

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 7-1-15)		Zoning Official _____	Building Official _____
AP# <u>46792</u>	Date Received _____	By _____	Permit # _____
Flood Zone _____	Development Permit _____	Zoning _____	Land Use Plan Map Category _____
Comments _____			
FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____			
<input type="checkbox"/> Recorded Deed or <input type="checkbox"/> Property Appraiser PO <input type="checkbox"/> Site Plan <input type="checkbox"/> EH # _____ <input type="checkbox"/> Well letter <input type="checkbox"/> OR <input type="checkbox"/> Existing well <input type="checkbox"/> Land Owner Affidavit <input type="checkbox"/> Installer Authorization <input type="checkbox"/> FW Comp. letter <input type="checkbox"/> App Fee Paid <input type="checkbox"/> DOT Approval <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> STUP-MH _____ <input type="checkbox"/> 911 App <input type="checkbox"/> Ellisville Water Sys <input type="checkbox"/> Assessment _____ <input type="checkbox"/> Out County <input type="checkbox"/> In County <input type="checkbox"/> Sub VF Form			

Property ID # 12-45-15-00347-210 Subdivision VELMA PERRY S/D Part of Lot# 5

- New Mobile Home _____ Used Mobile Home MH Size 28x48 Year 1991
- Applicant PAUL BARNEY, AGENT Phone # 386-209-0906
- Address 466 S.W. DEP. J. DAVIS LN LAKE CITY, FL 32024
- Name of Property Owner BKL INVESTMENTS CO Phone# _____
- 911 Address 200 SW CARUSO A LAKE CITY, FL 32024
- Circle the correct power company - FL Power & Light - Clay Electric
 (Circle One) - Suwannee Valley Electric - Duke Energy
- Name of Owner of Mobile Home WARNER, HAROLD Phone # 904-645-4625
 Address 1211 CYPRESS RD LOT 2 ST. AUGUSTINE, FL 32086
- Relationship to Property Owner CONTRACT FOR DEED
- Current Number of Dwellings on Property 0
- Lot Size Combined 1.00 AC Total Acreage 1.00 AC
- Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
- Is this Mobile Home Replacing an Existing Mobile Home NO
- Driving Directions to the Property 90 WEST TO PINEMOUNT T/L TO JAFUS LAKE T/L TO S.W. CARUSO T/L TO SITE ON RIGHT.
- Name of Licensed Dealer/Installer DAVID ALBRIGHT Phone # 386-344-3645
- Installers Address 353 S.W. MAULDIN AVE, LAKE CITY, FL 32024
- License Number 1H1129420 Installation Decal # 71621

Prepared By and Return To:
BKL Investment Co.
672 E. Duval St.
Lake City FL 32055

CONTRACT FOR DEED

THIS CONTRACT FOR DEED, made this 20th day of April 2020, between BKL INVESTMENT CO., a Florida corporation whose mailing address is 672 E. Duval St., Lake City, Florida 32055, hereinafter referred to as "Seller", and Harold Francis Warner, Arlene Warner and Amanda Warner, as Joint Tenants With Right of Survivorship, whose mailing address is 1211 Cypress Rd., Lot 2, St. Augustine, FL 32086 hereinafter referred to as "Purchaser".*

WITNESSETH, that if the Purchaser shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the Seller hereby covenants and agrees to convey and assure to said Purchaser their heirs, executors administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit: Property Identification No.: 12-4S-15-00347-210 and 211

See "Exhibit A" for legal description

This Contract for Deed is given subject to the Deed Restrictions, utility easements of record and oil, gas and mineral rights of record, if any.

The total agreed upon purchase price of the property shall be Nineteen thousand nine hundred and no/100---(\$19,900.00) Dollars, payable at the times and in the manner following: Three and no/100--- (\$ 300.00) Dollars down and the balance of \$19,600, payable monthly beginning June 1, 2020 in the amount of \$164.00 per month with interest at the rate of 8.9 percent from May 1, 2020, and continuing until all principal and accrued interest has been paid in full. Purchaser shall have the right to make prepayment at any time without penalty.

Purchaser is required to make monthly payments for prorated property taxes along with the monthly principal and interest payments. The beginning monthly payment is \$ 20 which is based on the current year's taxes. Purchaser understands this amount may not cover his entire share of the yearly tax bill and any shortfall will be due by the March 31 yearly tax deadline. Monthly payments for prorated property taxes will be adjusted annually. Purchaser understands and agrees that monthly payments for prorated taxes are mandatory. In the event the payment for monthly prorated property taxes becomes 30 days late, this entire Contract for Deed shall be considered in default. Payments for monthly prorated property taxes are nonrefundable in the event this Contract for Deed is terminated for any reason.

