

# HISTORIC PRESERVATION AGENCY CITY OF LAKE CITY

October 03, 2023 at 6:00 PM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

### MINUTES

- [i.](#) Meeting Minutes: 09-12-2023

**OLD BUSINESS-** None

### NEW BUSINESS

- [ii.](#) **COA 23-32**, submitted by Chelsea Flores as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 of the Land Development Regulations and located within the View Shed of the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13214-000.

**WORKSHOP-** None

### ADJOURNMENT

#### YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:  
<https://youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings,

and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

**File Attachments for Item:**

**i. Meeting Minutes: 09-12-2023**

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

**Date:** 09/12/2023

**Roll Call:**

Mrs. McKellum- Not Present  
Mr. Nelson- Present  
Mr. Cooper- Not Present  
Mr. McMahan- Present

Mr. Carter- Present  
Mr. Lydick- Present

**Approval of Past Minutes-**Approve the minutes of the 08/01/2023 Meeting.

**Motion By:** Mr. Carter **Seconded By:** Mr. Nelson

**Comments or Revisions:** None

**Old Business:**

**Petition # COA23-25 Presented By:** Jake Trawick as agent

**As owner or agent and gives address of:** 135 SW Temple, Lake City, FL

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

Robert stated that the applicant submitted more pictures showing the damage and the underneath of the roofing.

Jake recapped what they were looking to do. Stated that they were going to use a galvalume metal roof. Mr. Lydick stated that it would be very hard to repair the roof without removing and damaging the existing roof per the pictures provided. Mr. Lydick asked the City Attorney Danielle Adams if she would go over what her and Mr. Kennon would advise based on the LDR. She stated that according to the Secretary of the Interiors information that they lend themselves to be in support of if a roof cannot be easily repaired or is going to be costly, that they don't expect the owner to spend four times what a normal repair would cost. This gives the board some wiggle room with the LDR. They believe that it is legally defensible what they are looking to do.

**Motion to close public comment by:** Mr. Carter **Seconded by:** Mr. McMahan

**Motion to approve petition COA23-25 as submitted by:** Mr. Carter **Seconded by:** Mr. Nelson

**Mrs. McKellum:** Absent **Mr. Cooper:** Absent **Mr. McMahan:** Aye

**Mr. Carter:** Aye **Mr. Lydick:** Aye **Mr. Nelson:** Aye

**New Business:**

**Petition # COA23-29 Presented By:** Joy Lutz as owner

**And gives address of:** 405 E Duval, Lake City, FL

**Petitioner is Sworn in by:** Mr. Lydick

**Discussion:**

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Robert stated that the applicant was looking to repaint the building from the current yellow to a dark navy blue and to replace some of the fencing with a vinyl fence.

Mrs. Lutz stated that navy is a color in Sherman Williams historic colors. She said that there is already vinyl fence there and that they want to repair what is there but if not they will replace it with a vinyl.

**Motion to close public comment by:** Mr. Carter **Seconded by:** Mr. McMahan

**Motion to approve petition COA23-29 as submitted by:** Mr. McMahan **Second by:** Mr. Carter

**Mrs. McKellum:** Absent **Mr. Cooper:** Absent **Mr. McMahan:** Aye

**Mr. Carter:** Aye **Mr. Lydick:** Aye **Mr. Nelson:** Aye

**Petition # COA23-30 Presented By:** Brenda Johndrow as owner

**And gives address of:** 240 SW Vickers Terrace, Lake City, FL

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert stated that the applicant is looking to build a RV garage and keeping very consistent with the existing home and keeping it the same color. Mr. Lydick asked if it was a site built. Robert said that he was not sure.

Brenda said that they will have to have the plans revised to meet current Florida Code. She said that they are going to site build it and will use some of the windows that they have that are from the home. Mr. McMahan asked what type of roof material. Brenda stated that it will be metal galvalume as the house is.

**Motion to close public comment by:** Mr. Carter **Seconded by:** Mr. McMahan

**Motion to approve petition COA23-30 as submitted by:** Mr. Carter **Seconded by:** Mr. McMahan

**Mrs. McKellum:** Absent **Mr. Cooper:** Absent **Mr. McMahan:** Aye

**Mr. Carter:** Aye **Mr. Lydick:** Aye **Mr. Nelson:** Aye

**Petition # COA23-30 Presented By:** Rocky Ford as owner

**And gives address of:** 546 SW Durtch St, Fort White, FL

**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert stated that the applicant is looking to install two residential manufactured homes in a RSF-3 zoning district.

Rocky stated that this is vacant land and they have been trying to decide what they can do with the lots. He said that it is close to the VA. He said that we need housing in the City. Mr. Lydick questioned the lack of pictures or evidence in the packet. Rocky said that he was not advised that he needed them. Mr. Lydick asked what he was going to do to make the home look historic. He said that the home would have shutters.

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Barbara Lemley said that she recently purchased a home in the district. She said that neighbors were opposed to duplexes in the area. She said that she is concerned with them not looking historic. Mr. Lydick asked if being we do not have and elevation rendering if they needed to continue to a later time. Robert asked the board if we could do a conditional approval. Board discussed the conditional approval. Dave Young said that he would work with Robert and Rocky to make sure it is historic as he was the one who helped with the Blanche.

