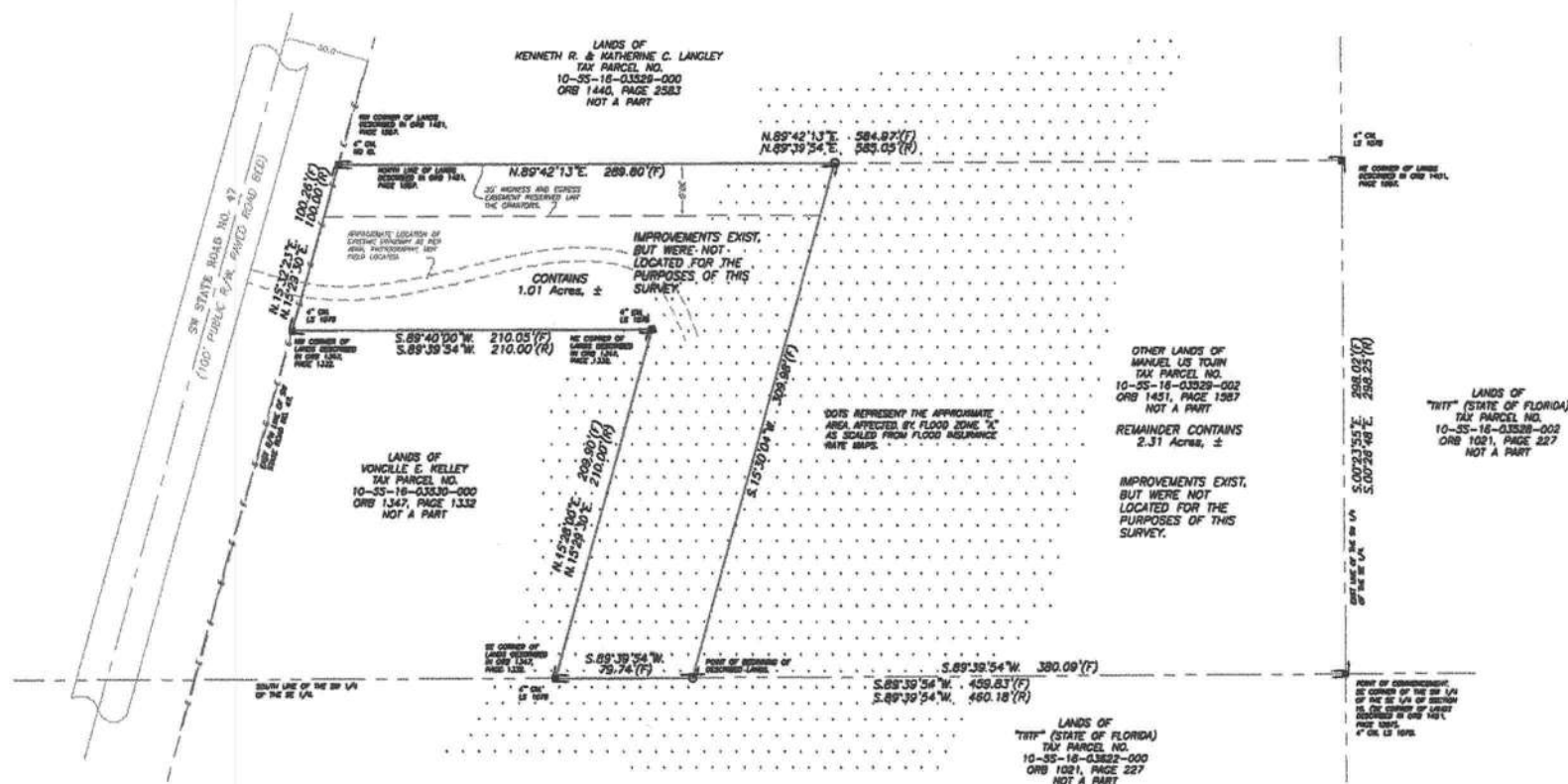
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 15 day of September, 2022, Manuel Us Tojin and Juan Us Tojin, who is/are personally known to me or has/have produced Resident Card as identification.


Signature of Notary Public



BOUNDARY SURVEY
IN SECTION 10,
TOWNSHIP 5 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.



DESCRIPTION:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1451, PAGE 1587 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, S 107°S, MARKING THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THENCE S. 89 DEGREES 35'34" W., ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 309.09 FEET TO A 5/8" IRON ROD, S. 47°08', MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S. 89 DEGREES 35'34" W., 79.74 FEET TO A CONCRETE MONUMENT, S 107°S, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1347, PAGE 1332 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N. 15 DEGREES 28'00" E., 209.90 FEET TO A CONCRETE MONUMENT, S 107°S, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1347, PAGE 1332; THENCE S. 89 DEGREES 40'00" W., 210.05 FEET TO A CONCRETE MONUMENT, S 107°S, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1347, PAGE 1332, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SW STATE ROAD NO. 47, A PUBLIC RIGHT-OF-WAY; THENCE N. 15 DEGREES 32'23" E., ALONG SAID RIGHT-OF-WAY LINE, 102.06 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1451, PAGE 1587 OF SAID OFFICIAL RECORDS; THENCE S. 42°13' E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN ORB 1451, PAGE 1587 A DISTANCE OF 289.80 FEET TO A 5/8" IRON ROD, S. 47°08'; THENCE S. 15 DEGREES 30'04" W., 309.98 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 1.01 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RESERVED UNTO THE GRANTEE OF THIS DEED, AND BEING ASSIGNS, OVER AND ACROSS THE NORTH 30 FEET OF THE ABOVE DESCRIBED LANDS.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE RECORD TITLE, SURVEY MEASUREMENTS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 AS SHOWN HEREON. PARCELS THIS DEED DESCRIBES ARE LOCATED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0389C. HOWEVER, PART OF THIS PARCEL IS IN FLOOD ZONE "A" AND IS SUBJECT TO FLOODING.
4. NO EASEMENTS, UTILITY OR ENCROACHMENTS SHOWN ON THIS LOT IN RECORDS IN THE POSSESSION OF THIS OFFICE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. THERE ARE NO UNDERGROUND ENCROACHMENTS OR UTILITIES WERE LOCATED FOR THIS SURVEY AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MEASUREMENTS, CALCULATIONS AND CORRECTIONS HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
10. CERTIFIED TO:

10. CERTIFIED TO:
MANUEL TOJIN
ROLANDO TOJIN I/S TOJIRAM

SIGNING SURVEYOR:
MARK D. DUFFEN, LS 4708
1804 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

SIGNED: _____
MARK D. DUREN. LS 4708

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD MEASUREMENT".
(D) DEED, AS IN "DEED DIMENSION".
(P) PLAT, AS IN "PLAT DIMENSION".
(R) RECORD, AS IN "RECORD DIMENSION".
(C) RECORD, AS IN "CALCULATED DIMENSION".

SYMBOL LEGEND

G.R.I. ORIGINAL RECORD INSTRUMENT

— CONCRETE MONUMENT FOUND

— CONCRETE MONUMENT SET IN L.S. 470

— IRON BAR OR PIPE FOUND

— 3/8" IRON ROD SET IN L.S. 4708

— ELECTRIC UTILITY LINE (OVERHEAD)

— UNDERGROUND ELECTRIC SERVICE

— L.P. LINE (OVERHEAD)

— CHAIN LINK FENCE

— WOODEN FENCE

— REINFORCED ACETIC PIPE

— UNREINFORCED CONCRETE PIPE

— L.S. LAID SURVEYOR

— RECESSED SURVEYOR

— CONCRETE MONUMENT

— PERMANENT REFERENCE MONUMENT

— PERMANENT CONTROL POINT

— RIGHT-OF-WAY

— NO IDENTIFICATION

— FLA. DEPT. OF TRANSPORTATION

— CENTRALIZING

— CONCRETE MONUMENT

— IRON ROD

— IRON PIPE

— STATE ROAD DEPARTMENT

**MARK D. DUREN AND
ASSOCIATES, INC.**
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE OCTOBER 4, 2000
DATE DRAWN OCTOBER 11, 2000
FOR WALZ CONSULTING

FIELD BOOK 808 PAGE 11
DRAWN BY S. SUTHER

WO# 22-255

Columbia County Tax Collector

generated on 10/12/2022 10:09:03 AM EDT

Tax Record

Last Update: 10/12/2022 10:06:31 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number R03529-002	Tax Type REAL ESTATE	Tax Year 2021
Mailing Address MATIAS MICHAEL L 35780 SW 213TH AVE FLORIDA CITY FL 33034	Property Address GEO Number 105S16-03529-002	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code
Legal Description (click for full description) 10-5S-16 0200/02003.32 Acres BEG SE COR OF SW1/4 OF SE1/4, RUN W 460.18 FT, NE 210 FT, W 210 FT TO E R/W SR-47, NE 100 FT, E 585.05 FT, S 298.25 FT TO POB. 624-2, 676-161, 850-2195,2197, WD 1075-1617, WD 1080-2479, WD 1082-2151, WD 1112-2517, QC 1196-1320,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value Exemption Amount Taxable Value Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	60,375 0 \$60,375 \$471.83
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	61,693 0 \$61,693 \$46.15
LOCAL	3.6430	61,693 0 \$61,693 \$224.75
CAPITAL OUTLAY	1.5000	61,693 0 \$61,693 \$92.54
SUWANNEE RIVER WATER MGT DIST	0.3615	60,375 0 \$60,375 \$21.83
LAKE SHORE HOSPITAL AUTHORITY	0.0000	60,375 0 \$60,375 \$0.00
Total Millage	14.0675	Total Taxes \$857.10
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
GGAR	SOLID WASTE - ANNUAL	\$198.06
FFIR	FIRE ASSESSMENTS	\$219.98
Total Assessments		\$418.04
Taxes & Assessments		\$1,275.14
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
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11/9/2021

PAYMENT

2100126.0002

2021

\$1,224.13

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES