



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: 3/27/2024 Meeting Date: 4/4/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Minor Sub-division Request from Randall & Peggy Haney to combine lots 3 & 4 in Commander Row sub-division into 1 parcel

2. Recommended Motion/Action:

approve

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

64440
FOR PLANNING USE ONLY

Application # SD SD240301

Application Fee \$1,000.00

Receipt No. 714569

Filing Date 3-5-2024

Completeness Date _____

Minor Subdivision Application

A. PROJECT INFORMATION

1. Project Name: Randall & Peggie Haney New Construction
2. Address of Subject Property: Lots 3 & 4 Commander Ct., Cannon Creek Airpark
3. Parcel ID Number(s): 12-4S-16-02935-164 (13241), 12-4S-16-02935-163 (13240)
4. Future Land Use Map Designation: Single Family Home & Hangar
5. Zoning Designation: _____
6. Acreage: 1.06 AC
7. Existing Use of Property: Vacant Lots
8. Proposed use of Property: Single Family Home & Hangar
9. Total Number of Lots 2

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Randall & Peggie Haney Title: Owner
Company name (if applicable): _____
Mailing Address: 853 Ellis Rd.
City: Boaz State: AL Zip: 35957
Telephone: (256) 506-4736 Fax: () Email: randallmhaney@gmail.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: _____

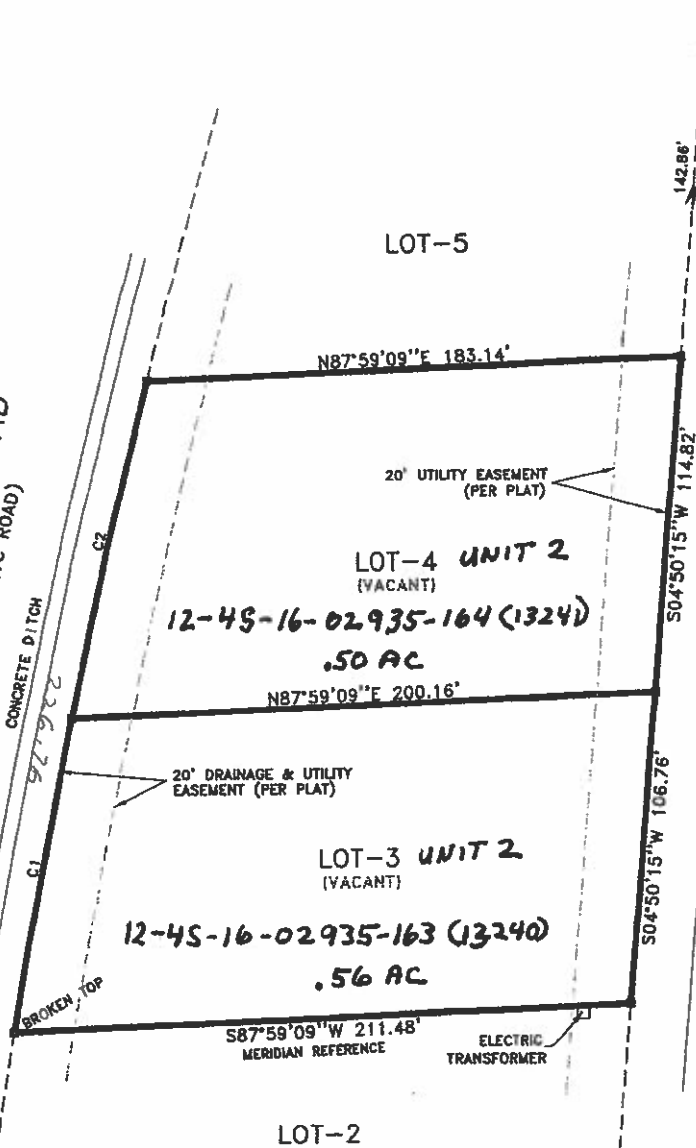
PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

MERIDIAN PER
RECORD PLAT

MAP OF SURVEY

SW SISTERS WELCOME ROAD
ASPHALT PAVEMENT (PUBLIC ROAD)
CONCRETE DITCH
226.76'



GRAPHIC SCALE



(IN FEET)
1 INCH = 40'

COMMANDER COURT
ASPHALT PAVEMENT (TAXIWAY PRIVATE)
221.58'

LOT-2

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2824.77'	02°12'17"	108.70'	108.69'	N10°46'10"E
C2	2824.77'	02°23'42"	118.08'	118.07'	N13°04'10"E

