



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: 7/26/2019 Meeting Date: 8/1/2019

Name: Kevin Kirby Department: Public Works

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "K. Kirby", is written over a horizontal line.

1. Nature and purpose of agenda item:

Consideration to purchase 30 acre parcel on CR 252 for Clay Hole Creek Project

2. Recommended Motion/Action:

Approve purchase of 30 acre parcel at \$10,000/acre plus agree to create vehicle path and fill in wetland or proceed with acquiring necessary properties in Mill Creek Subdivision

3. Fiscal impact on current budget.

This item is currently budgeted. The account number to be charged is 30221185386061

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: July 23, 2019

To: Ben Scott, County Manager

From: Kevin Kirby, Assistant County Manager 

RE: Clay Hole Creek Project

As part of the above referenced project the County's Property Acquisition Specialist has been in contact with the owner of a parcel of land located on CR 252 to discuss acquisition. This property is necessary to construct a large retention pond as part of the Clay Hole Creek project.

The subject property appraised for \$4,600 to \$6,100/acre. The owner is requesting \$10,000 per acre. This value is for both the upland and wetlands. In early meetings with the owner the Property Acquisition Specialist discussed obtaining 10-15 acres for a pond. The owner wanted the County to purchase a fixed width from CR 252 to the northern boundary of the property. The northern half is located in a flood zone and contains wetlands, therefore, the pond would have to be situated on the southern half of the parcel. This requirement would increase our acquisition from 15 acres to a total of +/- 30 acres. In addition, the property owner has requested that the County fill a wetland on his property and create a vehicle path on the north side of the parcel.

This parcel is the best available parcel for the following reasons:

1. Proximity to lake outfall, reducing construction costs;
2. Large tract located north of CR 252, reducing construction costs;
3. Proximity to pumping stations;
4. This pond would lessen the concern of directly pumping to Alligator Lake increasing Flood stages; and
5. This pond would alleviate the need for property acquisition and construction along properties located in Mill Creek Subdivision.

The final plans are being modified and value engineered to remain in budget. I will forward this information as soon as possible.

In the interim, I am requesting guidance from the Board of County Commissioners regarding purchasing the property for \$10,000 per acre plus the additional requirements of creating a vehicle path on the north side of the property and fill in a wetland area on the property.

Please advise how you wish to proceed.

The final plans are being modified and value engineered to remain in budget. I will forward this information as soon as possible.

In the interim, I am requesting guidance from the Board of County Commission
Please advise how you wish to proceed.



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: | |

Owner:

Site:

Sales

Info

NONE

2018 Certified Values

Mkt Lnd

Ag Lnd

Bldg

XFOB

Just

Appraised

Assessed

Exempt

Total

Taxable

NOTES:



Columbia County, FL

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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



CANDLER
MOSES &
ASSOCIATES

CHRISTOPHER D. CANDLER, MAI
Florida State-Certified General Real Estate Appraiser RZ2338
Georgia Certified Real Property Appraiser 345843

J. CHASE MOSES
Florida State-Certified General Real Estate Appraiser RZ3672
Georgia Certified Real Property Appraiser 359959

November 15, 2018

Mr. Chad Williams, P E.
Columbia County Engineer
Columbia County Board of County Commissioners
Post Office Box 1529
Lake City, FL 32056

Re: Determination of Recommended Compensation for a 20 to 30 Acre Parcel
Located at on the North Side of Southeast County Road 252
Lake City, Columbia County, Florida

Dear Mr. Williams:

At your request, an inspection and analysis been made of the captioned property. The purpose of this appraisal to aid the client in determining a range of per acre values for the recommended compensation of a proposed 20 to 30 acre parcel of land located on County Road 252. The client and intended user is Mr. Chad Williams, on behalf of the Columbia County Board of County Commissioners. The following restricted appraisal is prepared in compliance with the requirements set forth under the Uniform Standards of Professional Appraisal Practice. The depth of discussion contained in the letter is specific to the needs of the intended user. The intended user is cautioned that the rationale for how the appraiser arrived at the opinions and conclusions may not be properly understood without additional data contained in the appraisers workfile. This report is restricted to the use of the client only for the purpose stated above. The appraiser is not responsible for unauthorized use of this report.

