

# HISTORIC PRESERVATION AGENCY

## CITY OF LAKE CITY

January 04, 2022 at 5:45 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 live on our YouTube channel. YouTube channel information is located at the end of this agenda.

### ROLL CALL

### MINUTES

- i. December 7, 2021

### APPROVAL OF CONSENT AGENDA

- ii. Petition: COA 21-33, presented by Florida Premier Roofing/Contractor for Owner, Vien Suong NHU, Jasmines at Lake City, LLC - applying for a Certificate of Appropriateness for **parcel 00-00-00-138924-000(42379)**, located in the Historical District as provisioned in LDR Article 10.

### ADJOURNMENT

#### YouTube Channel Information

Members of the public may also view the meeting live on our YouTube channel at: <https://www.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. December 7, 2021

# MINUTES

## HISTORIC PRESERVATION AGENCY

SESSION DECEMBER 07, 2021

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**CALL TO ORDER:** Meeting was called to order by Ms. Mavis Georgalis at 5:50pm.

**INVOCATION:** Invocation was given by Mr. Chris Lydick.

**ROLL CALL:** Mr. Daniel Adel – present Mr. Chris Lydick-present  
Mr. Gregory Cooper-present Mr. Larry Nelson-present  
Ms. Mavis Georgalis – present

**MINUTES:** Minutes of the Historic Preservation Agency meeting from September 30, 2021, were approved. Motion by Mr. Lydick and seconded by Mr. Adel. Passed unanimously.

**CONSENT AGENDA:** Petition: COA 21-29, presented by Tyler Turner/Contractor for Owner, Dorothy Rossi-applying for a Certificate of Appropriateness for parcel 00-00-00-13298-000(41810), located in the Historical District as provisioned in LDR Article 10. Motion by Mr. Adel and seconded by Mr. Lydick. Passed unanimously.

Petition: COA 21-30, presented by Duane Thomas/Owner-applying for a Certificate of Appropriateness for Parcel 12763-000(41297), located in the Historical District as provisioned in LDR Article 10. Motion by Mr. Adel and seconded by Mr. Lydick. Passed unanimously.

Petition: COA 21-31, presented by Nicholas Carlucci/Contractor Teresa Pierce/Owner-applying for a Certificate of Appropriateness for Parcel 00-00-00-12738-002(41274), located in Historical District as provisioned in LDR Article 10. Motion by Mr. Adel and seconded by Mr. Lydick. Passed unanimously.

Petition: COA 21-32, presented by Peter A. Cafaro III/Lowes for Owner, Krystle Fowler--applying for a Certificate of Appropriateness for Parcel 00-00-00-13804-002(42358), located in Historical District as provisioned in LDR Article 10. Motion by Mr. Adel and seconded by Mr. Lydick. Passed unanimously.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURN:** Motion to adjourn by Ms. Mavis Georgalis at 6:15pm

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Mavis Georgalis, Board Chairperson

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Date Approved

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Secretary

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Date Approved

**File Attachments for Item:**

ii. Petition: COA 21-33, presented by Florida Premier Roofing/Contractor for Owner, Vien Suong NHU, Jasmines at Lake City, LLC - applying for a Certificate of Appropriateness for **parcel 00-00-00-138924-000(42379), located in the Historical District as provisioned in LDR Article 10.**



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

FOR OFFICIAL USE ONLY

**RECEIVED**  
DEC 03 2021

Date Received: \_\_\_\_\_  
BY: \_\_\_\_\_  
Case #: COA 21-32

**APPLICANT INFORMATION**

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

Applicant: Florida Premier Roofing, LLC  
Contact: Robert Menzer  
Address: 1279 Kinglsey Avenue Suite 109,  
OrangePark, FL 32073  
Phone: 904-598-9250  
Cell: 904-417-5007  
Email: robert@flpremierroofing.com

Property Owner: Jasmine's at Lake City, LLC  
Contact: Vien Suong NHU  
Address: 356 S. Marion Avenue  
Lake City, FL 32025  
Phone: \_\_\_\_\_  
Cell: 904-400-2259  
Email: suongvien@gmail.com

**PROPERTY INFORMATION**

Site Location/Address: 356 S. Marion Avenue  
Current Use: Profess SVC/BLD  
Year Built: 1940

Proposed Use: Profess SVC/BLD  
Projected Cost of Work: \$ 22,319.23

**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).  
Remove and replace drip edge and gutter apron if needed. Using Ashphalt starter peel and stick, remove and replace ridge cap, roof vent, flashing pipe jack and step flashing.