LEGEND

F. = Found
S. = Set
I.P. = Iron Pipe
I.R. = Iron Rod
C.M. = Concrete Monument
C. = Capped
N.A.D. = Nail & Disk
P.X.N. = P.C. Nail
B.S.S. = Railroad Spike
P. = Plat
F. = Field
O. = Used
C. = Calculated
P. = Power Pole
O.W. = Overhead Wires
W/C = Witness Corner

NOTES:

- 1) Darrell Copeland as the certifying Land Surveyor accepts no responsibility for right-of-way, easements, restrictions or other matters affecting title to lands surveyed, other than those recited in current deed and/or other instruments of record furnished by client.
- 2) Underground encroachments if any not located.
- 3) This survey was prepared expressly for the persons and/or entities named and only for the original purpose. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.

NOTE: ALL DIMENSIONS ARE PLAT & FIELD
ALL CORNERS ARE F.C.M.4"x4"(8RITT)

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD
HAZARD BOUNDARY MAP COMMUNITY NO. 12023C
PANEL NO. 0291D, DATED 11-2-18, THE PROPERTY
SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE
"X" WITH A BASE ELEVATION OF N/A MEAN
SEA LEVEL N.A.V.D. 1988.

DESCRIPTION: AS FURNISHED
Lots 3 & 4
COMMANDER ROW UNIT 2

as Recorded in Plat Book 9
Page 100, of the Public Records
of Columbia County, Florida
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY 12-27-23

I CERTIFY THAT THIS PLAT MEETS
OR EXCEEDS THE MINIMUM STANDARD
REQUIREMENTS OF CHAPTER 5J-17
FLORIDA ADMINISTRATIVE CODE.
PURSUANT TO CHAPTER 472

DARRELL COPELAND
FLA. REG. SURVEYOR #4529 DATE 12-27-23

BOOK SUW11 PAGE 8 JOB NO 23-325

CERTIFIED TO:
RANDALL M. & PEGGIE HANEY
GUMMINGER LAW
OLD REPUBLIC NATIONAL TITL EINSURANCE

DARRELL COPELAND SURVEYING, INC.

7910 180TH STREET
McALPIN, FLORIDA 32062
(386) 209-4343 desurvey@aol.com

DATE 12-27-23 C. OF P. DWG. CHECKED FILE
DWC DC SC B-

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/21/2024

Parcel: << 12-4S-16-02935-163 (13240) >>

Owner & Property Info

Result: 1 of 1

Owner	HANEY PEGGIE J HANEY RANDALL M 853 ELLIS RD BOAZ, AL 35957		
Site			
Description*	LOT 3 UNIT 2 COMMANDER ROW S/D. WD 1506-1391		
Area	0.56 AC	S/T/R	12-4S-16
Use Code**	VACANT (0000)	Tax District	2

*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

2023 Certified Values		2024 Working Values	
Mkt Land	\$28,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$28,000	Just	\$28,000
Class	\$0	Class	\$0
Appraised	\$28,000	Appraised	\$28,000
SOH Cap [?]	\$3,800	SOH Cap [?]	\$1,380
Assessed	\$28,000	Assessed	\$28,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$24,200 city:\$0 other:\$0 school:\$28,000	Total Taxable	county:\$26,620 city:\$0 other:\$0 school:\$28,000

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
1/8/2024	\$80,000	1506/1391	WD	V	Q	05 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.560 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000

Search Result: 1 of 1

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 3/21/2024

Parcel: << 12-4S-16-02935-164 (13241) >>

Owner & Property Info

Owner	HANEY PEGGIE J HANEY RANDALL M 853 ELLIS RD BOAZ, AL 35957		
Site			
Description*	LOT 4 UNIT 2 COMMANDER ROW S/D. WD 1506-1391		
Area	0.5 AC	S/T/R	12-4S-16
Use Code**	VACANT (0000)	Tax District	2

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0000	VAC RES (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$28,000 /LT	\$28,000



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

PARCEL: 12-4S-16-02935-163 (13240) | VACANT (0000) | 0.56 AC

LOT 3 UNIT 2 COMMANDER ROW S/D. WD 1506-1391

Owner: HANEY PEGGIE J
HANEY RANDALL M
853 ELLIS RD
BOAZ, AL 35957

Site:
Sales Info 1/8/2024 \$80,000 V(Q)

2024 Working Values			
Mkt Lnd	\$28,000	Appraised	\$28,000
Ag Lnd	\$0	Assessed	\$28,000
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	county:\$26,620 city:\$0
Just	\$28,000	Taxable	other:\$0 school:\$28,000

NOTES:

Columbia County, FL



This information, updated: 3/21/2024, 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