The subject was inspected on November 14, 2018. An inspection was made of the subject neighborhood and surrounding area, and information was gathered regarding land development and potential projects that may affect the market value of the subject. Data was gathered on the subject in relation to site characteristics, applicable zoning and land use issues, available utilities, flood zone information, tax data, sales history, etc.

The parent parcel consists of a 200 acre parcel of vacant land located on the north side of County Road 252, one mile east of US Highway 41/441, just south of the southern city limits of Lake City. The property is identified by the Columbia County Property Appraiser's Office as parcel identification number 16-4S-17-08394-000. It is legally described as the E ½ of the NW ¼ of the SW ¼, and the W ½ of the NE ¼, and NW ¼ of the SE ¼, of Section 16, Township 4 South, Range 17 East, lying north of the Old Lake Butler Road, now known as State Road No. S-252. According to public records, it is held under the name of SMP Family Property, LLC, whose mailing address is 343 Southwest Stonegate Terrace, Lake City, Florida 32024. No arm's length transactions have occurred within the past three years and the property is not listed for sale.

The subject parcel contains a combination of natural growth woodlands and pre-merchantable pine plantation. The property lies generally near the grade the adjoining roadway, County Road 252. While generally level, there is a gentle and gradual slope toward the rear of the property approaching a large swamp. The property is zoned RSF-2 which permits development densities of 1 dwelling unit per 20,000 square feet with minimum lot widths of 100 feet. The site benefits from adequate access to all utilities and public services, except municipal water and sewer which are not common outside the city limits. No easements or restrictions having an adverse affect on market value are known or presumed in this appraisal.

A survey of the proposed 20 to 30-acre acquisition parcel was not available at the time of appraisal. However, it is indicated that it will be situated along the western boundary of the parent parcel stretching from the adjoining highway to the rear boundary and will represent a rectangular shape parcel with a western boundary consistent with the boundaries of the parent parcel and a width ranging from between 300 feet and 420 feet. As a result, this appraisal is performed under the extraordinary assumption that the subject represents an area generally as described above. Should a survey be complete subsequent to this appraisal indicating a location, shape, size, or characteristic contrary to those assumed, the appraiser reserves the right to reconsider the opinion of recommended compensation.

The subject has good access and exposure for its highest and best use. The surrounding neighborhood has reasonable compatibility within itself and with the subject, and has no apparent adverse influences for the subject under highest and best use. Supply and demand appear to be in reasonable balance. Overall, the neighborhood is considered to provide good supporting characteristics for utilizing the subject under highest and best use.

This appraisal is based on the definition of market value set forth by the Office of the Comptroller of the Currency. Exposure time, as defined by The Dictionary of Real Estate Appraisal, Sixth Edition, by the Appraisal Institute, is determined to be six to 12 months. Based on conversations with the client, the intended use of the appraisal, and the type of value being sought, the effective date of this appraisal is November 14, 2018, the date of inspection of the subject.

The sales comparison approach to value was utilized to determine unit values as it is the most commonly utilized approach by the market. The cost approach and income capitalization approaches are not applicable and are not typically utilized by the market for valuing vacant land. As a result, they are excluded from this analysis.

The subject is put to a 4-point test to determine potential uses in order to estimate the highest and best use. The test requires the highest and best use of the property as vacant to be: legally permissible, physically possible, financially feasible, and maximally productive (that use which results in the greatest return to the real estate). Since the calculation of the site's mathematical highest and best use goes beyond the scope of this appraisal analysis, based on preliminary analysis, those uses which have a reasonable probability of being the property's highest and best

use "as vacant" are considered any legally permissible residential uses which conform to the neighborhood, adequately utilizes the site area, and benefits from its proximity to the city of Lake City.

Twelve comparables sales were analyzed in close proximity to the subject and comparable areas of Lake City/Columbia County. The sales occurred between November of 2016 and August of 2018. The site characteristics included sizes from 10 to 40 acres; all with paved frontage; varying vegetation which included pasture, wooded, and pre-merchantable pine; and varying impacts from wetlands and flood zones. The sale prices ranged from \$46,000 to \$400,000 which yielded price per acre values of from \$3,250 to \$7,105 per acre. Consideration of adjustments for the differences in the transactional, physical, and legal characteristics was analyzed in order to determine a probable range of per acre values for the parent parcel of the subject. The results of this analysis suggest a range of from \$4,600 to \$6,100 per acre being supported for the recommended compensation for the subject.