* "Seller" and "Purchaser" are used for singular or plural, as context requires.

At such time as the Purchaser shall have paid the full amount due and payable under this Contract, or at other times as provided herein, the Seller promises and agrees to convey the above described property to the Purchaser by good and sufficient Warranty Deed, subject to Deed Restrictions as set forth in this Contract For Deed.

The Seller warrants that the title to the property can be fully insured by a title insurance company authorized to do business in the State of Florida.

The Purchaser shall be permitted to go into possession of the property covered by this Contract immediately, and shall assume all liability for taxes from and after that date. Purchaser acknowledges receipt of this Contract.

The time of payment shall be of the essence and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by the Purchaser in this Contract, including the payment of taxes, and in the event that the default shall continue for a period of Fifteen (15) days, then the Seller may consider the whole of the balance due under this Contract immediately due and payable and collectible, or the Seller may rescind this Contract, retaining the cash consideration paid for it as liquidated damages, and this Contract then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this Contract. In the event that it is necessary for the Seller to enforce this Contract by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. Installments not paid with Ten (10) days after becoming due under the terms of this Contract shall be subject to, and it is agreed Seller shall collect a late charge in the amount of Ten Percent (10%) of the monthly payment per month upon such delinquent installments.

ANY PAYMENT MADE BY CHECK AND WHICH IS RETURNED UNPAID BY THE BANK WILL REQUIRE PURCHASER TO PAY A \$35.00 PENALTY FOR DISHONORED CHECK.

In the event this Contract is assigned, sold, devised, transferred, quit-claimed or in any way conveyed to another by the Purchaser, then in that event, all of the then remaining balance shall be come immediately due and payable and collectible.

Purchaser acknowledges that they have personally inspected subject property and found it to be as represented. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased.

Sellers make no claim as to this property's specific land use as specified in the County's Land Use Plan in which this property is located. Purchase should consult the County's Zoning Department to determine specific land use.

Sellers make no warranty on flood plan. Purchase should note flood plan designation on survey.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of the Contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties of these presents have hereunto set their hands and seals the day and year first above written. Before I (we) signed this Contract, I (we) received a copy of the restrictions and I (we) personally inspected the above referenced property.

Holly C. Hanover
Witness as to Seller: Holly C. Hanover

Connie B. Roberts
Witness as to Seller: Connie B. Roberts

Kathleen R. Stroud
Witness as to Buyer:

[Signature]
Witness as to Buyer:

BKL INVESTMENT CO., a Florida corporation

BY: [Signature] L.S.
Martha Jo Khachigan, President

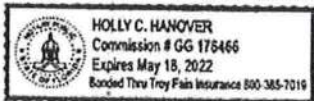
[Signature] L.S.
Buyer: Harold Francis Warner

[Signature] L.S.
Buyer: Arlene Warner

[Signature] L.S.
Buyer: Amanda Warner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 20 day of April 2020, by Martha Jo Khachigan, President, on behalf of BKL Investment Co., a Florida corporation. She is personally known to me.



Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida
My Commission Expires 5-18-22

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 6th day of April 2020, by Harold Francis Warner, Arlene Warner and Amanda Warner, who produced as identification:

FL Drivers License



Kathleen R. Stroud
Printed Name: Kathleen R. Stroud
Notary Public, State of Florida
My Commission Expires 04/25/2022

Physical Presence
- NP -

Online Notarization

FL Drivers Licenses

Exhibit "A"

Parcel 1

APART OF LOT 5 OF VELMA PERRY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 175 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID LOT 5 AND RUN THENCE N 89°11'12" W., ALONG THE NORTH LINE OF SAID LOT 5, 61.00 FEET; THENCE S 74°08'01" W, ALONG SAID NORTH LINE, 14.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 74°08'01" W, ALONG SAID NORTH LINE, 117.13 FEET; THENCE S 01°35'08" W., 176.19 FEET; THENCE S 89°02'15"E., 116.17 FEET, THENCE N 00°22'41" E, 210.10 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A UTILITY EASEMENT OVER AND ACROSS THE NORTH 7.5 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, LYING 30 FEET LEFT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NE CORNER OF LOT 5, VELMA PERRY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 175 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 89°11'12" W., ALONG THE NORTH LINE OF SAID OF SAID LOT 5, 61.00 FEET, THENCE S 74°08'01" W., ALONG SAID NORTH LINE, 131.71 FEET; THENCE S 01°35'08" W., 146.20 FEET TO THE POINT OF BEGINNING, THENCE N 89°02'15" W., 74.68 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5; THENCE S 01°35'08" W., 148.23 FEET; THENCE N 89°02'15" W., 804.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JAFUS ALLEN ROAD AND THE POINT OF TERMINATION OF SAID EASEMENT.