**Motion to close public comment by:** Mr. Carter **Seconded by:** Mr. McMahon

**Motion to conditionally approve petition COA23-31, conditional approval being that the owner work with Robert to make sure the façade is suitable for the location , by:** Mr. Carter **Seconded by:** Mr. McMahon

**Mrs. McKellum:** Absent **Mr. Cooper:** Absent **Mr. McMahon:** Aye  
**Mr. Carter:** Aye **Mr. Lydick:** Nye **Mr. Nelson:** Aye

### Consent Agenda Items:

Discussion to approve consent agenda items COA23-27 and COA23-28. Mr. Angelo presented the consent agenda. Mr. Carter stated that the applicant is his sister. The attorney asked if he had any financial gain in the petition.

**Motion to Approve/Deny By:** Mr. McMahon **Motion Seconded By:** Mr. Carter

**Mrs. McKellum:** Aye **Mr. Cooper:** Absent **Mr. McMahon:** Aye  
**Mr. Carter:** Aye **Mr. Lydick:** Aye **Mr. Nelson:** Absent

**Workshop:** None

**Motion to Adjourn by:** Mr. Carter **Motion Seconded By:** Mrs. McKellum

**Time:** 6:38pm

**Mr. Lydick closed the meeting.**

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

**File Attachments for Item:**

ii. **COA 23-32**, submitted by Chelsea Flores as agent, requesting a Certificate of Appropriateness in a Commercial General (CG) zoning district as established in section 4.12 of the Land Development Regulations and located within the View Shed of the Lake Isabella Historic District, established in Section 10.11.2, of the Land Development Regulations on property described as City of Lake City Parcel 13214-000.



**CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

**FOR OFFICIAL USE ONLY**

Date Received: ~~8/28/23~~ 8/28/23  
Case #: COA 23-32

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other Agent

Applicant: Chelsea Flores Agency

Property Owner: Joy Lutz

Contact: Chelsea Flores

Contact: Jordan Regar

Address: 224 E Duval St Lake City, FL 32055

Address: 405 E Duval St Lake City, FL 32055

Phone: 386-438-5583

Phone: 386-752-4005

Cell: 386-209-2177

Phone: 386-292-4548

Email: chelsea@chelseaflores.com

Cell: info@alignedcpa.com

Email: info@alignedcpa.com

**PROPERTY INFORMATION**

Site Location/Address: 224 E Duval St Lake City, FL 32055

Current Use: Insurance Office

Proposed Use: Insurance Office

Year Built: 1920

Projected Cost of Work: \$ 800

**NARRATIVE**

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

Installation of signage.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Chelsea Flores

Chelsea Flores / Agency Owner

8/28/2023

APPLICANT/AGENT SIGNATURE

APPLICANT/AGENT NAME and TITLE

DATE

**FOR OFFICIAL USE ONLY**

Parcel ID Number:	<u>13214-000</u>		
Future Land Use:	<u>Commercial</u>	Zoning District:	<u>CG</u>
Review (circle one):	Ordinary Maintenance	Minor Work	<u>Major Work</u>
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible



## City of Lake City, Land Development Regulations

### ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

#### SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 Certificate of Appropriateness. No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 Review of New Construction and Alterations. Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness,

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10.11.4 Application Procedure for Certificate of Appropriateness. Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

10.11.5 Public Hearings for Certificates of Appropriateness. The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



# AGENT SIGN PROGRAM

## Agent Instructions and Proposed Layout

State Farm / Agent Sign Program Design Team

08-25-23

Page 1 of 2

Prepared for State Farm Agent: Chelsea Flores

From Agent Sign Program Designer: Brad Cole / brad.cole.g1it@statefarm.com / 309/310-7032

This proposed layout was created for review and approval by the agent identified above and to show appearance of sign(s). You may share this proposal with your vendor to obtain cost estimates. Do not use this proposal for production of signage. Please follow the next steps below.

### Required Next Steps:

- **Carefully review this proposed layout** which shows the appearance and location of signage. If approved, you may send the proposal to your local vendor for cost estimates along with the required production specifications document previously provided by your Brand Liaison.
- **If changes are needed**, please submit suggestions to the State Farm Agent Sign Program designer identified above. If the request changes are within State Farm Sign Standards, the designer will make the changes and send a revised proposed layout for your review/approval.
- **If approved after reviewing with your local sign vendor**, please email your approval to the State Farm Agent Sign Program designer listed above.
- **Upon receipt of agent approval**, the State Farm Agent Sign Program Design Team will provide Adobe Illustrator files to your local sign vendor to be used as final art. Your local vendor must use the final art to create their own renderings to be approved by the agent and Brand Liaison. Once your vendor's renderings are approved by the agent and Brand Liaison, your local vendor must use the final art for sign production.

### Sign production must not begin until:

1. Local sign vendor has received final art files and sign specifications PDF from the State Farm Agent Sign Program Design Team to create vendor renderings.
2. State Farm agent and Brand Liaison have approved vendor's rendering(s).

Note: You do not need the above designer's approval on vendor's rendering(s).

Use of the State Farm logo is valid for this sign request only.  
Use of the State Farm trademark or final art on other projects is unauthorized.



## PROPOSED LAYOUT

Prepared by: Brad Cole  
brad.cole.g1it@statefarm.com • 309-310-7032

State Farm\* / Agent Sign Program Design Team

- For approval only. Not intended to be used as final art by vendor.
- This page is for cost estimates and to show correct appearance only. Graphics are not to scale and roughly placed.
- After this proposed layout has been approved, State Farm will supply Adobe Illustrator (ai) files to be used as final art.
- Specifications for State Farm signage and window graphics will be supplied in a separate PDF along with final art files. The vendor is required to follow these specifications with no deviations.

