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COLUMBIA COUNTY BUILDING DEPARTMENT

135 NE Hernando Ave., Suite B-21
Lake City, FL 32055
Office: 386-758-1008 Fax: 386-758-2160

OWNER BUILDER DISCLOSURE STATEMENT

Florida Statutes Chapter 489.103:

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at **850-487-1395** or <http://www.myfloridalicense.com/> for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

00-00-00-01229-000

(Write in the address of jobsite property)

12. I agree to notify Columbia County Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Florida Statutes Chapter 489.503:

State law requires electrical contracting to be done by licensed electrical contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own electrical contractor even though you do not have a license. You may install electrical wiring for a farm outbuilding or a single-family or duplex residence. You may install electrical wiring in a commercial building the aggregate construction costs of which are under \$75,000. The home or building must be for your own use and occupancy. It may not be built for sale or lease, unless you are completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If you sell or lease more than one building you have wired yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your electrical contractor. Your construction shall be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

An owner of property completing the requirements of a building permit, where the contractor listed on the permit substantially completed the project as determined by the local permitting agency, for a one-family or two family residence, townhome, accessory structure of a one-family or two-family residence or townhome or individual residential condominium unit or cooperative unit. Prior to the owner qualifying for the exemption, the owner must receive approval from the local permitting agency, and the local permitting agency must determine that the contractor substantially completed the project. An owner who qualifies for the exemption under this paragraph is not required to occupy the dwelling or unit for at least 1 year after the completion of the project.

Before a building permit shall be issued, this notarized disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit.

TYPE OF CONSTRUCTION

Single Family Dwelling *Two-Family Residence* *Farm Outbuilding*

Addition, Alteration, Modification or other Improvement *Electrical*

Other _____

Contractor substantially completed project, of a _____

Commercial, Cost of Construction _____ *for construction of* _____

I JAMES MACKO AKA JIM MACKE have been advised of the above disclosure
(Print Property Owners Name)

statement for exemption from contractor licensing as an owner/builder. I agree to comply with all requirements provided for in Florida Statutes allowing this exception for the construction permitted by Columbia County Building Permit.

Signature: [Handwritten Signature] Date: 7/19/22
(Signature of property owner)

NOTARY OF OWNER BUILDER SIGNATURE

The above signer is ~~personally known to me~~ or produced identification _____

Notary Signature [Handwritten Signature] Date 7-19-22 (Seal)



460

Sales Price \$ 15,000.00
Doc. # 105.00

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 17-10036TL**

Inst: 201712021065 Date: 11/16/2017 Time: 11:52AM
Page 1 of 1 B: 1348 P: 334, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 105.00

Parcel I.D. #: **R01228-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 13th day of November, A.D. 2017, by **M.H. PRICHETT SPECIAL ACCOUNT, INC.**, having its principal place of business at **P.O. BOX 311, LAKE BUTLER, FL 32054**, hereinafter called the grantor, to **JIM MACKE**, whose post office address is **1708 E DUGAN HOLLOW ROAD, MADISON, IN 47250**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

Lot 114 of **THREE RIVERS ESTATES UNIT NO. 19**, a subdivision, according to the Plat thereof as recorded in Plat Book 6, Page(s) 13, of the Public Records of **COLUMBIA County, Florida**.

TOGETHER WITH a 1989 OMNI doublewide mobile home, ID Nos. 016955A and 016955B.

GRANTOR HEREBY CONFIRMS SINCE ACQUIRING TITLE TO THE ABOVE DESCRIBED LANDS, THE TAXES THEREON HAVE BEEN ASSESSED IN THE GRANTORS NAME AND PAID THEREBY AND THAT THE CURRENT OWNER HAS BEEN IN OPEN, NOTORIOUS AND EXCLUSIVE POSSESSION OF THE LAND AND THAT NO OTHER HAS ASSERTED ANY RIGHT OR CLAIM TO POSSESSION OF THE LAND.

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


To Have and to Hold the same in fee simple forever.

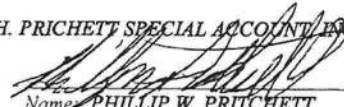
And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

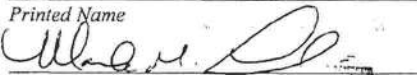
In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

M.H. PRICHETT SPECIAL ACCOUNT, INC


Witness Signature
Tyler Rogers


By:  L.S.
Name: **PHILLIP W. PRICHETT**
Title: **VICE-PRESIDENT**

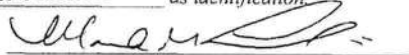
Printed Name

Witness Signature
Marla M. Landin

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of November, 2017, by **PHILLIP W. PRICHETT** as **VICE-PRESIDENT** of **M.H. PRICHETT SPECIAL ACCOUNT, INC.**, a Florida corporation. He is personally known to me or has produced **Driver's License** as identification.

 Notary Public State of Florida
Marla M. Landin
My Commission FF 160171
Expires 09/16/2018


Notary Public
My commission expires _____

Sples Prizo
\$ 40,000.00
Doc Stamps
\$1,250.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-04048TL

Parcel No.: R01229-000

Inst: 202112009347 Date: 05/10/2021 Time: 3:56PM
Page 1 of 1 B: 1437 P: 721, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 280.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of April, 2021, by **RONNIE NEVITT, A SINGLE MAN**, hereinafter called the Grantor, to **JIM MACKE**, whose post office address is **1708 E DUGAN HOLLOW ROAD, MADISON, IN 47250**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Lots 115, 116, and 117 of **THREE RIVERS ESTATES, UNIT 19**, according to the Plat thereof as recorded in Plat Book 6, Page(s) 13, of the Public Records of **COLUMBIA County, Florida**.

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

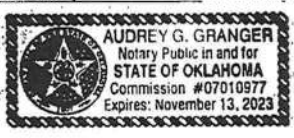
Kimberly Griffin
Witness Signature
Printed Name: Kimberly Griffin

Ronnie Nevitt L.S.
Name: RONNIE NEVITT
Address: 1113 FREDONIA STREET, MUSKOGEE, OK 74403

Robin Walker
Witness Signature
Printed Name: Robin Walker

STATE OF ~~FLORIDA~~ ^{OK} Oklahoma
COUNTY OF ~~COLUMBIA~~ ^{ALC} Muskogee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of April, 2021, by RONNIE NEVITT, who is personally known to me or who has produced in person as identification.



Audrey G. Granger
Signature of Notary
Printed Name: Audrey G. Granger
My commission expires: 11-13-2023