THE ABOVE DESCRIBED EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARY OF SAID EASEMENT.

and

Parcel 2

A PART OF LOT 5 OF VELMA PERRY SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 175 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID LOT 5 AND RUN THENCE N.89°11'12"W., ALONG THE NORTH LINE OF SAID LOT 5, 61.00 FEET; THENCE S.74°08'01"W., STILL ALONG SAID NORTH LINE, 14.58 FEET; THENCE S.00°22'41"W., 210.10 FEET; THENCE N.89°02'15"W., 116.17 FEET; THENCE S.01°35'08"W., 25.00 FEET; THENCE S.89°02'15"E., 191.70 FEET TO THE EAST LINE OF SAID LOT 5; THENCE N.00°22'41"E., 239.49 FEET TO THE POINT OF BEGINNING.



COLUMBIA COUNTY BUILDING DEPARTMENT
 135 NE Hernando Ave. Suite B-21. Lake City, FL 32055
 Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, DAVID ALBRIGHT, give this authority for the job address show below
Installer License Holder Name

only, 260 S.W. CARUSO PL, LAKE CITY, FL, and I do certify that
Job Address

the below referenced person(s) listed on this form is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Authorized Person is... (Check one)
PAUL A. BARNEY	<i>Paul A Barney</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
STEVE SMITH	<i>Steve Smith</i>	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Officer <input type="checkbox"/> Property Owner
LINDA PENHALIGON	<i>Linda Penhaligon</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

David Albright License Holders Signature (Notarized) 1H1129420 License Number 7-31-2019 Date

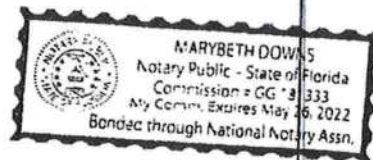
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is David Albright personally appeared before me and is known by me or has produced identification (type of I.D.) personally known on this 31 day of July, 2019.

Marybeth Downs
 NOTARY'S SIGNATURE

(Seal/Stamp)



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR _____ PHONE _____

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name <u>WHITTINGTON ELECTRIC</u> License #: <u>EG13002957</u>	Signature <u>[Signature]</u> Phone #: <u>386 972 1700</u>
Qualifier Form Attached <input type="checkbox"/>		
MECHANICAL/A/C	Print Name <u>STYLECREST</u> License #: <u>CAC1817658</u>	Signature <u>[Signature]</u> Phone #: <u>850-769-1453</u>
Qualifier Form Attached <input type="checkbox"/>		

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Revised 10/30/2015

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

Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: **7/3/2020 4:21:44 PM**
Address: **260 SW CARUSO PI**
City: **LAKE CITY**
State: **FL**
Zip Code **32024**

Parcel ID **00347-210**

REMARKS: Address Verification.

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT**

263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125
Email: gis@columbiacountyfla.com



STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 ONSITE SEWAGE TREATMENT AND DISPOSAL
 SYSTEM
 APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 20-0452
 DATE PAID: 5/19/20
 FEE PAID: 200.00
 RECEIPT #: 1509037

APPLICATION FOR:

- New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary LIKE 4 LIKE

APPLICANT: ANDREA BASS (FREEDOM)

BKL INVESTMENTS



AGENT: North Florida Septic Tank Inc.

TELEPHONE: 386-755-6372

MAILING ADDRESS: 741 SE State Road 100 Lake City, Fla 32025

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 5 BLOCK: _____ SUBDIVISION: VELMA PERRY PLATTED: NA

PROPERTY ID #: 12-4S-15-00347-210 ZONING: NA I/M OR EQUIVALENT: No

PROPERTY SIZE: 5.01 ACRES WATER SUPPLY: PRIVATE PUBLIC <=2000GPD >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? No DISTANCE TO SEWER: NA FT

PROPERTY ADDRESS: 260 CARUSO PL, LAKE CITY FLA (JAFUS ALLEN ROAD)

DIRECTIONS TO PROPERTY: 90W. TL ON COUNTY RD 252. TL ON JAFUS ALLEN RD. FIRST EASEMENT OVER HI CARUSO LANE. LOT ON RIGHT

BUILDING INFORMATION

RESIDENTIAL COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	MOBILE HOME	3	1248	
2				
3				
4				