08-25-23

Page 2 of 2

### Historic Post and Panel Sign

#### Double-Sided Agent Sign:

Size: 48" Wide x 24" High  
Logo: 3.8" High  
Name: 3.1" Cap Height and 2.7" Cap Height  
Phone: 1.8" High  
Post are painted black

#### Red:

PAINT: Sherwin-Williams SW 6869 Stop  
VINYL: 3M 033 Trans Red Series #3630 or  
Arlon #2500-33 Red Vinyl  
OPAQUE VINYL: Arlon #2100-223 Peacock Red

#### Gold:

PAINT: Sherwin Williams SW 6136 Harmonic Tan or  
SW 0043 Peristyle Brass (darker gold)  
VINYL: 3630-141 Gold Vinyl

#### Black:

PAINT: Sherwin-Williams SW 6258 Tricorn Black

#### White:

PAINT: Sherwin-Williams SW 7005 Pure White  
VINYL: 3M #3630-20 White Vinyl or  
Arlon #2100-02 White Vinyl

#### DIGITAL PRINTING:

Red = 100% Magenta / 100% Yellow  
Gold = 9% Magenta / 50% Yellow / 24% Black  
Black = 20% Cyan / 20% Magenta / 20% Yellow /  
100% Black







GROWTH MANAGEMENT DEPARTMENT  
 205 North Marion Ave, Lake City, FL 32055  
 Phone: 386-719-5750  
 E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Joy Lutz (owner name), owner of property parcel

number 00-00-00-13214-000 (41726) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Chelsea Flores	1. Chelsea Flores
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) Joy L. Lutz Date 9/11/23

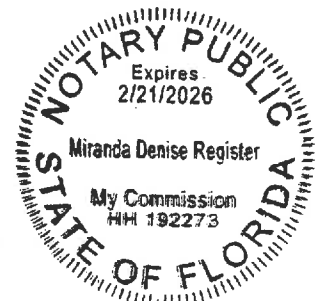
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

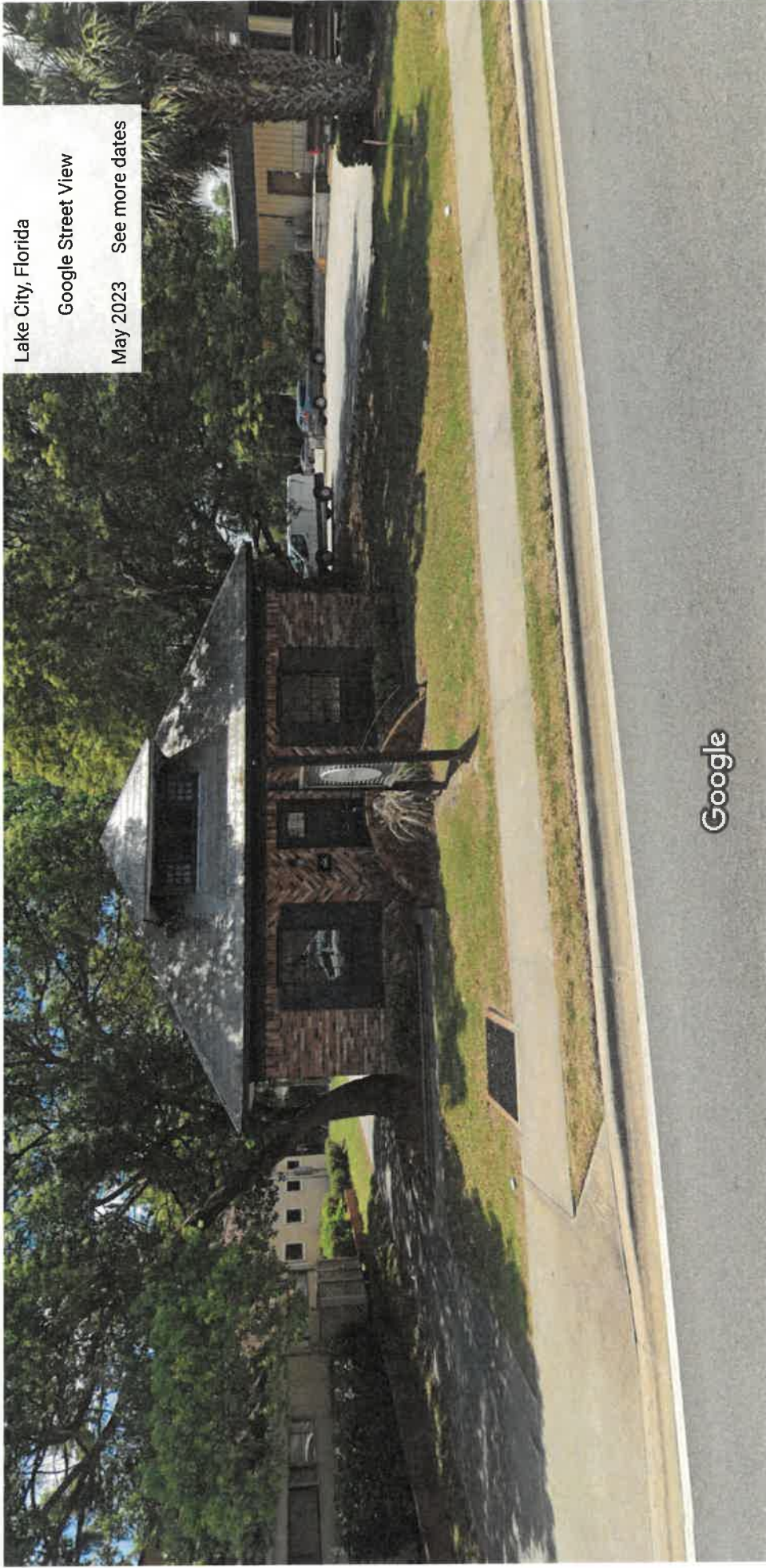
The above person, whose name is Joy Lutz, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 11 day of September, 2023

