

Parcel:
01-7S-16-09925-133 (45708)

Result: 1 of 3

Owner & Property Info

Owner	TOLKKINEN JAMIE 359 SW HERON DR FORT WHITE, FL 32038		
Site			
Description*	PART OF LOT 2 OLD NIBLACK FARMS UNREC: COMM NW COR OF S1/2 OF NW1/4 OF SEC 6, S 51.14 FT TO NE COR OF SE1/4 OF NE1/4 OF SEC 1 & POB, S 222.54 FT, S 81 DEG W 752.81 FT TO C/L OF 60FT ESMT, N 90.88 FT TO PT ON CURVE, NE ALONG CURVE 315.50 FT, N 30 FT, E 946.87 FT TO POB. 992-761, 1015-2425, WD 1134-2114, QC 1227-1958, WD 1479-2447 <<<less		
Area	5 AC	S/T/R	01-7S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	3

Prepared by:

Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
283 NW Cole Terrace
Lake City, FL 32055
File # 22-0578

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 202212022275 Date: 11/23/2022 Time: 9:50AM
Page 1 of 3 B: 1479 P: 2447, James M Swisher Jr, Clerk of Court
Columbia County, By: AM 
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED made the 22 day of November, 2022, by Owen Tolkkinen and Cheri Tolkkinen, husband and wife, hereinafter called the Grantors, to Jamie Tolkkinen, daughter of the Grantors, whose address is: 359 SW Heron Dr., Ft. White, FL 32038, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jordan A. Hollock
Witness

Jordan A. Hollock
Printed Name

Chelsea A. Kearce
Witness

Chelsea Kearce
Printed Name

Owen Tolkkinen

Owen Tolkkinen

Cheri Tolkkinen

Cheri Tolkkinen

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of November, 2022, by Owen Tolkkinen and Cheri Tolkkinen, husband and wife, who is personally known to me or who has produced DL as identification.

Chelsea Kearce
Notary Public

(Notary Seal)



CHELSEA GULLERY KEARCE
Notary Public
State of Florida
Comm# HH309239
Expires 9/6/2026

Exhibit "A"

DESCRIPTION:

A tract of land situated in Section 1, Township 7 South, Range 16 East, being a portion of "OLD NIBLACK FARM", an unrecorded subdivision, more particularly described as follows:

Commence at a concrete monument at the NW corner of the South 1/2 of the Northwest 1/4 of Section 6, Township 7 South, Range 17 East; thence run S.00°07'23"E., 51.14 feet to a concrete monument at the NE corner of the SE 1/4 of the NE 1/4 of said Section 1 and the POINT OF BEGINNING; thence run S.00°07'23"E., 222.54 feet, along the W. boundary line of said Section 1; thence run S.81°56'33"W., 752.81 feet to the CENTERLINE of a 60.00 foot ingress/egress easement; thence N.00°03'35"W., 90.88 feet, along said centerline to the point of a curve concave Southwesterly with a radius of 200.00 feet; thence Northeasterly, along the arc of said curve and along said centerline an arc distance of 315.30 feet through a central angle of 90°23'04"; thence N.00°26'39"W., 30.00 feet to a rebar and cap on the N. boundary line of the SE 1/4 of the NE 1/4 of said Section 1; thence run N.89°33'21"E., 946.87 feet to the Point of Beginning.

Containing 5.00 acres.

SUBJECT TO an easement for ingress and egress over and across the N. 25 feet of the above described property.

SUBJECT TO AND TOGETHER WITH a 60.00 foot ingress / egress easement as described in OFFICIAL RECORDS BOOK 1134, page 2114 of the public records of Columbia County, Florida.

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>13002957</u> Qualifier Form Attached ☐	Signature <u>[Signature]</u> Phone #: <u>386-684-4601</u>
MECHANICAL/ A/C _____	Print Name <u>Stephen Mollman</u> License #: <u>CAC1819694</u> Qualifier Form Attached ☐	Signature <u>[Signature]</u> Phone #: <u>352-339-6640</u>

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.

Mobile Home Permit Worksheet

Application Number: _____

Date: _____

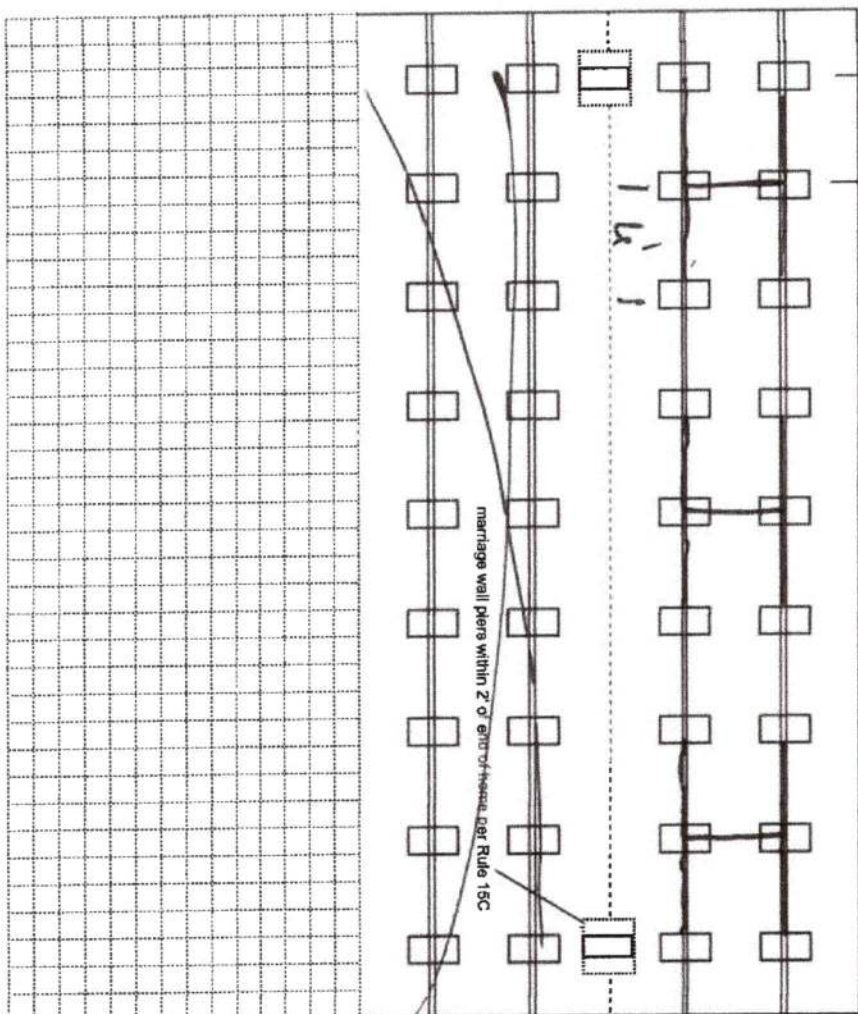
Installer: Dave Houston License # 141133271

Address of home being installed: 180 SW HEDSON DR
Fort Worth, TX 761038

Manufacturer: Skyline Length x width: 16 x 74

NOTE: If home is a single wide fill out one half of the blocking plan. If home is a triple or quad wide sketch in remainder of home. Understand Lateral Arm Systems cannot be used on any home (new or used) where the sidewall ties exceed 5 ft 4 in.

Installer's initials: DH



New Home ☐ Used Home ☒

Home installed to the Manufacturer's Installation Manual ☒

Home is installed in accordance with Rule 15-C ☒

Single wide ☒ Wind Zone II ☒ Wind Zone III ☐

Double wide ☐ Installation Decal # 90870

Triple/Quad ☐ Serial # 49-61-1149-5

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3'	4'	5'	6'	7'	8'	8'
1500 psf	4' 6"	6'	7'	8'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7' 6"	8'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

* Interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size: 23 x 31

Perimeter pier pad size: 16 x 16

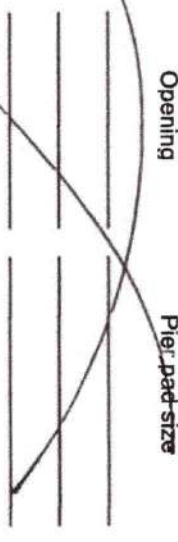
Other pier pad sizes (required by the mfg.): N/A

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.



TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer

OTHER TIES

Sidewall

Longitudinal Marriage wall

Shearwall

Number: 54

FRAME TIES

within 2' of end of home spaced at 5' 4" oc

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to psf or check here to declare 1000 lb. soil ☒ without testing.

X X X

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X X X

TORQUE PROBE TEST

The results of the torque probe test is inch pounds or check here if you are declaring 5' anchors without testing. Attest showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000 lb holding capacity.

 Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Day Houston

Date Tested

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. N/A

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. Yes
Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. Yes

Application Number:

Date:

Site Preparation

Debris and organic material removed
Water drainage: Natural Swale Pad ☒ Other

Fastening multi wide units

Floor: Type Fastener: Length: Spacing:
Walls: Type Fastener: Length: Spacing:
Roof: Type Fastener: Length: Spacing:
For used homes, a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket Pg.

Installed:

Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg. N/A
Siding on units is installed to manufacturer's specifications. Yes N/A
Fireplace chimney installed so as not to allow intrusion of rain water. Yes N/A

Miscellaneous

Skirting to be installed Yes No
Dryer vent installed outside of skirting Yes No
Range downflow vent installed outside of skirting. Yes N/A
Drain lines supported at 4 foot intervals. Yes N/A
Electrical crossovers protected. Yes N/A
Other:

