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COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: April 5, 2018

Meeting Date: April 19, 2018

Name: Kevin Kirby

Department: Public Works

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Entering private property to perform drainage work.

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item?

☒

N/A

☐

Yes Account No. _____

☐

No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

Fund: _____

FROM: _____

TO: _____

AMOUNT: _____

For Use of County Manger Only:

☒

Consent Item

☐


Discussion Item



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: April 3, 2018
To: Ben Scott, County Manager
From: Kevin Kirby, Assistant County Manager
RE: Entering Private Property



I am requesting permission to enter private property located at 505 and 483 NW Emerald Lakes Drive for the purpose of drainage work.

There is a very narrow easement between the two properties that is not wide enough to allow the necessary work to be performed without going on private property.

The owners have signed the appropriate Hold Harmless Agreement.

If you should need any additional information, please contact me.

GENERAL RELEASE AND HOLD HARMLESS AGREEMENT

The undersigned private property owner, Michael Presley, Trustee, and COLUMBIA COUNTY, FLORIDA, by and through its representative Ron Morris, "County", hereby agree as follows:

WHEREAS, Owner agrees for County to enter upon Owner's property identified as 505 NW Emerald Lakes Dr. for the purpose of drainage work.

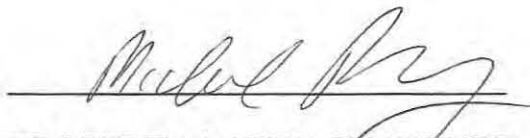
WHERE, Owner authorizes County to enter upon Owner's private property and release County from liability as a result thereof, and

WHEREAS, County agrees to hold Owner harmless from liability as a result of County's actions upon Owner's property.

NOW THEREFORE, in consideration of the mutual covenants set forth herein the parties agree as follows:

1. Owner hereby authorizes County and its representatives to enter upon Owner's property for the purpose of drainage work.
2. Owner hereby releases County together with its agents, representatives and employees from any and all actions cause of actions or liability, including for trespass damages or other claims or demands whatsoever, in law or in equity as a result of County's actions upon Owner's property, so long as the same is not done in any grossly negligent manner.
3. County hereby agrees to hold Owner harmless from any liability as a result of County's actions upon Owner's property or the actions of any third parties, which may enter on Owner's property upon County's direction or authorization.

Dated this 3 day of April, 2018.


PROPERTY OWNER SIGNATURE


COLUMBIA COUNTY REPRESENTATIVE
Ron Morris, Storm Water Foreman

Columbia County Property Appraiser

updated: 3/7/2018

2017 Tax Year**Parcel:** 28-3S-16-02372-111

<< Next Lower Parcel Next Higher Parcel >>

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

2017 TRIM (pdf)

[Interactive GIS Map](#)

Print

Owner & Property Info

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Owner's Name	PRESLEY MICHAEL AS TRUSTEE		
Mailing Address	UNDER THE HALBERT K PRESLEY LIVING TRUST 505 NW EMERALD LAKES DR LAKE CITY, FL 32055		
Site Address	505 NW EMERALD LAKES DR		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	2 (County)	Neighborhood	28316
Land Area	1.070 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOT 11 EMERALD LAKES S/D 822-57, WD 1345-1479, DC 1345- 1482,		



Property & Assessment Values

2017 Certified Values		
Mkt Land Value	cnt: (0)	\$16,706.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$131,016.00
XFOB Value	cnt: (1)	\$2,790.00
Total Appraised Value		\$150,512.00
Just Value		\$150,512.00
Class Value		\$0.00
Assessed Value		\$150,512.00
Exempt Value	(code: HX H3)	\$50,000.00
Total Taxable Value	Cnty: \$100,512 Other: \$100,512 Schl: \$125,512	

2018 Working Values (...Hide Values)		
Mkt Land Value	cnt: (0)	\$17,831.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$134,403.00
XFOB Value	cnt: (1)	\$2,790.00
Total Appraised Value		\$155,024.00
Just Value		\$155,024.00
Class Value		\$0.00
Assessed Value		\$153,673.00
Exempt Value	(code: HX H3)	\$50,000.00
Total Taxable Value	Cnty: \$103,673 Other: \$103,673 Schl: \$128,673	

NOTE: 2018 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
9/19/2017	1345/1479	WD	I	U	11	\$100.00
5/15/1996	822/57	WD	V	Q		\$16,500.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1996	COMMON BRK (19)	1878	2727	\$134,403.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	1996	\$2,790.00	0001860.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	1 LT - (0000001.070AC)	1.00/1.00/1.50/0.75	\$17,831.00	\$17,831.00

Columbia County Property Appraiser

updated: 3/7/2018

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DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

GENERAL RELEASE AND HOLD HARMLESS AGREEMENT

The undersigned private property owner, Walter Dunn, and COLUMBIA COUNTY, FLORIDA, by and through its representative Ron Morris, "County", hereby agree as follows:

WHEREAS, Owner agrees for County to enter upon Owner's property identified as 483 NW Emerald Lakes Dr. for the purpose of drainage work.