NOTARY'S SIGNATURE [Signature]

(Seal/Stamp)



Google Maps 224 State Rte 100



Lake City, Florida  
 Google Street View  
 May 2023 See more dates

Image capture: May 2023 © 2023 Google





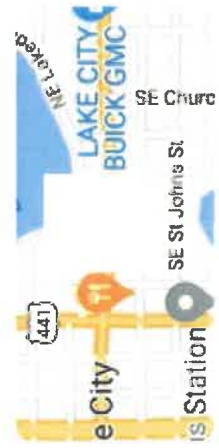
# Google Maps 224 State Rte 100



Lake City, Florida  
 Google Street View  
 May 2023 See more dates

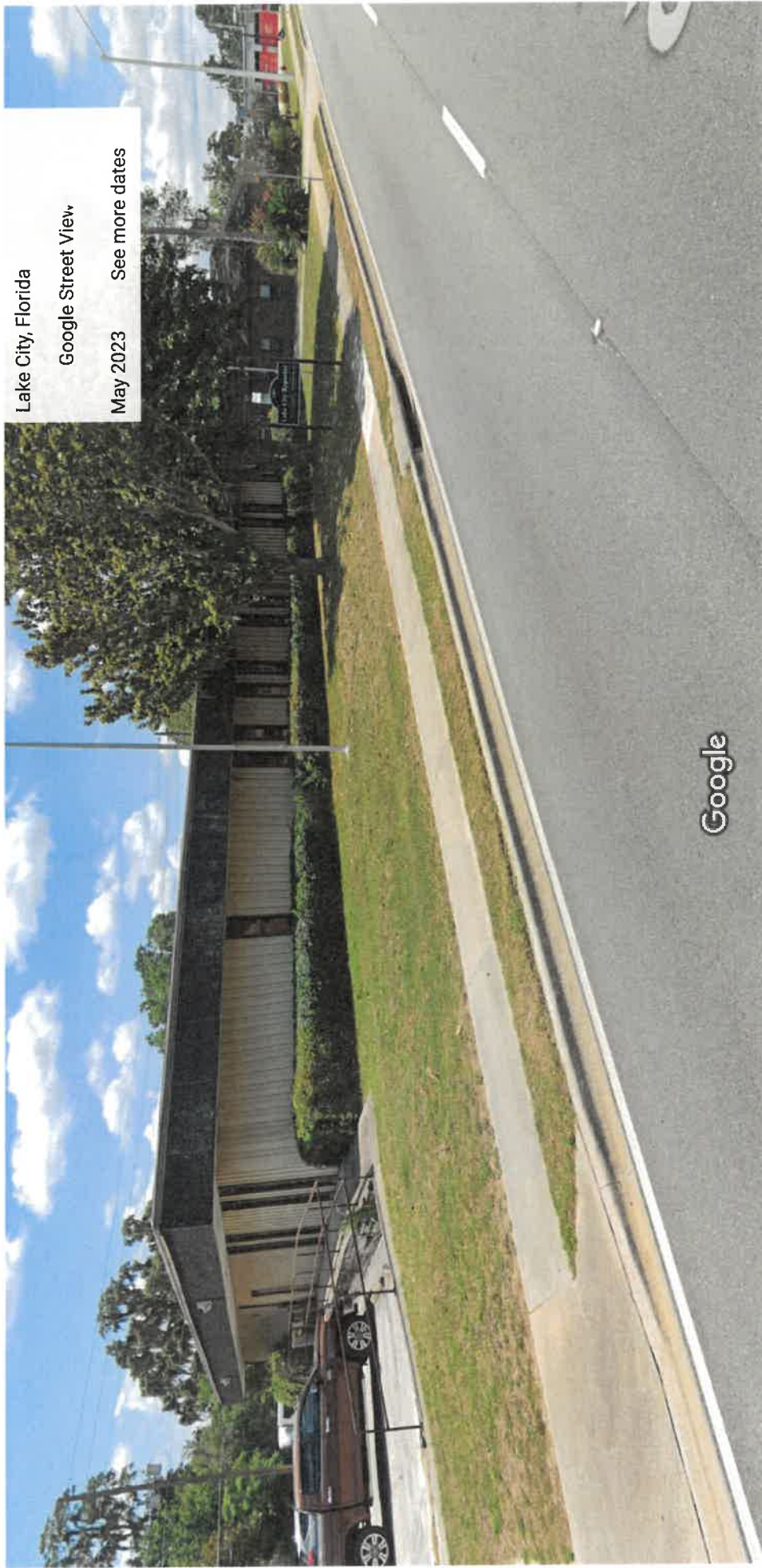
Google

Image capture: May 2023 © 2023 Google





# Google Maps 225 State Rte 100



Lake City, Florida  
 Google Street View  
 May 2023 See more dates

Image capture: May 2023 © 2023 Google





September 19, 2023

To Whom it May Concern

On 10/03/2023 the Historic Preservation Agency will be having a meeting at 6pm at 205 N. Marion. At this meeting we will be hearing a petition for a property owner to install a new sign on there property at 224 E Duval St. Lake City, FL 32055.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

Planning and Zoning Tech.