This page must remain attached to all pages included in this report in order for the opinion of recommended compensation to be considered valid.

Thank you for this opportunity to be of service.

Respectfully submitted,

CANDLER, MOSES & ASSOCIATES, INC.



Jordan Chase Moses
State-Certified General
Real Estate Appraiser RZ3672

ASSIGNMENT CONDITIONS

The following items are based on guidelines from the Appraisal Institute. This appraisal is subject to the following assumptions and limiting conditions.

Standard Assumptions and Limiting Conditions

1. The legal description provided to the appraiser and used in this report is assumed to be correct.
2. This appraisal covers the property as described in this report, and the areas and dimensions as shown herein are assumed to be correct. No survey of property has been made by the appraiser and no responsibility is assumed in connection with such matters. The sketches in this report are included only to assist the reader in visualizing the property.
3. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information, however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, easements, leases, and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management and under customary available mortgage financing.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures (including termites) which would render it more or less valuable. No responsibility is assumed for such conditions or engineering which may be required to discover such factors.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report.
11. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have previously been made therefore.
12. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
13. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this

ASSIGNMENT CONDITIONS (Continued)

- report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
14. Unless otherwise stated in this report, this appraisal does not address or consider any value that would be attributable to any minable subsurface minerals or mineral rights that may be applicable to the subject property.
 15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, under, or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, subsurface contaminants, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, under, or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
 16. "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your public health unit." This appraisal presumes no presence of radon gas.
 17. Any special assumptions and limiting conditions pertaining to the subject property are provided below.

Extraordinary Assumptions, Hypothetical Conditions, and Supplemental Standards


1. A survey of the proposed 20 to 30-acre acquisition parcel was not available at the time of appraisal. However, it is indicated that it will be situated along the western boundary of the parent parcel stretching from the adjoining highway to the rear boundary and will represent a rectangular shape parcel with a western boundary consistent with the boundaries of the parent parcel and a width ranging from between 300 feet and 420 feet. As a result, this appraisal is performed under the extraordinary assumption that the proposed acquisition parcel represents an area generally as described above. Should a survey be complete subsequent to this appraisal indicating a location, shape, size, or characteristic contrary to those assumed, the appraiser reserves the right to reconsider the opinion of recommended compensation.

CERTIFICATION

The following certification is based on guidelines set forth by the State of Florida and the Appraisal Institute. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- In May of 2016, I appraised the parent parcel for estate purposes for the Estate of Ann M. Darby. I have not performed any other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Signed: _____


Jordan Chase Moses
State-Certified General
Real Estate Appraiser RZ3672

COMPANY PROFILE

CANDLER, MOSES & ASSOCIATES, INC.

Candler, Moses & Associates was formed in 2016, having evolved from its predecessor, Candler Appraisal Services, which served the north Florida market for over 20 years since its founding in 1995. During this time, the firm established itself as one of the preeminent appraisal companies in the market when dealing with complex and high value assignments, a tradition which Candler, Moses & Associates proudly continues today.

Our firm currently staffs six full time appraisers. Christopher D. Candler, MAI is president of the firm, holds a Master of Arts degree in Real Estate Appraisal from the University of Florida, the MAI designation with the Appraisal Institute. He is certified in Florida and Georgia and began his appraisal career in 1995. J. Chase Moses is vice-president of the firm, holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida. He is certified in Florida and Georgia and began his appraisal career in 2011 having previously spent six years in commercial lending and underwriting. Michael S. Logan, SRA holds a Bachelor of Science degree in Business Management and Real Estate from Florida State University, the SRA designation with the Appraisal Institute. He is certified in Florida and began his appraisal career in 2000. Jacob M. Fenn holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida. He is certified in Florida and began his appraisal career in 2014. Stephen M. Douglas, LEED AP holds a Bachelor of Science degree in Building Construction from the University of North Florida. He began his appraisal career in 2016 having previously spent 13 years in the commercial and industrial construction and fabrication industries. Tammy L. Tyre began her appraisal career in 2004.

At Candler, Moses & Associates, Inc., we pride ourselves on our ability to address various appraisal problems for our clients through experience with a diversified client base and diverse background of appraisers. Valuation and consulting services are provided for a variety of individuals, lending institutions, financial service providers, attorneys and estate planners, as well as numerous governmental agencies and private land conservation groups.