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Day Houston

Date

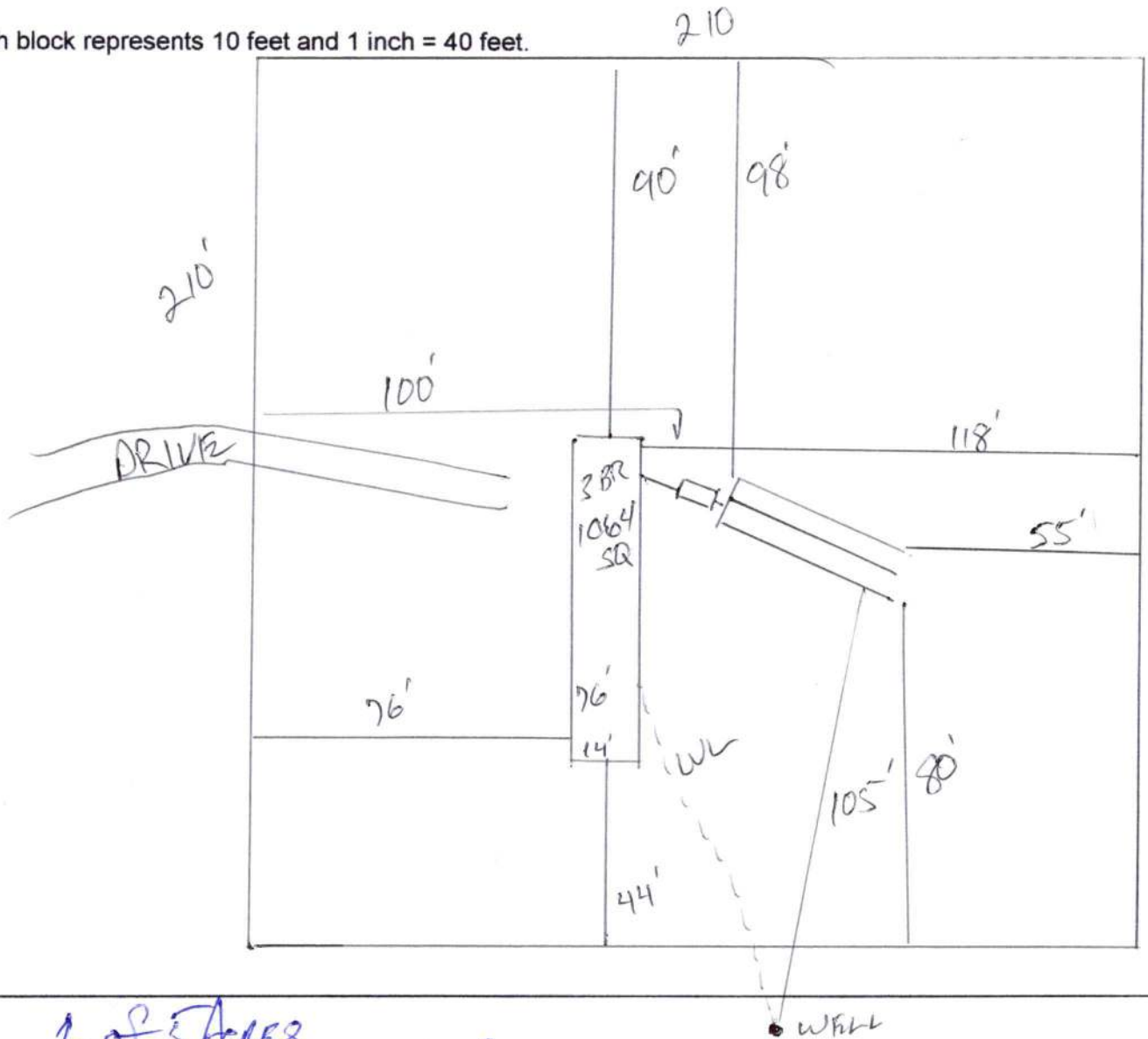
12/1/22

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number _____

----- Jamie Tolkkinen ----- PART II - SITEPLAN -----

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



Notes: _____

*1 of 3 Acres
Site Attached*

Site Plan submitted by: _____ Contractor _____

Plan Approved _____ Not Approved _____ Date _____

By _____ County Health Department

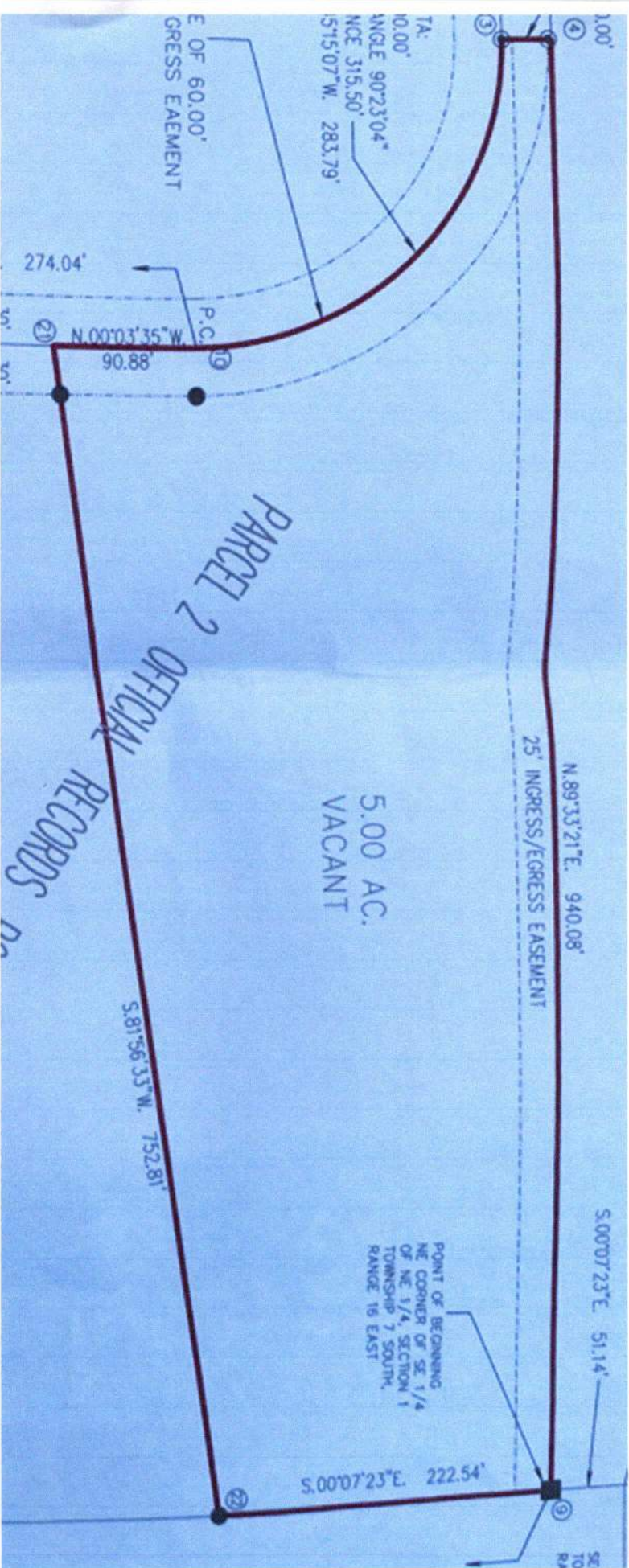
ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



