



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 9/20/2024 Meeting Date: 10/3/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Deed 1.01 acre to son, Patrick Weaver

2. Recommended Motion/Action:

Approve SFLP24 0906

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
10/3/2024



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP SFLP 240906

Application Fee \$50.00

Receipt No. 768206

Filing Date 9-17-2024

Completeness Date 10-3-2024

Special Family Lot Permit Application



A. PROJECT INFORMATION

- Title Holder's Name: MARY JANE & DEWEY WEAVER
- Address of Subject Property: 8318 W US HWY 90, LAKE CITY, FL 32055
- Parcel ID Number(s): 25-35-15-00213-001
- Future Land Use Map Designation: IMPROVED A9
- Zoning Designation: A9
- Acreage of Parent Parcel: 9.79
- Acreage of Property to be Deeded to Immediate Family Member: 10 ACRES
- Existing Use of Property: AGRICULTURE
- Proposed use of Property: Bld Home
- Name of Immediate Family Member for which Special Family Lot is to be Granted: PATRICK GLENN WEAVER

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

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): DEWEY A WEAVER Title: _____
Company name (if applicable): _____
Mailing Address: 8318 W US HWY 90, LAKE CITY, FL 32055
City: LAKE CITY State: FL Zip: 32055
Telephone: (904) 365-5444 Fax: () Email: WEAVER.MA@LIVE.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.

- 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.

Dewey A Weaver
Mary Jane Sykes Weaver

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.

Deevey A Weaver

Mary Jane Dykes Weaver

Applicant/Agent Name (Type or Print)

Deevey A Weaver

Mary Jane Dykes Weaver

9-20-24

Applicant/Agent Signature

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, DEWEY & MARY JANE
WEAVER, the Owner of the parent parcel which has been subdivided for
PATRICK WEAVER, the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as SON. Both individuals being
first duly sworn according to law, depose and say:

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. 25-35-15-00213-001.
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. TBD.
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.

Dewey A. Weaver
Mary Jane Dykes Weaver
Owner

Patrick Weaver
Immediate Family Member PATRICK WEAVER

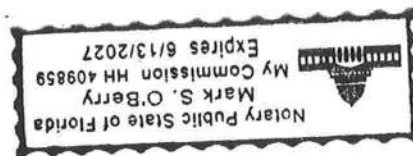
Dewey A. Weaver
Typed or Printed Name

Mary Jane Dykes Weaver
Typed or Printed Name

Mary Jane Dykes

Subscribed and sworn to (or affirmed) before me this 20th day of September 2024
by Dewey Weaver & Mary Weaver (Owner) who is personally known to me or has produced
FL Drivers license as identification.

Mark S. O'Berry
Notary Public



Subscribed and sworn to (or affirmed) before me this 20th day of September 2024
by Patrick Weaver (Family Member) who is personally known to me or has
produced FL Drivers license as identification.

Mark S. O'Berry
Notary Public

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

A rectangular notary seal stamp for Mark S. O'Berry, a Notary Public in the State of Florida. The seal includes the text "Notary Public State of Florida", "Mark S. O'Berry", "My Commission HH 409859", and "Expires 6/13/2027". There is a small graphic of the Florida state capitol building.

[illegible]

COLUMBIA COUNTY Property Appraiser

Parcel 25-3S-15-00213-001

Owners

WEAVER MARY JANE DYKES
WEAVER DEWEY
8318 W US HIGHWAY 90
LAKE CITY, FL 32055

Parcel Summary

Location	8316 W US HIGHWAY 90
Use Code	5000: IMPROVED AG
Tax District	3: COUNTY
Section	25
Township	3S
Range	15
Acreage	9.7900
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