In addition to local and national banks, law firms, government agencies, and individuals, some of our larger clients include the Alachua Conservation Trust; the Alachua County Environmental Protection Department; the Conservation Fund; CSX Transportation; the Florida Department of Environmental Protection; Holland and Knight; the National Park Service; the Nature Conservancy; Progress Energy; Rayonier; the Suwannee River, Saint Johns River, and Northwest Florida Water Management Districts; the United States Department of the Interior; the United States Fish and Wildlife Service; and the United States Forest Service.

Through performing assignments for the various parties listed previously, our appraisers have become proficient in addressing many types of complex appraisal problems including, but not limited to: sovereignty issues, jurisdictional wetlands, timber value and allocation, land and building allocations, partial interests, corridor and right-of-way valuations, water rights and spring issues, and less-than-fee simple interests (conservation easements).

Our experience includes, but is not limited to: shopping centers, fast food and other retail establishments, net lease properties, lodging, automotive dealerships, industrial facilities, service stations, condominium developments, multi-tenant medical/professional buildings, single-family residences, multi-family housing, residential and commercial subdivisions, agricultural and timber land, conservation land, market rent studies, and feasibility studies.

We thank you for the opportunity to be of service, now and in the future, for all of your valuation and consultation needs.

QUALIFICATIONS OF APPRAISER

J. CHASE MOSES

Professional Experience and Background

Vice-President of Candler, Moses & Associates, Inc., 184 North Marion Avenue, Lake City, Florida 32055 from October 2016 to present.

Appraisal Associate with Candler Appraisal Services, Inc., 356 Northwest Lake City Avenue, Lake City, Florida 32055 from September 2011 to October 2016.

Florida State-Certified General Real Estate Appraiser (RZ3672) and Georgia Certified Real Property Appraiser (359959)

Appraisal experience consists mainly of appraisal of vacant land (agriculture, timberland, and development); a variety of commercial, industrial, and income-producing properties; as well as vacant and improved residential properties. Work performed in Alachua, Baker, Columbia, Dixie, Hamilton, Leon, Lafayette, Madison, Marion, Putnam, Suwannee, Union, and Walton counties in Florida and Clinch, Echols, Grady, and Lowndes counties in Georgia. Clients served by the firm consist of various governmental bodies, corporations, law firms, banks, savings and loan associations, utility companies, and individuals.

Broker/Owner with Hunt & Moses Realty, LLC, 184 North Marion Avenue, Lake City, Florida 32055 from July 2018 to current.

Broker Associate with D.W. Hunt & Associates, Inc., 119 Northwest Ethan Place, Lake City, Florida 32055 from June 2015 to June 2018.

City Executive/Vice-President with HeritageBank of the South, 463 West Duval Street, Lake City, Florida 32055 from September 2010 to September 2011.

Commercial Lender with Columbia Bank, 173 West Hillsboro Street, Lake City, Florida 32055 from March 2007 to September 2010.

Business Development Officer with Campus USA Credit Union, 183 Southwest Bascom Norris Drive, Suite 105, Lake City, Florida 32055 from February 2006 to February 2007.

Banking experience consists of commercial lending and loan structuring, portfolio management, underwriting and loan risk analysis, collateral review, and branch management.

Education

Appraisal Institute - Various courses including: General Appraiser Income Approach Part 1 and 2; Advanced Income Capitalization; Real Estate Finance, Statistics, and Valuation Modeling; General Appraiser Market Analysis and Highest and Best Use; Advanced Market Analysis and Highest and Best Use; General Appraiser Sales Comparison Approach; General Appraiser Site Valuation and Cost Approach.

Cooke Real Estate School - Mastering Unique and Complex Property Appraisal.

IFREC Real Estate Schools - November 2011. Completion of 100 hours of required pre-licensure education including: National Uniform Standards of Appraisal Practices, Florida Law, Residential Report Writing, Basic Appraisal Principles, Basic Appraisal Procedures.

University of Florida - Warrington College of Business Administration, August 2003 to December 2005, Graduated with Bachelor of Science in Business Administration with a Major in Finance.

Lake City Community College - August 2001 to May 2003, Graduated with an Associate of Arts degree, cum laude.