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

Caleb Cross | 12/1/2021  
APPLICANT/AGENT SIGNATURE | APPLICANT/AGENT NAME and TITLE | DATE

FOR OFFICIAL USE ONLY			
Parcel ID Number:			
Future Land Use:	Zoning District:		
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
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,



**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

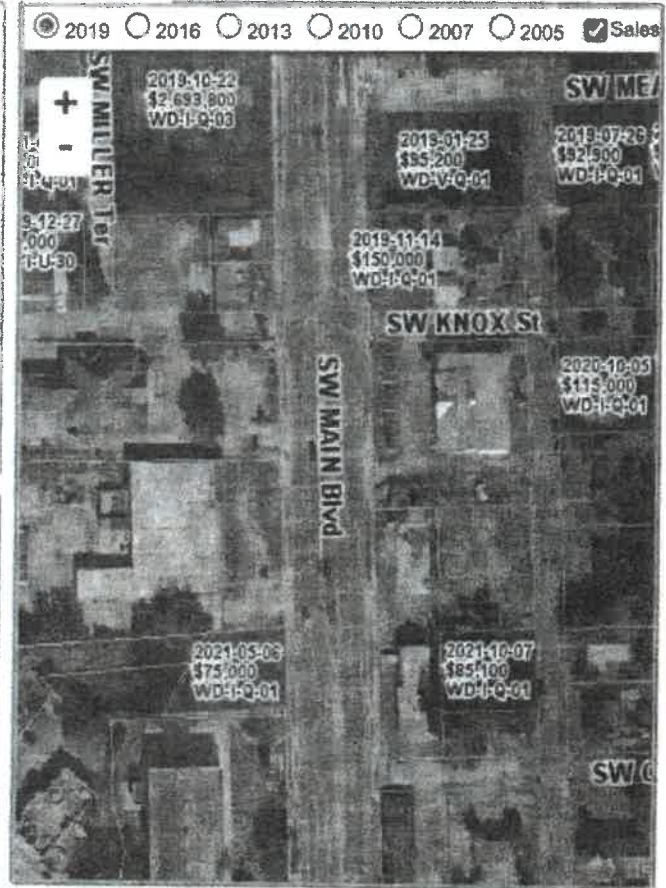
updated: 11/25/2021

Parcel: << 00-00-00-13824-000 (42379) >>

Aerial Viewer Pictometry Google Maps

Result: 1 of 1

<b>Owner &amp; Property Info</b>			
Owner	JASMINE'S AT LAKE CITY LLC 7696 COUNTY ROAD 125 MACCLENNY, FL 32063		
Site	356 S MARION Ave, LAKE CITY		
Description*	S DIV: LOTS 1, 2, 25 & 26 BLOCK 1 ASHURST S/D. 825-1143, 847-1563, 876-1456, 910-1752, 975-2319, WD 1021-31, WD 1298-2150, WD 1313-192		
Area	0.229 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			
2021 Certified Values		2022 Working Values	
Mkt Land	\$25,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$79,852	Building	\$79,852
XFOB	\$500	XFOB	\$500
Just	\$105,352	Just	\$105,352
Class	\$0	Class	\$0
Appraised	\$105,352	Appraised	\$105,352
SOH Cap [?]	\$4,294	SOH Cap [?]	\$0
Assessed	\$105,352	Assessed	\$105,352
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$101,058 city:\$101,058 other:\$0 school:\$105,352	Total Taxable	county:\$105,352 city:\$105,352 other:\$0 school:\$105,352

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/11/2016	\$75,000	1313/0192	WD	I	Q	01
7/31/2015	\$77,500	1298/2150	WD	I	Q	01
7/13/2004	\$94,000	1021/0031	WD	I	Q	
3/12/1999	\$77,500	0876/1456	WD	I	Q	
10/17/1997	\$78,400	0847/1563	WD	I	Q	
7/19/1996	\$60,000	0825/1143	WD	I	Q	
12/1/1985	\$39,900	0579/0443	WD	I	Q	
4/1/1980	\$35,000	0445/0479	03	I	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1790	2170	\$79,852