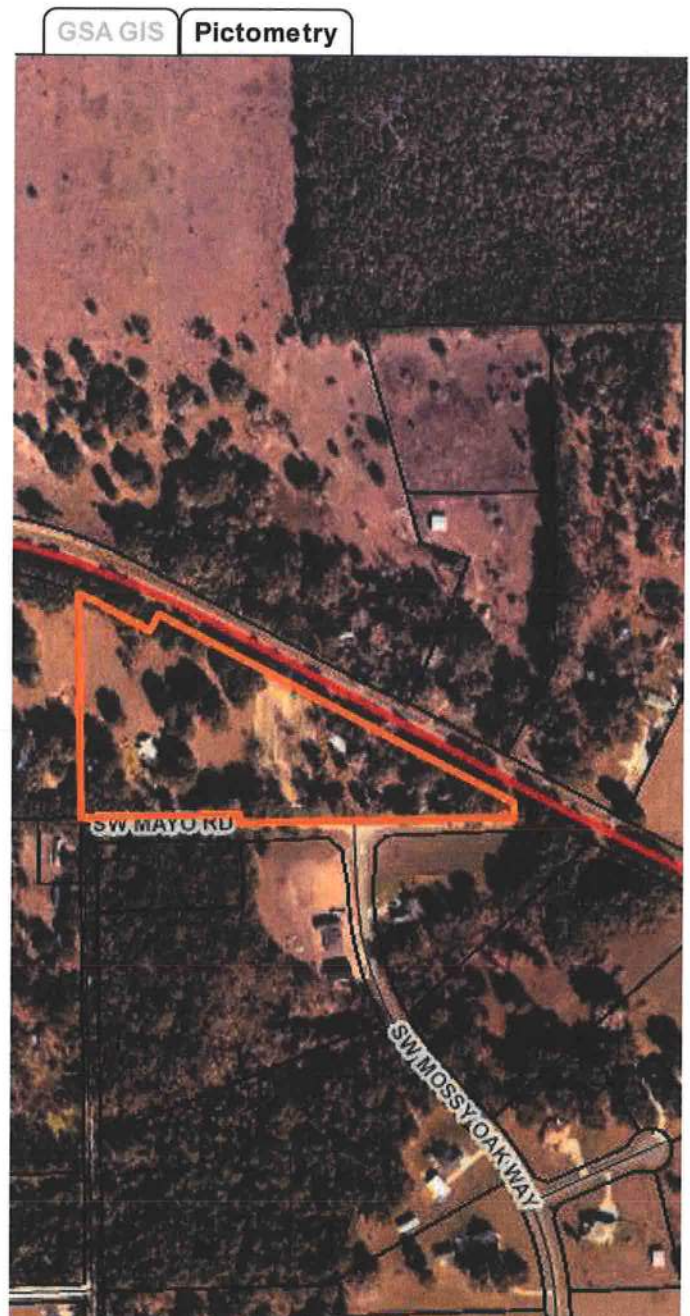
Additional Site Addresses

8318 W US HIGHWAY 90
8320 W US HIGHWAY 90

Legal Description

E1/2 OF SW1/4 OF NE1/4 LYING SOUTH OF US-90 &
SE1/4 OF NE1/4 LYING S OF US-90 & ALSO THE N 40
FT OF THE W 538.91 FT OF E1/2 OF SE1/4 & THE N
40 FT OF E1/2 OF NW1/4 OF SE1/4, EX THE W 445 FT
& EX RD R/W.

LE 548-645, 548-646, 598-679, DC 847-1464,
WD 1405-1007



Working Values

	2025
Total Building	\$156,021
Total Extra Features	\$12,692
Total Market Land	\$68,400
Total Ag Land	\$1,568
Total Market	\$237,113
Total Assessed	\$132,705
Total Exempt	\$50,000
Total Taxable	\$82,705
SOH Diff	\$66,076