WHERE, Owner authorizes County to enter upon Owner's private property and release County from liability as a result thereof, and

WHEREAS, County agrees to hold Owner harmless from liability as a result of County's actions upon Owner's property.

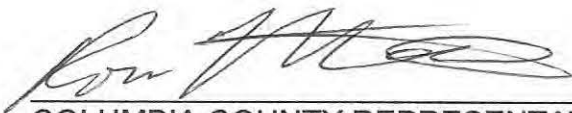
NOW THEREFORE, in consideration of the mutual covenants set forth herein the parties agree as follows:

1. Owner hereby authorizes County and its representatives to enter upon Owner's property for the purpose of drainage work.
2. Owner hereby releases County together with its agents, representatives and employees from any and all actions cause of actions or liability, including for trespass damages or other claims or demands whatsoever, in law or in equity as a result of County's actions upon Owner's property, so long as the same is not done in any grossly negligent manner.
3. County hereby agrees to hold Owner harmless from any liability as a result of County's actions upon Owner's property or the actions of any third parties, which may enter on Owner's property upon County's direction or authorization.

Dated this 3 day of April, 2018.



PROPERTY OWNER SIGNATURE



COLUMBIA COUNTY REPRESENTATIVE
Ron Morris, Storm Water Foreman

Columbia County Property Appraiser

updated: 3/7/2018

2017 Tax Year

Parcel: 28-3S-16-02372-112

<< Next Lower Parcel Next Higher Parcel >>

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

2017 TRIM (pdf)

[Interactive GIS Map](#)

Print

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Owner & Property Info

Owner's Name	DUNN WALTER S & BONNIE J		
Mailing Address	483 NW EMERALD LAKES DR LAKE CITY, FL 32055		
Site Address	483 NW EMERALD LAKES DR		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	2 (County)	Neighborhood	28316
Land Area	0.710 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 12 EMERALD LAKES S/D ORB 799-1606, 799-1608, 907-600, 602,			



Property & Assessment Values

2017 Certified Values		
Mkt Land Value	cnt: (0)	\$14,850.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$120,330.00
XFOB Value	cnt: (3)	\$4,006.00
Total Appraised Value		\$139,186.00
Just Value		\$139,186.00
Class Value		\$0.00
Assessed Value		\$139,186.00
Exempt Value	(code: HX H3)	\$50,000.00
Total Taxable Value	Cnty: \$89,186 Other: \$89,186 Schl:	\$114,186

2018 Working Values (...Hide Values)		
Mkt Land Value	cnt: (0)	\$15,950.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$123,400.00
XFOB Value	cnt: (3)	\$4,006.00
Total Appraised Value		\$143,356.00
Just Value		\$143,356.00
Class Value		\$0.00
Assessed Value		\$142,109.00
Exempt Value	(code: HX H3)	\$50,000.00
Total Taxable Value	Cnty: \$92,109 Other: \$92,109 Schl:	\$117,109

NOTE: 2018 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/19/2000	907/600	WD	I	Q		\$132,000.00
7/19/2000	907/602	WD	I	Q		\$132,000.00
12/22/1994	799/1606	WD	V	U	12	\$16,500.00
12/22/1994	799/1608	WD	I	U	32	\$120,500.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1994	COMMON BRK (19)	2316	3100	\$123,400.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
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0166	CONC,PAVMT	0	\$2,490.00	0001660.000	0 x 0 x 0	(000.00)
0120	CLFENCE 4	1994	\$1,316.00	0000390.000	0 x 0 x 0	AP (025.00)
0296	SHED METAL	2007	\$200.00	0000001.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	1 LT - (0000000.710AC)	1.00/1.00/1.10/1.00	\$15,950.00	\$15,950.00

Columbia County Property Appraiser

updated: 3/7/2018

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