\*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	2017	\$500.00	1.00	0 x 0
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▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
1900	PROF BLDG (MKT)	10,000.000 SF (0.229 AC)	1.0000/1.0000 1.0000//	\$3 /SF	\$25,000

Search Result: 1 of 1

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

by: GrizzlyLogic.com



City of Lake City  
205 N. Marion Ave  
Lake City, FL 32055

Date: 12/02/2021  
Receipt: 2022-00014531  
Description:  
Cashier: Miriam Williams  
Received From: Walker, Lewis  
G

GM PERMIT	143.05
GM PERMIT	148.20
GM PERMIT	148.20
GM PERMIT	143.05
GM PERMIT	143.05
Receipt Total	----- 725.55
Total Check	725.55
Total Remitted	----- 725.55
Total Received	----- 725.55

City of Lake City utilities



Date Completed: \_\_\_\_\_

PERMIT # \_\_\_\_\_



**Florida Building Codes 7<sup>th</sup> Edition (2020), 2017  
National Electrical Code (NEC)  
Florida Fire Prevention Code 7<sup>th</sup> Edition (2020)**

**APPLICATION FOR: RESIDENTIAL BUILDING PERMIT**

Mail: City of Lake City - 205 North Marion Ave. - Lake City, FL 32055  
Phone: 386.719-5750 ofc. - 386.758-5426 fax

E-Mail: growthmanagement@icfla.com

Submit to the office of Growth Management

Date Stamp:

PERMIT FEE: \_\_\_\_\_  
DATE PAID: \_\_\_\_\_  
RECEIPT #: \_\_\_\_\_

- If Demolition, use separate city Demolition Permit Application
- If Manufactured Home, use separate city Manufactured Home Applications
- If a Driveway, requires Zoning Driveway Application **in addition to** this application
- A travel trailer **shall not** be used as a residence – no utilities may be extended to such, etc.
- Single-family homes **shall not** be converted into a duplex or multi-family without zoning approval.
- All new housing requires zoning review and approval prior to permit application.

**PERMIT TYPE (please check)**

<input type="checkbox"/> NEW ELECTRICAL SERVICE	<input type="checkbox"/> MECHANICAL / HVAC
<input type="checkbox"/> ELECTRICAL SERVICE UPGRADE	<input type="checkbox"/> PLUMBING
<input type="checkbox"/> ELECTRICAL ALTERATION / REWIRING	<input type="checkbox"/> ADA / HANDICAPPED RAMP
	<input type="checkbox"/> GAS - LP ___ NATURAL ___
<input type="checkbox"/> ADDITION (LIVING SPACE) TO A RESIDENCE	<input type="checkbox"/> UNCOVERED DECK, PATIO, SLAB
<input type="checkbox"/> AWNING / PORCH / COVERED DECK ATTACHED TO A RESIDENCE	<input type="checkbox"/> DETACHED ACCESSORY BUILDING / SHED, GARAGE, CARPORT, ETC.
<input type="checkbox"/> INTERIOR ALTERATION / RENOVATION A SINGLE-FAMILY RESIDENCE	<input type="checkbox"/> POOL AND/OR POOL SCREEN ENCLOSURE
	<input type="checkbox"/> FENCE (subject to LDR 42.10 requirements)
<input type="checkbox"/> MODULAR HOME	<input type="checkbox"/> MOVING OF BUILDING OR STRUCTURE
<input type="checkbox"/> NEW CONVENTIONAL STICK-BUILT HOME	<input type="checkbox"/> SLAB WITH FOOTERS
<input type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> RE-ROOF (TEAR-OFF)
<input type="checkbox"/> DOORS	<input type="checkbox"/> ROOF-OVER
<input type="checkbox"/> SIDING	<input checked="" type="checkbox"/> SHINGLES
<input type="checkbox"/> DRIVEWAY (For any access to a City Street)	<input type="checkbox"/> METAL ROOF
<input type="checkbox"/> UTILITY WORK OR CONNECTIONS	<input type="checkbox"/> IRRIGATION METER or WELL
<input type="checkbox"/> OTHER (LIST)	