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$151,467	\$130,209	\$121,646	\$102,078	\$95,592	\$88,652
Total Extra Features	\$12,692	\$8,942	\$5,692	\$5,692	\$5,692	\$5,692
Total Market Land	\$68,400	\$68,400	\$94,940	\$94,792	\$94,792	\$93,542
Total Ag Land	\$1,568	\$1,568	\$1,510	\$1,379	\$1,368	\$1,368
Total Market	\$232,559	\$207,551	\$222,278	\$202,562	\$196,076	\$187,886
Total Assessed	\$131,055	\$125,971	\$121,096	\$117,960	\$115,160	\$111,922
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$81,055	\$75,971	\$71,096	\$67,960	\$65,160	\$61,922
SOH Diff	\$63,172	\$43,248	\$43,202	\$26,492	\$22,795	\$17,843

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1405/1007	2020-02-10	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: DEWEY WEAVER & MARY JANE WEAVER Grantee: DEWEY WEAVER & MARY JANE WEAVER (H/W)

Buildings

Building # 1, Section # 1, 95788, SFR

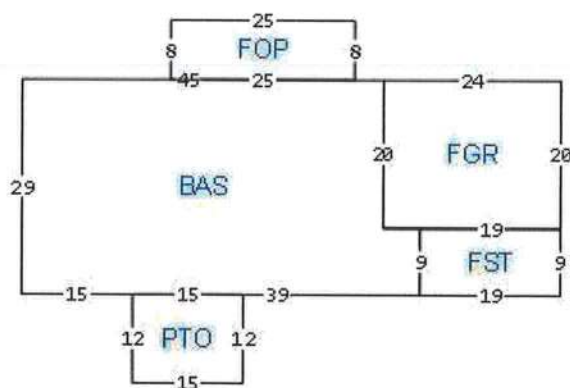
Type	Model	Heated Sq Ft	Repl Cost New	YrBltd	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1466	\$240,032	1986	1986	0.00%	35.00%	65.00%	\$156,021

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,466	100%	1,466
FGR	480	55%	264
FOP	200	30%	60
FST	171	55%	94
PTO	180	5%	9



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0030	BARN,MT	16	24	384.00	\$6	1993	100%	\$2,112	
0251	LEAN TO W/FLOOR	15	16	240.00	\$2	1993	100%	\$360	
0166	CONC,PAVMT			1.00	\$0	1920	100%	\$100	
0294	SHED WOOD/VINYL			1.00	\$0	1920	100%	\$100	
9945	Well/Sept			1.00	\$7,000		100%	\$7,000	
0251	LEAN TO W/FLOOR	8	16	128.00	\$3	2008	100%	\$320	
0251	LEAN TO W/FLOOR			1.00	\$0	2008	100%	\$200	
0285	SALVAGE			1.00	\$0	2008	100%	\$2,500	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0110	SFR RURAL	A-1	.00	.00	3.00	\$7,000.00/AC	3.00	1.00	\$21,000	
6200	PASTURE 3		.00	.00	5.70	\$275.00/AC	5.70	1.00	\$1,568	
9910	MKT.VAL.AG		.00	.00	5.70	\$7,000.00/AC	5.70	1.00	\$39,900	
0102	SFR/MH	00	.00	.00	1.00	\$7,000.00/AC	1.00	1.00	\$7,000	
9900	AC NON-AG	A-1	.00	.00	1.00	\$500.00/UT	0.09	1.00	\$500	10-07-08: 0.69 AC FROM HUNTER TO DYKES PER

Personal Property

None

Permits

None

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted

<https://search.ccpafl.com/parcel/00213001153S25#tab-gis-gsa>

9/16/24, 2:59 PM

8316 W US HIGHWAY 90 - 25-3S-15-00213-001 - Columbia County Assessor

units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 16, 2024.

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2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

664.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00213-001		003

WEAVER MARY JANE DYKES
WEAVER DEWEY
8318 W US HIGHWAY 90
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional

8316 US HIGHWAY 90 LAKE CITY
E1/2 OF SW1/4 OF NE1/4 LYING
SOUTH OF US-90 & SE1/4 OF NE1/4

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	131,055	7.8150	50,000	81,055	633.44
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	134,935	0.7480	25,000	109,935	82.23
LOCAL	134,935	3.2170	25,000	109,935	353.66
CAPITAL OUTLAY	134,935	1.5000	25,000	109,935	164.90
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	131,055	0.3113	50,000	81,055	25.23
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	131,055	0.0001	50,000	81,055	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.5914	AD VALOREM TAXES	1,259.47
NON AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	
FFIR FIRE ASSESSMENTS	1.00 Unit @285.9800	285.98	
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06	

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS					484.04
COMBINED TAXES AND ASSESSMENTS					1,743.51
					See reverse side for important information
Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,743.51	-34.87	0.00	1,708.64	0.00
Kyle Keen, CFC		2023 Real Estate			664.0000

Kyle Keen, CFC
Columbia County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

664.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00213-001		003

WEAVER MARY JANE DYKES
WEAVER DEWEY
8318 W US HIGHWAY 90
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional

8316 US HIGHWAY 90 LAKE CITY
E1/2 OF SW1/4 OF NE1/4 LYING
SOUTH OF US-90 & SE1/4 OF NE1/4

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,743.51	-34.87	0.00	1,708.64	0.00

Receipt(s) 2023-2502166 on 01/31/24 for \$1,708.64 by dewey weaver

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Columbia County FL. Building and Z



**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202012003351 Date: 02/11/2020 Time: 4:26PM
Page 1 of 2 B: 1405 P: 1007, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 10 day of February, 2020, between **DEWEY WEAVER** and his wife, **MARY JANE WEAVER**, whose mailing address is 8318 W. U. S. Highway 90, Lake City, Florida 32055, parties of the first part, Grantors, and **DEWEY WEAVER** and his wife, **MARY JANE WEAVER**, whose mailing address is 8318 W. U. S. Highway 90, Lake City, Florida 32055, parties of the second part, Grantees,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP 3 SOUTH - RANGE 15 EAST

Section 25: The East 1/2 of the SW 1/4 of the NE 1/4, lying South of U. S. 90 and the SE 1/4 of the NE 1/4, lying South of U. S. 90. Containing 9.7 acres. Also,

TOWNSHIP 3 SOUTH, RANGE 15 EAST

SECTION 25: The North 40.00 feet of the West 538.91 feet of the East 1/2 of the SE 1/4 of said Section 25. Also: The North 40.00 feet of the E 1/2 of the NW 1/4 of the SE1/4, Less and Except the West 445.00 feet thereof, in said Section 25. Containing 0.69 acres more or less.

Subject to: That part within the maintained Right of way of a county graded road.

Tax Parcel No.: 25-3S-15-00213-001

N.B. The purpose of this deed is to create tenants by the entirety

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, 2019.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marlin Feagk
Witness Signature
MARLIN Feagk
Print or type name

Natalia Vicenzi
Witness Signature
Natalia Vicenzi
Print or type name

Dewey Weaver (SEAL)
DEWEY WEAVER

Mary Jane Weaver (SEAL)
MARY JANE WEAVER

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 10 day of Feb, 2020, by **DEWEY WEAVER**
and his wife, **MARY JANE WEAVER**, who are personally known to me.



Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2021



Building and Zoning Department

Special Family Lot Permit Application

Invoice

67077

Applicant Information

WEAVER MARY JANE DYKES,
WEAVER DEWEY

Invoice Date

09/17/2024

Permit

Amount Due

\$50.00

Job Location

Parcel: 25-3S-15-00213-001;
Owner: WEAVER MARY JANE DYKES, WEAVER DEWEY,
Address:

Contractor Information

test
bcc

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

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/17/2024	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
Amount Due:		\$50.00

[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	Method	Date of Payment	Payment #	Amount of Payment
WEAVER MARY JANE DYKES, WEAVER DEWEY 8318 W US HIGHWAY 90	Cash	09/19/2024	768206	\$50.00
AppID: 67077 Development #: SFLP240906 Special Family Lot Permit Parcel: 25-3S-15-00213-001; Address: 8318 W US HIGHWAY 90				

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>
09/17/2024	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
09/19/2024	Payment: Cash	(\$50.00)
		\$0.00