Floor/Equipment Drains Other (Specify) _____

SIGNATURE: Wm D. Kye

DATE: 6-6-2020

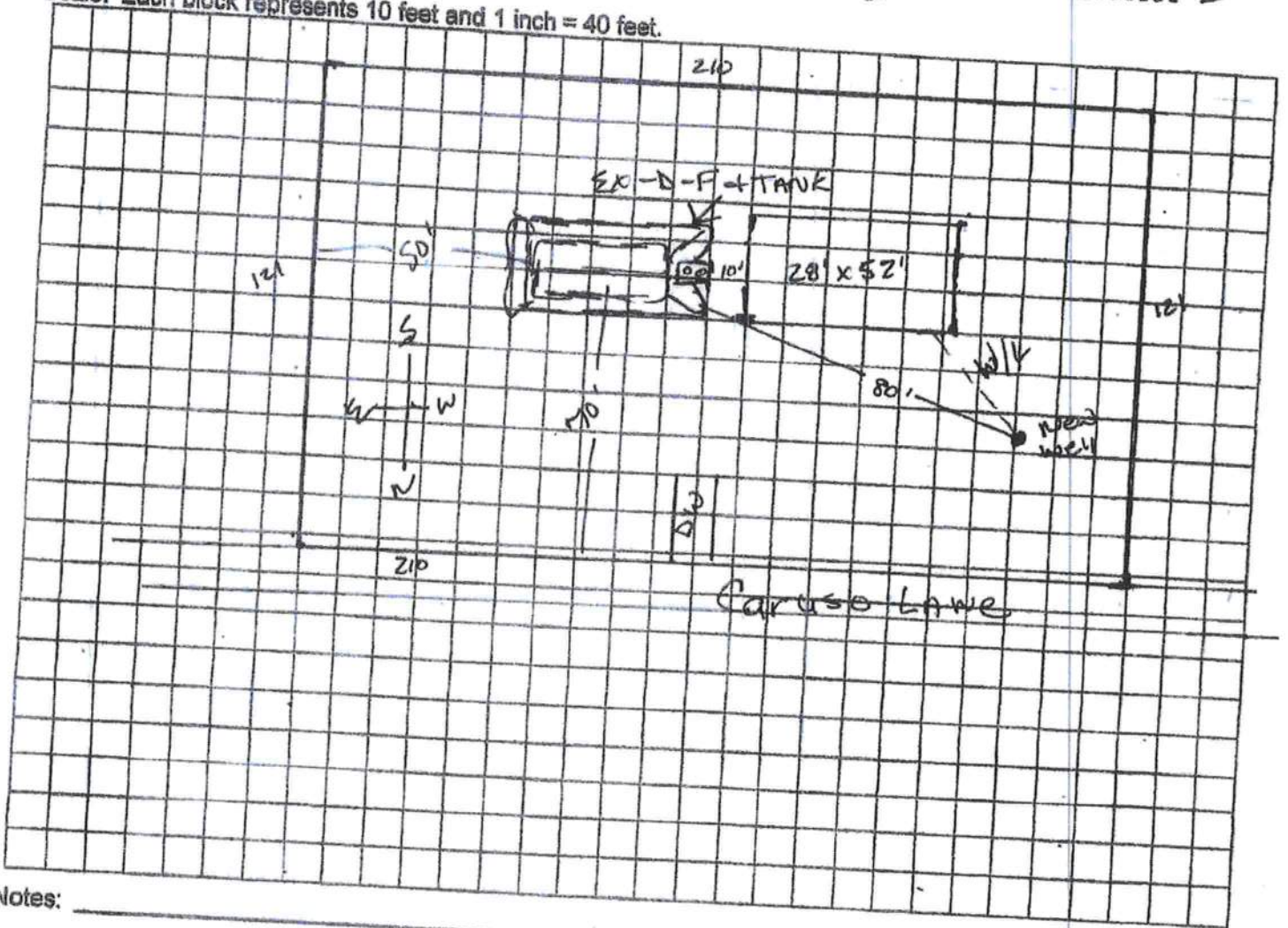
DH 4015, 08/09 (Obsoletes previous editions which may not be used)
 Incorporated 64E-6.001, FAC

STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 20-0452

(BASS) Freedom Homes

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes:

Site Plan submitted by: Robert W. Ford III Date 10-6-2020

Plan Approved _____

Not Approved _____

By Kelli Ray

Columbia

Date 4/11/2024

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT