

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 11-6S-16-03815-161 >>

Retrieve Tax Record

2019 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Owner & Property Info

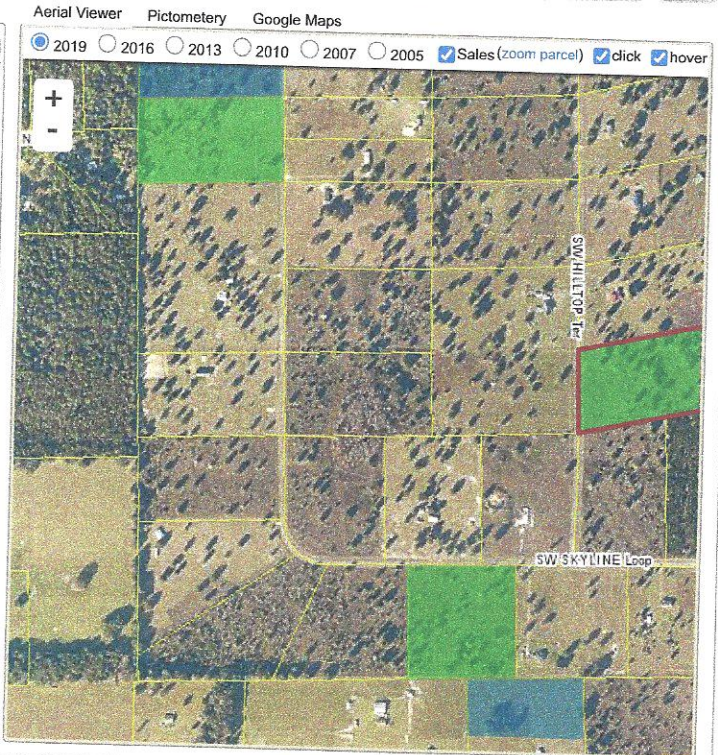
<< Result: 2 of 35 >>

Owner	RUSSELL AILEEN & RICHARD DAVIS 8540 NORTHWEST 15TH AVENUE OCALA, FL 34475		
Site			
Description*	LOT 61 CARDINAL FARMS UNREC: COMM AT SE COR SEC 11, RUN W 5311.34 FT TO SW COR SEC 11, RUN N ALONG W LINE SEC 11, BEING ALSO THE E LINE SEC 10, 1995.16 FT, W 60.18 FT, N 780.63 FT FOR POB, CONT N 500.08 FT, RUN N 77 DG E 33.54 FT TO A PT ON W LINE SEC 11, ...more>>		
Area	10.01 AC	S/T/R	11-6S-16
Use Code**	VACANT (000000)	Tax District	3

\*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

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$44,585	Mkt Land (1)	\$44,585
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$44,585	Just	\$44,585
Class	\$0	Class	\$0
Appraised	\$44,585	Appraised	\$44,585
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$44,585	Assessed	\$44,585
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$44,585 city:\$44,585 other:\$44,585 school:\$44,585	Total Taxable	county:\$44,585 city:\$44,585 other:\$44,585 school:\$44,585



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/25/2019	\$55,000	1377/1048	WD	V	Q	01
11/23/2005	\$145,000	1067/0846	WD	V	Q	
11/23/2005	\$0	1067/0844	WD	V	U	04
7/1/2004	\$50,000	1032/1316	AG	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
			NONE			

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
						NONE

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	10.010 AC	1.00/1.00 1.00/1.00	\$4,454	\$44,585

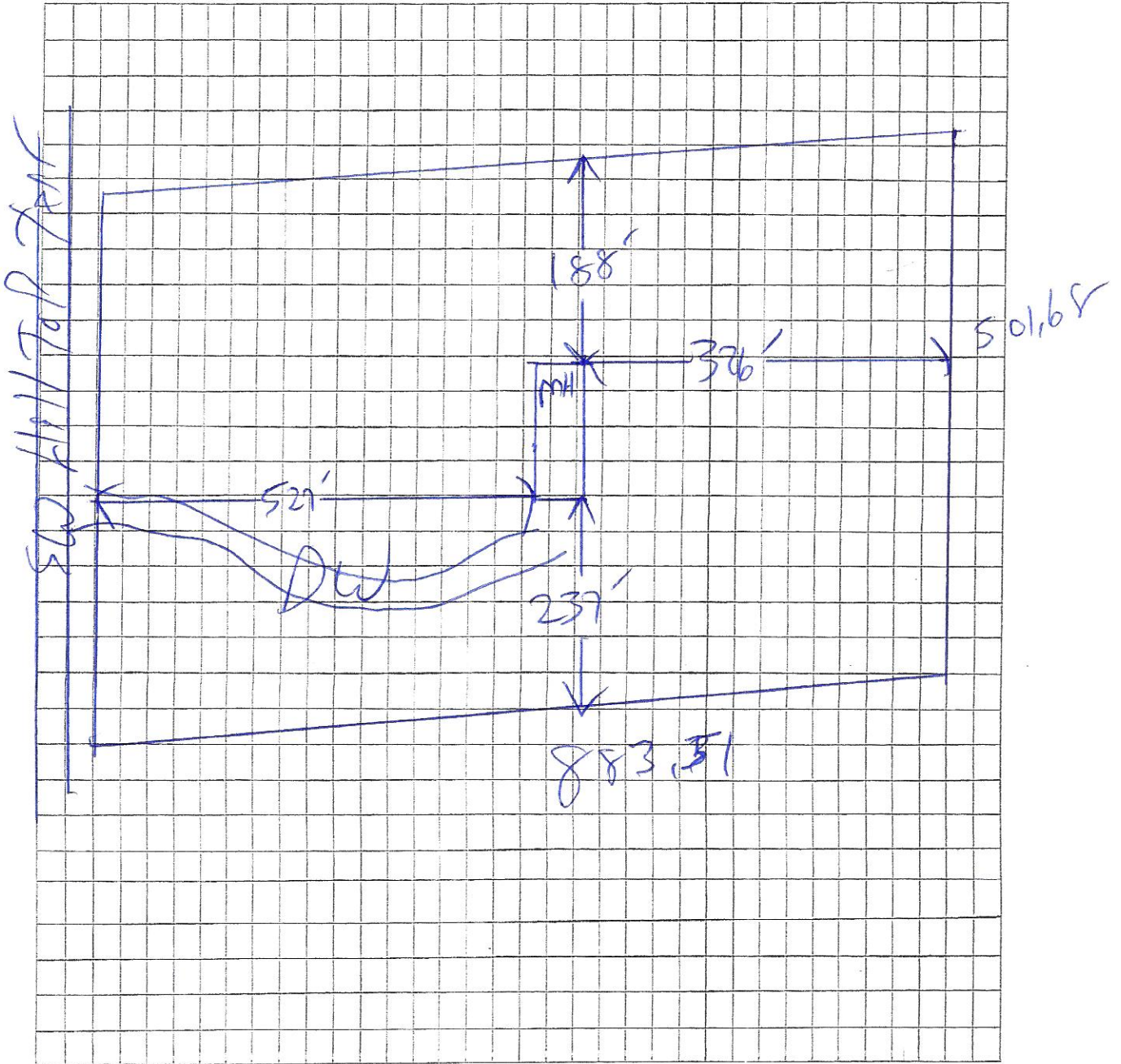
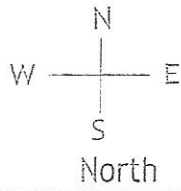
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# Site Plan

Please include road numbers and driveway access along with the distances from the new structure to each property line



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 _____ Signature _____ License #: _____ Phone #: _____ Qualifier Form Attached <input type="checkbox"/>
MECHANICAL/ A/C _____	Print Name <u>Ronald Edward Bonds SR</u> Signature <u>Ronald Edward Bonds, SR</u> License #: <u>CAC1817658</u> Phone #: <u>850 2691435</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.

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ELECTRICAL	Print Name <u>Adnan Mihal</u>	Signature <u>[Signature]</u>
	License #: <u>IC 13004282</u>	Phone #: <u>318-2368</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	
MECHANICAL/ A/C _____	Print Name _____	Signature _____
	License #: _____	Phone #: _____
	Qualifier Form Attached <input type="checkbox"/>	

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STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ON-SITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEMS  
APPLICATION FOR CONSTRUCTION PERMIT

**FW**

PERMIT NO: 20-0610  
DATE PAID: 8/3/20  
FEE PAID: 310.00  
RECORD #: 1529303

APPLICATION FOR:

New System     Existing System     Holding Tank     Innovative  
 Repair     Abandonment     Temporary

APPLICANT: Aileen Russell

AGENT: Jeff Hardee

PHONE: 352-449-0592

MAILING ADDRESS: 6450 NW 72nd LN Chiefland, FL 32624

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 409.105(3)(a) OR 409.501, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLACED (MM/DD/YY) BY REQUESTING CONSIDERATION OF SEWERTON SPREADSHEET PROVISIONS.

PROPERTY INFORMATION

LOT: G1    BLOCK: \_\_\_\_\_    SUBDIVISION: Cardinal Farms    PERMIT: \_\_\_\_\_

PROPERTY ID #: 11-65-16-03815-161    ZONING: \_\_\_\_\_    1/4 OR EQUIVALENT:  (N)

PROPERTY SIZE: 10.61 ACRES    WATER SUPPLY:  PRIVATE FUEL:  [M=200000]    [D=200000]

IS SEWER AVAILABLE AS PER 381.0035, FS?  YES    DISTANCE TO SEWER: NA TO

PROPERTY ADDRESS: SW Hill Top Trc

DIRECTIONS TO PROPERTY: South SR 47 T/L onto SW Marlens ST  
T/R SW Hill Top Trc to lot on left

BUILDING INFORMATION

RESIDENTIAL     COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area, Sqft	Commercial/Institutional System Design Table 1, Chapter 645.06, FAC
1	<u>Mobile Home</u>	<u>3</u>	<u>2280</u>	
2				
3				
4				

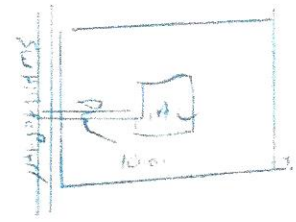
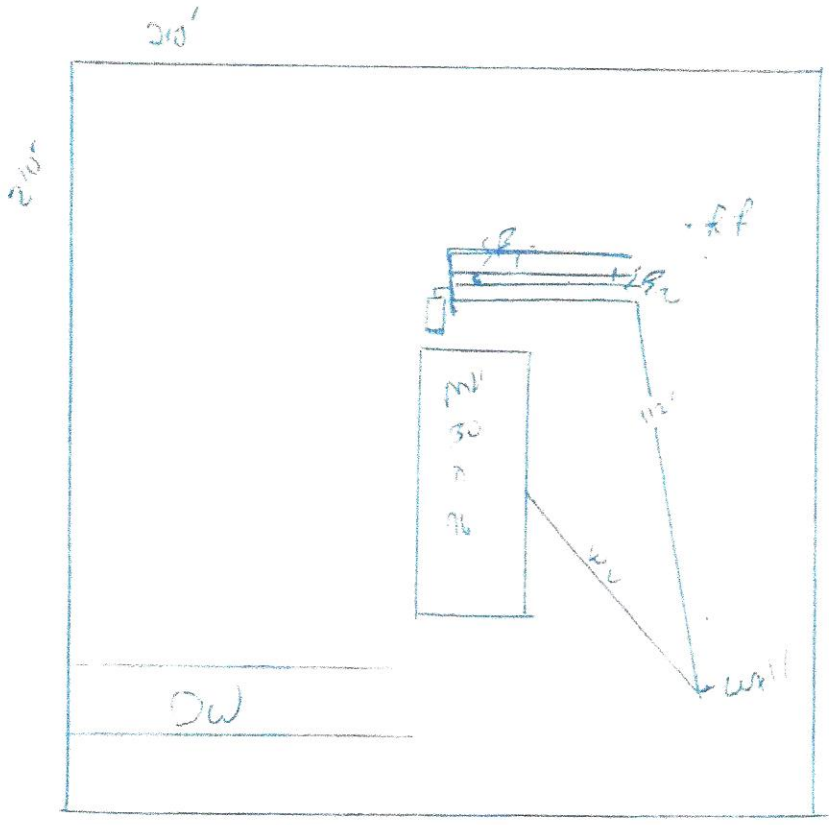
Floor/Equipment Design     Other (Specify) \_\_\_\_\_

SIGNATURE: Jeff Hardee    DATE: 7-29-20

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 20-0610

15' SW ----- PART II - SITEPLAN ----- Russell



Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Site Plan submitted by: [Signature]  
Plan Approved  Not Approved \_\_\_\_\_ Date 8/3/2020  
By Kath Ray Columbia County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM

PERMIT #: 12-SC-2114464  
APPLICATION #: AP1529303  
DATE PAID: 8/3/2020  
FEE PAID: 310<sup>00</sup>  
RECEIPT #: 12010-4517349  
DOCUMENT #: PR1381090

CONSTRUCTION PERMIT FOR: OSTDS New  
APPLICANT: AILEEN\*\*20-0610 RUSSELL  
PROPERTY ADDRESS: SW HILL TOP Ter Fort White, FL 32038  
LOT: 61 BLOCK: \_\_\_\_\_ SUBDIVISION: CARDINAL FARMS  
PROPERTY ID #: 03815-161 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]  
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [ 1.050 ] GALLONS / GPD New Septic CAPACITY  
A [ ] GALLONS / GPD N/A CAPACITY  
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 GALLONS]  
K [ ] GALLONS DOSING TANK CAPACITY [ ] GALLONS @ [ ] DOSES PER 24 HRS #Pumps [ ]  
D [ 616 ] SQUARE FEET Drainfield SYSTEM  
R [ ] SQUARE FEET N/A SYSTEM  
A TYPE SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]  
I CONFIGURATION: [X] TRENCH [ ] BED [ ]  
N  
F LOCATION OF BENCHMARK: Nail in oak NE of DF end  
I ELEVATION OF PROPOSED SYSTEM SITE [ 18.00 ] [ INCHES ] FT [ ABOVE / BELOW ] BENCHMARK/REFERENCE POINT  
E BOTTOM OF DRAINFIELD TO BE [ 36.00 ] [ INCHES ] FT [ ABOVE / BELOW ] BENCHMARK/REFERENCE POINT  
L  
D FILL REQUIRED: [ 0.00 ] INCHES EXCAVATION REQUIRED: [ ] INCHES

The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 400 gpd.  
Jeff Hardee performed site evaluation

SPECIFICATIONS BY: Jeff Hardee TITLE: PSE  
APPROVED BY: Kelli C Rogers TITLE: Environmental Specialist II Columbia CHD  
DATE ISSUED: 08/03/2020 EXPIRATION DATE: 02/03/2022

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)  
Incorporated: 64E-6.003, FAC

*SP*

13845 NW HWY 19  
Chiefland, FL 32626

PURCHASE AGREEMENT



352-490-7422

Fax: 352-490-7424  
Email: cghomesctf@gmail.com

C & G OF CHIEFLAND, INC.

Locally Owned and Operated

SOLD TO Aileen M. Russell & Richard J. Davis PHONE 954-993-9974 DATE 11/8/20

ADDRESS 720 S.W. Hilltop Lane FT White 32088 COUNTY Columbia EMAIL \_\_\_\_\_

MAKE Deer Valley MODEL 2220 SERIAL NUMBER 1780 B. ROOMS 4 FLOOR SIZE L 30 | W 32 HITCH SIZE 84 | W 32

NEW  USED  COLOR TR30 SALESMAN John Hughes

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT
<u>Deer Valley Home delivered and set up to all state and county codes with all AC heat pump, steps, standard skirting</u>		<u>\$169,177</u>
<u>Home owner is responsible for permits, house pad electrical &amp; all hook ups wall, septic, driveway</u>		<u>19200.43</u>
VARIOUS FEES		
1. CASH PRICE	<u>179,377.62</u>	<u>179,377.62</u>
TRADE-IN ALLOWANCE	\$	
LESS BAL. DUE ON ABOVE	\$	
NET ALLOWANCE		
CASH DOWN PAYMENT		
2. LESS TOTAL CREDITS		
3. UNPAID BALANCE OF CASH SALE PRICE		<u>\$179,377.62</u>

FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.

Seller is not permitted to make plumbing or electrical connections, or connecting of certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYERS RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)

Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God or any other cause beyond Seller's control.

Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgement and inspection in making this determination.

There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.

Buyers warrant that they have read, fully understand, and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and insurance, if included, has been voluntarily purchased. The Buyers warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.

**C & G CHIEFLAND, INC.** DEALER  
Not Valid Unless Signed and Accepted by an officer of the Company

By [Signature]  
Approved, Subject to complete and final acceptance of financing by bank or finance company.

**BUYERS HERBY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS**

SIGNED X [Signature] BUYER

SIGNED X [Signature] BUYER

THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUMS, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.