City of Lake City

7021 0350 0000 5416 1485

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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7021 0350 0000 5416 1485  
7021 0350 0000 5416 1485

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$ .63
Total Postage and Fees	\$ 8.53

Sent To Daniel or Teresa Morgan / Current Resident  
Street and Apt. No., or PO Box No. 234 E Duval St  
City, State, ZIP+4® Lake City, FL 32055

7021 0350 0000 5416 1492

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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7021 0350 0000 5416 1492

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	\$ .63
Total Postage and Fees	\$ 8.53

Sent To Teresa or Tom Carson / Current Resident  
Street and Apt. No., or PO Box No. 258 SE Nassau St  
City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 5416 1508

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total Postage and Fees	\$ 8.53

Sent To Teresa Price / Current Resident  
Street and Apt. No., or PO Box No. 216 SE Nassau St  
City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0000 5416 1539

7021 0350 0000 5416 1522

7021 0350 0000 5416 1515

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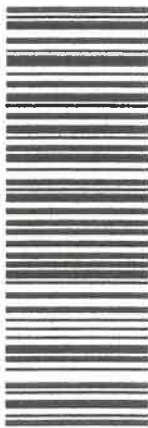
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$ .63
Total Postage and Fees	\$ 8.53

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 Street and Apt. No., or PO Box No. 209 SE St Johns St  
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$ .63
Total Postage and Fees	\$ 8.53

Sent To Andrew Chapman / Current Resident  
 Street and Apt. No., or PO Box No. 235 SE St Johns St  
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$ .63
Total Postage and Fees	\$ 8.53

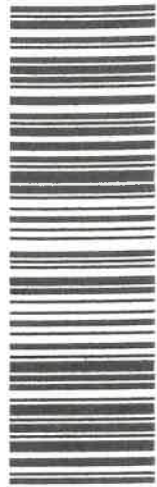
Sent To Columbia County / Current Resident  
 Street and Apt. No., or PO Box No. 180 E Duval  
 City, State, ZIP+4® Lake City, FL 32055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0699 1254 56

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 0699 1254 56

9589 0710 5270 0699 1254 56

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.25</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
Postage \$ <u>.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>Matthew or Kelly Erkinga/current Res.</u>	
Street and Apt. No., or PO Box No. <u>249 SE St Johns St</u>	
City, State, ZIP+4® <u>Lake City, FL 32055</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Full Address	City	Parcel ID	Zip Code
224 E Duval St	LAKE CITY	13214-000	32055
<b>Address within 300'</b>			
217 E Duval St	LAKE CITY	12696-000	32055
257 E Duval St	LAKE CITY	12696-000	32055
✓ 180 E Duval St	LAKE CITY	12736-000	32055
✓ 234 E Duval St	LAKE CITY	13213-000	32055
✓ 258 Se Nassau St	LAKE CITY	13243-000	32025
✓ 216 Se Nassau St	LAKE CITY	13240-000	32025
✓ 209 SE St Johns			
✓ 235 SE St Johns			
✓ 249 SE St Johns			

The screenshot displays a GIS interface with an aerial map. A blue polygon highlights a residential block. The map shows streets including Duval St, Nassau St, and Saint Johns St. A table at the bottom lists address data for the highlighted area.

OBJECTID	Full Address	Place Name	Municipality Name	Emergency Service Number	Public Safety Answering Point	MSAG Community	USNG Coordinate	Description	Location
1	217 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
2	257 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
3	224 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
4	180 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
5	234 E Duval St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
6	238 Se Nassau St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>
7	216 Se Nassau St	<Null>	<Null>	500	<Null>	LAKE CITY	<Null>	<Null>	<Null>

Click to add new row.



**Columbia County Property Appraiser**

Jeff Hampton

Parcel: [00-00-00-12736-000 \(41272\)](#)