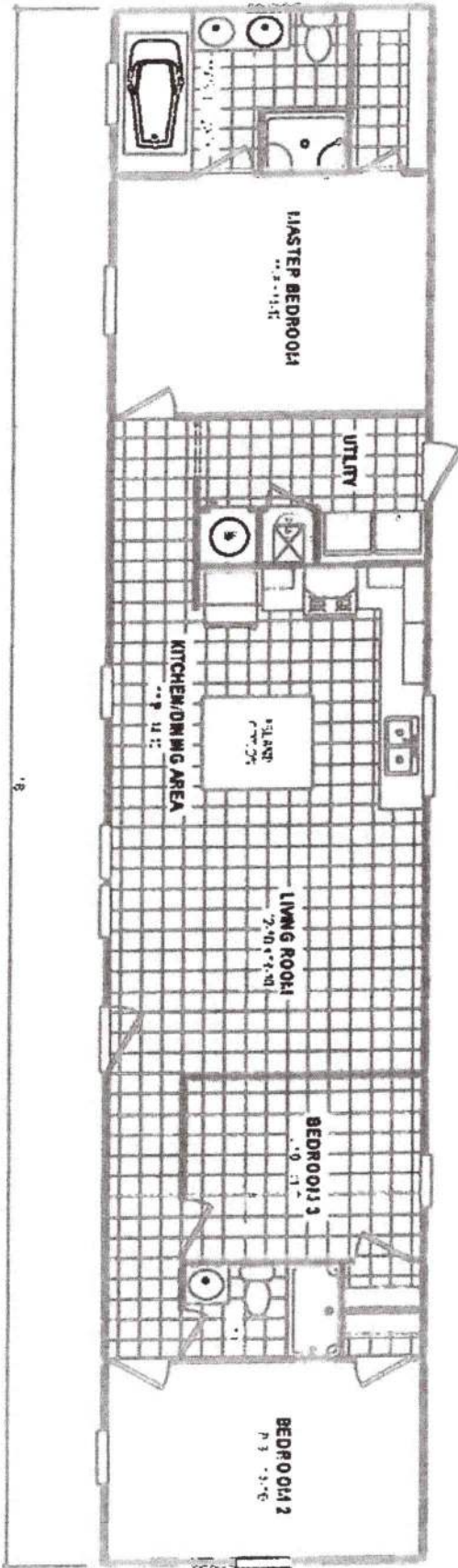
TOLKINEN, TAMIR
1" = 100'


12/5/22

11-100'



1064
SQR
MGR



7. REPTILES AND AMPHIBIANS

DATE		TIME		PAGE	
1954		11:22		1	
NAME		AGE		SEX	
J. J. J. J. J.		25		M	
ADDRESS		CITY		STATE	
1234 Main St.		New York		NY	
OCCUPATION		EDUCATION		RELIGION	
Engineer		High School		Catholic	
MARRIED		SINGLE		WIDOWED	
YES		NO		NO	
CHILDREN		PARENTS		SIBLINGS	
2		2		1	
BIRTH DATE		BIRTH PLACE		BIRTH TIME	
1929		New York		11:22	
MOTHER'S NAME		FATHER'S NAME		MOTHER'S BIRTH DATE	
J. J. J. J. J.		J. J. J. J. J.		1929	
MOTHER'S BIRTH PLACE		FATHER'S BIRTH PLACE		MOTHER'S BIRTH TIME	
New York		New York		11:22	
MOTHER'S OCCUPATION		FATHER'S OCCUPATION		MOTHER'S EDUCATION	
Engineer		Engineer		High School	
MOTHER'S MARRIED		FATHER'S MARRIED		MOTHER'S SIBLINGS	
YES		YES		1	
MOTHER'S CHILDREN		FATHER'S CHILDREN		MOTHER'S PARENTS	
2		2		2	
MOTHER'S BIRTH DATE		FATHER'S BIRTH DATE		MOTHER'S BIRTH PLACE	
1929		1929		New York	
MOTHER'S MARRIED		FATHER'S MARRIED		MOTHER'S SIBLINGS	
YES		YES		1	
MOTHER'S CHILDREN		FATHER'S CHILDREN		MOTHER'S PARENTS	
2		2		2	

Institute for Building Technology
and Safety (IBTS)



MANUFACTURED HOME PERFORMANCE VERIFICATION CERTIFICATE®

Order#:

LVPD435525

Issue Date:

12/13/2022

Reference No:

N/A

Verification:

IBTS's Manufactured Home Data Verification Team has researched regulatory records on the **Skyline Corporation/Homette, Ocala, FL**, manufactured home having the serial number(s) and date of manufacture identified below. Based on shipment records maintained by IBTS, as required by the U.S. Department of Housing and Urban Development, provided by the home manufacturer and pursuant to 24 CFR 3282.552, IBTS verifies the following home performance information listed below corresponds to the home's initial destination and the construction standards set forth in 24 CFR 3280 at the time the home was labeled.

Serial Number(s):

49-61-1149-J

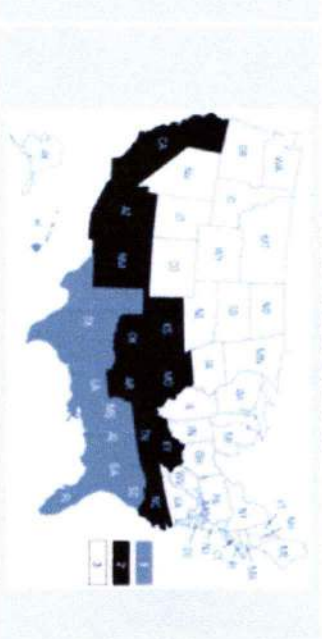
Manufacture Date:

03-19-1997

Wind Zone: Zone II

Roof Load Zone: South

Thermal Zone: Zone 1



Verification Provided by the Institute for Building Technology and Safety

IBTS Verification Seal

Chief Executive Officer

Abel A. Foran

DISCLAIMER: This information is applicable only to the home having serial numbering and date of manufacture noted above. IBTS provides this verification based on the production reports provided by the home manufacturer and the zone requirements in effect at the time the home was labeled by the home manufacturer. IBTS makes no representations beyond those set forth herein and is not liable for modifications to the home's construction or subsequent home moves that may affect the home performance information verified above.

The Institute for Building Technology and Safety
(a nonprofit organization)

45207 Research Place, Ashburn VA 20147 | 866-482-8868 | www.ibts.org