**THIS SECTION TO BE COMPLETED BY APPLICANT**

E-MAIL ADDRESS OF PROPERTY OWNER AND CONTRACTOR REQUIRED

**1) Title Holder/ Property Owner Information**

Name: Summer Howell Phone: 386-292-6250  
Mailing Address: 685 NW Savannah Cir E-Mail: Sum howe@hotmail.com

**2) Contractor / Hired Company**

Name: Z Roofing Group LLC Phone: 770-878-2899  
Mailing Address: 6237 Merrill Rd. Jax, FL 32277 E-Mail: Kimberly@zroofinggroup.com  
Contractor License Number: CCC1331762

**3) Property / Job Location and Use:**

All / Part (Circle One) of Tax Parcel Number: 34-35-16-02462-322 (10186)  
Job Location Description / 911 Address: 685 NW Savannah Cir. Lake City, FL 32055  
Legal Description (Please give Lot #, Block, Sub-division): Please also provide a Property Appraiser Print-out

Type of Residence: Single Family  
(Single-Family, Duplex & Rental or Owner Occupied)

Acreage/Size of Property (use fractions thereof if applies): 77 Building Size: 3152

Complete scope of work: Roof tear off, Replace roof

Valuation of Work: \$ 16,195.97 (materials and labor)

*I (we) do hereby certify that to the best of my (our) knowledge and belief, that all of the above statements and information, and the statements contained in any papers or plans submitted herewith, are true and correct. I authorize the Growth Management Department to enter and inspect the site and premises which is the subject of this application. A separate permit is required for each contractor (Plbg., HVAC, Elec. Etc.)*

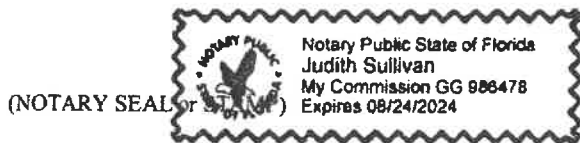
Additionally, I (we) do hereby certify that I (we) understand that a violation of Florida Statute 489.129, particularly performing any act which assists a person or entity in engaging in the prohibited uncertified and unregistered practice of contracting, and knowingly combining or conspiring with an uncertified or unregistered person by allowing his or her certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of chapter 489, will result in complaints being filed with the Florida Department of Business and Professional Regulation by this city.

Kim  
Signature of Title Holder or Applicant

12/2/2021  
Date

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2 day of Dec, 2021, by (name of person acknowledging).



Judith Sullivan  
Signature of Notary  
Judith Sullivan  
Printed Name of Notary

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Date Completed: \_\_\_\_\_

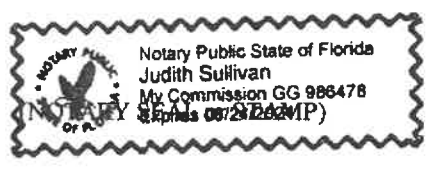
PERMIT # \_\_\_\_\_

Kim [Signature]  
Contractor Signature

12/2/2021  
Date

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2 day of Dec, 2021, by (name of person acknowledging).



Judith Sullivan  
Signature of Notary  
JUDITH SULLIVAN  
Printed Name of Notary

Personally Known Y OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

TO BE COMPLETED BY CITY STAFF	
Property Zoning: _____	Flood Zone: _____
Approvals:	
Gas Service _____ Water Service _____	City Sewer Service _____ <i>(Check with Growth Management to see if Septic allowable.)</i>
Flood Zone or Storm Drainage _____	Zoning Dept. _____
Building Official: _____	

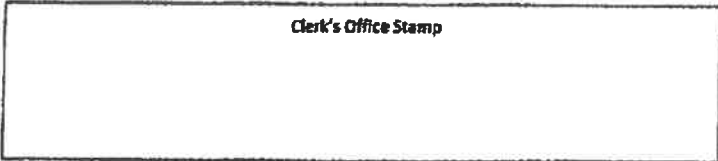


**APPLICANTS FOR RESIDENTIAL PERMITS WILL  
BE REQUIRED TO FURNISH THE FOLLOWING:**

- ✓
- ┌ Property owner name (may require copy of deed)
  - ┌ Current survey of the property
  - ┌ Legal description of the property and property Parcel I.D. number
  - ┌ Street address
  - ┌ Zoning (*see Planning and Zoning Administrator*)
  - ┌ Plat / Site Plan with yard clearances/setbacks (*Show how structure will be located on lot*)
  - ┌ Size and location of off-street parking spaces
  - ┌ Floor plan or blueprints drawn to scale, including electrical, plumbing and HVAC
  - ┌ Specifications of materials
  - ┌ Typical wall sections
  - ┌ Elevations of all walls
  - ┌ Location of shear wall
  - ┌ Floor diagrams
  - ┌ Roof diagrams
  - ┌ Nailing patterns (*walls and roof*)
  - ┌ Connector locations and manufacturers number
  - ┌ Statement that plans comply with the Florida Building Code and sealed by Florida licensed Engineer or Architect
  - ┌ Grades of material being used
  - ┌ Roof framing details
  - ┌ Engineer cut sheets to be submitted for trusses prior to trusses being set
  - ┌ All garage door openings must show construction details with required anchorage
  - ┌ All windows and doors, including garage doors must be certified by manufacturer to meet the wind load requirements of the Florida Building Code
  - ┌ Contractor's name and address
  - ┌ Self-contracted work to be by owner and for their own personal use (*Must be owner occupied*)
  - ┌ Florida energy form to be submitted
  - ┌ Utility availability form to be completed (see Building Official)
  - ┌ Septic tank permits must be issued (*If City sewer not existing in area and if allowed by City code – septic's not allowed in many locations – you may have to pay to extend infrastructure*)
  - ┌ If Flood Hazard Zone: Elevation certificate is required and floor elevation is to be minimum of one foot above Base Flood Elevation (AE Zone), or three feet above highest adjacent grade around perimeter of structure (A Zone) – (*Fill dirt may also be severely restricted*)
  - ┌ All plans must show a footing detail, typical wall section with anchorage requirements and must contain a statement by the contractor, architect or engineer that the plans meet the requirements of the Florida Building Code
  - ┌ Notice of Commencement must be filed prior to any inspections and copy furnished to the building department
  - ┌ Submit Florida Product Approval Forms
  - ┌ Pay all impact fees and tap fees, and establish accounts with deposits
  - ┌ Separate permits required for roofing, electrical, plumbing, HVAC, and gas.

There may be other requirements, but the above are the minimum that will be accepted. Should you have any questions, please call the Growth Management Department at 386-719-5750

NOTICE OF COMMENCEMENT



Tax Parcel Identification Number:

34-35-14-02462-322

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

- 1. Description of property (legal description): Lot 22 Oak Meadow Plantation Unit 3  
a) Street (job) Address: 685 NW Savannah Cir Lake City, FL 32055
- 2. General description of improvements: Replace Roof
- 3. Owner information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Summer L. Howell 685 NW Savannah Cir, Lake City, FL 32055  
b) Name and address of fee simple titleholder (if other than owner) \_\_\_\_\_  
c) Interest in property \_\_\_\_\_
- 4. Contractor information  
a) Name and address: Z. Roofing Group LLC 6237 Merrill rd. Jay FL 32077  
b) Telephone No.: 770-878-2899
- 5. Surety information (if applicable, a copy of the payment bond is attached):  
a) Name and address: \_\_\_\_\_  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_
- 6. Lender  
a) Name and address: \_\_\_\_\_  
b) Phone No. \_\_\_\_\_
- 7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:  
a) Name and address: \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
- 8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
a) Name: \_\_\_\_\_ OF \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
- 9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. SL Howell

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Summer L. Howell

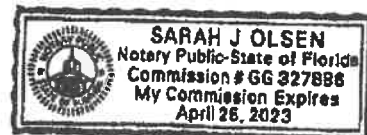
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 7<sup>th</sup> day of September, 2021 by:  
Summer Howell as owner for \_\_\_\_\_  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known 1 OR Produced Identification X Type FDL#400-792-77-716-0

Notary Signature Sarah J Olsen  
Sarah J Olsen

Notary Stamp or Seal:



Columbia County Property Appraiser

2022 Working Values

Jeff Hampton

updated: 11/25/2021

- Retrieve Tax Record 2021 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

Parcel: << 34-3S-16-02462-322 (10186) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

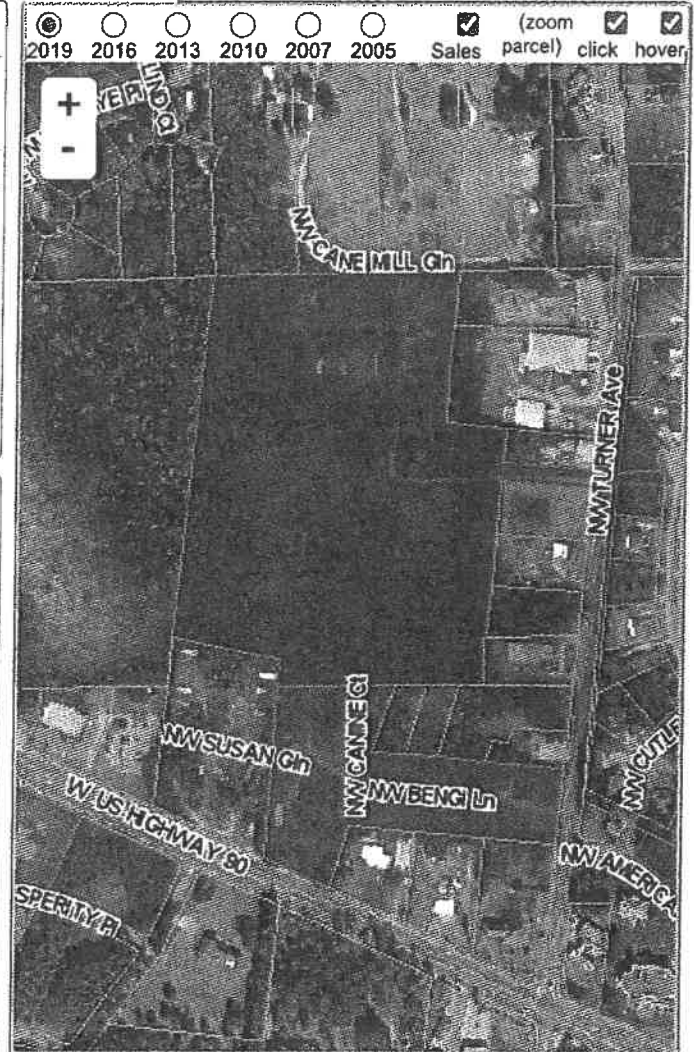
Owner	HOWELL SUMMER L 685 NW SAVANNAH CIR LAKE CITY, FL 32055-6881		
Site	685 NW SAVANNAH Cir, LAKE CITY		
Description*	LOT 22 OAK MEADOW PLANTATION UNIT 3. WD 1066-105, WD 1247-454, WD 1362-882, WD 1364-2092		
Area	0.77 AC	S/T/R	34-3S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*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

2021 Certified Values		2022 Working Values	
Mkt Land	\$27,000	Mkt Land	\$27,000
Ag Land	\$0	Ag Land	\$0
Building	\$190,447	Building	\$188,232
XFOB	\$7,449	XFOB	\$7,449
Just	\$224,896	Just	\$222,681
Class	\$0	Class	\$0
Appraised	\$224,896	Appraised	\$222,681
SOH Cap [?]	\$14,149	SOH Cap [?]	\$5,612
Assessed	\$210,747	Assessed	\$217,069
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$160,747 city:\$160,747 other:\$0 school:\$185,747	Total Taxable	county:\$167,069 city:\$167,069 other:\$0 school:\$192,069



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/20/2018	\$100	1364/2092	WD	I	U	11
6/19/2018	\$252,000	1362/0882	WD	I	Q	01
12/28/2012	\$196,500	1247/0454	WD	I	Q	01
11/23/2005	\$59,500	1066/0105	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	2175	3152	\$188,232

\*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
0190	FPLC PF	2006	\$1,200.00	1.00	0 x 0
0166	CONC PAVMT	2006	\$4,749.00	1583.00	0 x 0