**Owner & Property Info**

Result: 1 of 1

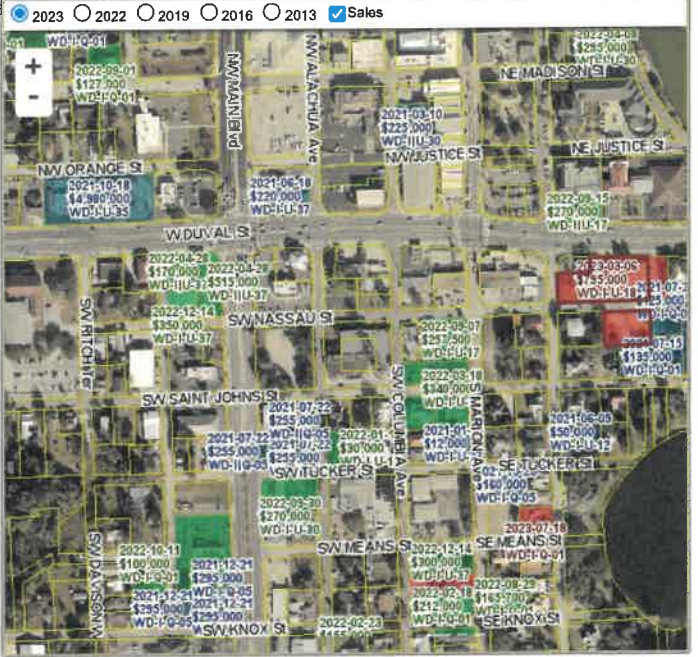
Owner	COLUMBIA COUNTY, FLORIDA PO BOX 1529 LAKE CITY, FL 32056		
Site	180 E DUVAL ST, LAKE CITY		
Description*	C DIV: BEG SW COR BLOCK 33, N ALONG E R/W HERNANDO ST 85 FT, E 105 FT, N 50 FT TO S R/W US-90, E ALONG R/W 190 FT, S 140 FT TO N R/W NASSAU ST, W 295 FT TO POB. (BEING PART OF BLOCK 33 & ALL BLOCK 34). ALSO BEG AT NE COR BLK 35 RUN S 104.40 FT, W 149 FT, N...more>>>		
Area	1.182 AC	S/T/R	32-3S-17
Use Code**	OFFICE BLD 1STY (1700)	Tax District	1

\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$167,088	Mkt Land	\$245,750
Ag Land	\$0	Ag Land	\$0
Building	\$249,058	Building	\$394,672
XFOB	\$9,949	XFOB	\$9,949
Just	\$426,095	Just	\$650,371
Class	\$0	Class	\$0
Appraised	\$426,095	Appraised	\$650,371
SOH Cap [?]	\$23,771	SOH Cap [?]	\$207,815
Assessed	\$426,095	Assessed	\$650,371
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$402,324 city:\$402,324 other:\$0 school:\$426,095	Total Taxable	county:\$442,556 city:\$442,556 other:\$0 school:\$650,371

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/6/2023	\$795,000	1486/0791	WD	I	U	18
9/8/2000	\$311,000	0910/1536	WD	I	U	01

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1978	11011	11526	\$394,672

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	0	\$6,581.00	18280.00	0 x 0
0210	GARAGE U	1993	\$1,520.00	800.00	20 x 40
0166	CONC,PAVMT	1993	\$1,448.00	193.00	0 x 0
0166	CONC,PAVMT	1993	\$400.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	26,600.000 SF (0.610 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$133,000
1000	VACANT COMMERCIAL (MKT)	8,950.000 SF (0.205 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$44,750
2800	PARKNG LOT (MKT)	16,000.000 SF (0.367 AC)	1.0000/1.0000 1.0000/ 8500000 /	\$4 /SF	\$68,000

Search Result: 1 of 1



**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**  
updated: 9/14/2023

Parcel: << 00-00-00-13213-000 (41725) >>

**Owner & Property Info**

Result: 1 of 1

Owner	<b>MORGAN DANIEL H</b> <b>MORGAN TERESA B</b> 234 EAST DUVAL STREET LAKE CITY, FL 32055		
Site	234 E DUVAL ST, LAKE CITY		
Description*	E DIV: BEG SE COR, RUN W 75 FT, N 148.48 FT TO S RW OF DUVAL STREET, E ALONG R/W 75 FT, S 148.48 FT TO POB. BLOCK 250. ORB 445-318, 822-1485, 888-028.		
Area	0.241 AC	S/T/R	32-3S-17
Use Code**	PROFESS SVC/BLD (1900)	Tax District	1

\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$52,500	Mkt Land	\$52,500
Ag Land	\$0	Ag Land	\$0
Building	\$146,251	Building	\$160,184
XFOB	\$10,652	XFOB	\$10,652
Just	\$209,403	Just	\$223,336
Class	\$0	Class	\$0
Appraised	\$209,403	Appraised	\$223,336
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$209,403	Assessed	\$223,336
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$209,403 city:\$209,403 other:\$0 school:\$209,403	Total Taxable	county:\$223,336 city:\$223,336 other:\$0 school:\$223,336

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/10/1999	\$153,500	0888/0028	WD	I	Q	
5/29/1996	\$135,000	0822/1485	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1978	3122	3553	\$160,184

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2018	\$1,500.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2019	\$9,152.00	5720.00	44 x 130

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	10,500.00 SF (0.241 AC)	1.0000/1.0000 1.0000/ /	\$5 /SF	\$52,500

Search Result: 1 of 1

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**  
updated: 9/14/2023

Parcel: 00-00-00-13243-000 (41755)

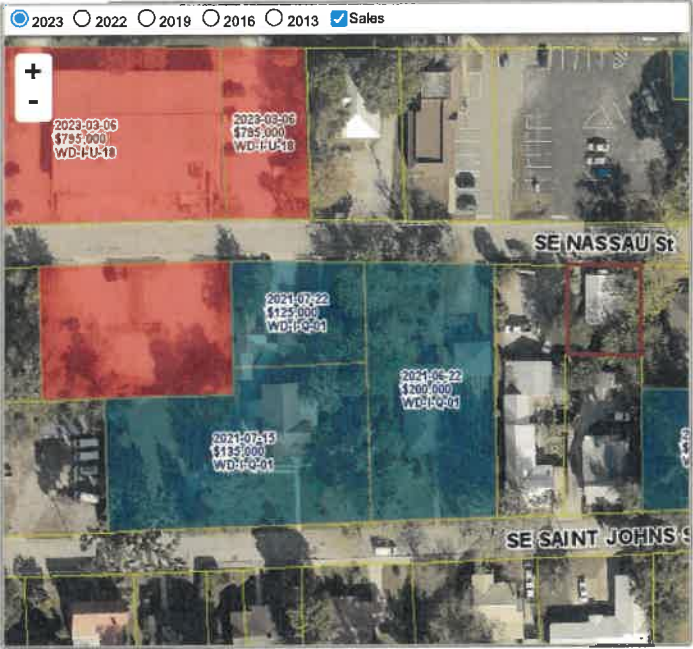
Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	COURSON JERRY W COURSON TARA O P O BOX 966 LAKE CITY, FL 32056		
Site	258 SE NASSAU ST, LAKE CITY		
Description	E DIV: 70 FT OFF N END OF E1/2 OF W1/2 BLOCK 260. ORB 368-871,645-622,709-042, 859-2398,879-1977,CT 1225-1761 WD 1231-1759,		
Area	0.083 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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\*\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$3,458	Mkt Land	\$3,458
Ag Land	\$0	Ag Land	\$0
Building	\$54,233	Building	\$62,723
XFOB	\$500	XFOB	\$500
Just	\$58,191	Just	\$66,681
Class	\$0	Class	\$0
Appraised	\$58,191	Appraised	\$66,681
SOH Cap [?]	\$5,752	SOH Cap [?]	\$8,998
Assessed	\$58,191	Assessed	\$66,681
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$52,439 city:\$52,439 other:\$0 school:\$58,191	Total Taxable	county:\$57,683 city:\$57,683 other:\$0 school:\$66,681

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2012	\$14,800	1231/1759	WD	I	U	12
11/16/2011	\$100	1225/1761	CT	I	U	11
4/29/1999	\$29,900	0879/1977	WD	I	Q	
6/3/1998	\$15,500	0859/2398	WD	I	U	03
3/11/1996	\$0	0818/2309	WD	I	U	02 (Multi-Parcel Sale) - show
1/26/1990	\$24,000	0709/0042	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1916	1232	1296	\$62,723

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0120	CLFENCE 4	1993	\$200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$300.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3,640.000 SF (0.083 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$3,458

Search Result: 1 of 1

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**  
updated: 9/14/2023

Parcel: << 00-00-00-13240-000 (41751) >>

**Owner & Property Info**

Result: 1 of 1

Owner	PIERCE TERESA NICOLE 209 SW SAINT JOHNS ST LAKE CITY, FL 32025		
Site	216 SE NASSAU ST, LAKE CITY		
Description*	E DIV: W1/2 BLOCK 259, EX S 125 FT. 433-508, DC 716-161, 958-2360, WD 1179-1337, WD 1348-1862, WD 1443-435,		
Area	0.19 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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\*\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$7,880	Mkt Land	\$7,880
Ag Land	\$0	Ag Land	\$0
Building	\$102,703	Building	\$117,065
XFOB	\$4,100	XFOB	\$4,100
Just	\$114,683	Just	\$129,045
Class	\$0	Class	\$0
Appraised	\$114,683	Appraised	\$129,045
SOH Cap [?]	\$0	SOH Cap [?]	\$2,894
Assessed	\$114,683	Assessed	\$129,045
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$114,683 city:\$114,683 other:\$0 school:\$114,683	Total Taxable	county:\$126,151 city:\$126,151 other:\$0 school:\$129,045

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/2021	\$125,000	1443/0435	WD	I	Q	01
11/17/2017	\$60,000	1348/1862	WD	I	Q	01
8/20/2009	\$80,000	1179/1337	WD	I	Q	01
7/24/2002	\$91,500	0958/2360	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1955	1151	1469	\$117,065

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$4,000.00	1.00	0 x 0
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8,295.000 SF (0.190 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,880

Search Result: 1 of 1



**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 9/14/2023

Parcel: << 00-00-00-12738-002 (41274) >>

**Owner & Property Info**

Result: 1 of 1

Owner	PIERCE TERESA NICOLE 209 SE SAINT JOHNS ST LAKE CITY, FL 32025		
Site	209 SE SAINT JOHNS ST, LAKE CITY		
Description*	C DIV S 125 FT OF W 1/2 OF LOT 259 IN EASTERN DIV & BEG SE COR BLK 35, CENTRAL DIV, N ALONG E LINE BLK 35, 104.40 FT W 100 FT, S 104.40 FT TO N LINE OF E ST JOHN'S ST, E 100 FT TO POB. 494-248, DC 716-161, 958-2360, WD 1179-1337, WD 1348-1843, WD 1442-122...more>>>		
Area	0.54 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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 \*\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$22,346	Mkt Land	\$22,346
Ag Land	\$0	Ag Land	\$0
Building	\$107,152	Building	\$123,932
XFOB	\$0	XFOB	\$0
Just	\$129,498	Just	\$146,278
Class	\$0	Class	\$0
Appraised	\$129,498	Appraised	\$146,278
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$129,498	Assessed	\$137,187
Exempt	\$0	Exempt	HX HB \$50,000
Total Taxable	county:\$129,498 city:\$129,498 other:\$0 school:\$129,498	Total Taxable	county:\$87,187 city:\$87,187 other:\$0 school:\$112,187

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
7/15/2021	\$135,000	1442/1228	WD	I	Q	01
11/17/2017	\$87,000	1348/1843	WD	I	Q	01
8/20/2009	\$80,000	1179/1337	WD	V	Q	01
7/24/2002	\$91,500	0958/2360	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1444	2552	\$123,932

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	23,522.400 SF (0.540 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$22,346

Search Result: 1 of 1

**Columbia County Property Appraiser**

Jeff Hampton

Parcel:

**Owner & Property Info** Result: 1 of 1

Owner	CHAPMAN ANDREA 235 SE SAINT JOHNS ST LAKE CITY, FL 32025		
Site	235 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: E1/2 BLOCK 259, ORB 595-749-50, 647-308-11, 828-2363, 857-1402, 984-2773, WD 1148-2265, WD 1440-2565		
Area	0.458 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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**Property & Assessment Values**

2022 Certified Values		2023 Working Values	
Mkt Land	\$19,000	Mkt Land	\$19,000
Ag Land	\$0	Ag Land	\$0
Building	\$181,627	Building	\$210,073
XFOB	\$200	XFOB	\$200
Just	\$200,827	Just	\$229,273
Class	\$0	Class	\$0
Appraised	\$200,827	Appraised	\$229,273
SOH Cap [?]	\$0	SOH Cap [?]	\$31,846
Assessed	\$188,211	Assessed	\$199,943
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$138,211 city:\$138,211 other:\$0 school:\$163,211	Total Taxable	county:\$147,427 city:\$147,427 other:\$0 school:\$174,943

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/22/2021	\$200,000	1440/2565	WD	I	Q	01
4/21/2008	\$179,000	1148/2265	WD	I	Q	
5/30/2003	\$127,000	0984/2773	WD	I	Q	
4/27/1998	\$75,000	0857/1402	WD	I	Q	
3/15/1988	\$52,000	0647/0308	WD	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1927	2301	2361	\$153,840
Sketch	SINGLE FAM (0100)	1930	550	1100	\$56,233

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1998	\$200.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	17,500.000 SF (0.401 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,625
0000	VAC RES (MKT)	2,500.000 SF (0.057 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,375

Search Result: 1 of 1



**Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 00-00-00-13244-000 (41756) >>

Aerial Viewer Pictometry Google Maps



**Owner & Property Info**

Result: 1 of 1

Owner	ERKINGER MATTHEW A SR ERKINGER KELLY 222 SW JEWEL CT FT WHITE, FL 32038		
Site	249 SE SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: W1/2 OF W1/2 BLOCK 260, EX COMM SW COR OF SAID BLOCK, RUN E ALONG N R/W ST JOHNS ST 52.31 FT FOR POB, RUN N 126.38 FT, E 2 FT, S 126.22 FT TO N R/W ST JOHNS ST, W 4 FT TO POB. ORB 535-418, 880-1907, 941-1272.		
Area	0.228 AC	S/T/R	32-3S-17
Use Code**	SFRES/OFFICE (0117)	Tax District	1

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\*\*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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$9,500	Mkt Land	\$9,500
Ag Land	\$0	Ag Land	\$0
Building	\$140,558	Building	\$157,225
XFOB	\$2,626	XFOB	\$2,626
Just	\$152,684	Just	\$169,351
Class	\$0	Class	\$0
Appraised	\$152,684	Appraised	\$169,351
SOH Cap [?]	\$0	SOH Cap [?]	\$1,399
Assessed	\$152,684	Assessed	\$169,351
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$152,684 city:\$152,684 other:\$0 school:\$152,684	Total Taxable	county:\$167,952 city:\$167,952 other:\$0 school:\$169,351

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/3/2001	\$47,000	0941/1272	WD	I	Q	
5/18/1999	\$0	0880/1907	WD	I	Q	
12/1/1979	\$12,000	0439/0244	03	I	Q	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1900	1568	1584	\$93,707
Sketch	OFFICE LOW (4900)	2003	1236	1236	\$63,518

\*Bldg\_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2003	\$754.00	377.00	13 x 29
0070	CARPORT UF	2003	\$900.00	300.00	12 x 25
0169	FENCE/WOOD	2003	\$972.00	216.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5,000.000 SF (0.114 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,750
1700	1STORY OFF (MKT)	5,000.000 SF (0.114 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,750

Search Result: 1 of 1

**CITY OF LAKE CITY**  
**NOTICE**  
**HISTORIC PRESERVATION AGENCY ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

COA23-32, a petition by Chelsea Flores as agent for Joy Lutz , to request a Certificate of Appropriateness be granted as provided for in Section 10.11 of the Land Development Regulations, to allow the placement of a new sign within the view shed of the Lake Isabella Historic District, in accordance with the submittal of the petition dated August 8, 2023, to be located on parcel 00-00-00-13214-000 located at 224 E Duval St.

WHEN:     October 03, 2023  
           5:30 p.m.

WHERE:    City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida.  
           Members of the public may also view the meeting on our YouTube channel at:  
           <https://www.youtube.com/c/CityofLakeCity>.

Copies of the special exception are available for public inspection by contacting the Office of Growth Management at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386.719.5820.

At the aforementioned public hearing, all interested parties may be heard with respect to the Certificate of Appropriateness.

**FOR MORE INFORMATION CONTACT**  
**ROBERT ANGELO**  
**PLANNING & ZONING TECHNICIAN**  
**AT 386.719.5820**



