



# Building and Zoning Department

## Mobile Home Application

# Invoice

69492

Applicant Information
TINA BLAIR 6824 NE 55TH AVE HIGH SPRINGS, FL 32663

Invoice Date
03/13/2025

Permit #

Amount Due
<b>\$397.50</b>

**Job Location**  
Parcel: 00-00-00-00604-003  
Owner: BLAIR TINA, TIMMONS TERE'SA  
Address: 549 SW HAWAII TER  
FORT WHITE, FL 32038

Contractor Information
DANIEL HALL HALLS TRANSPORT 7377 TILLMAN BRANCH RD HAHIRA, GA 31632

### Invoice History

Date	Description	Amount
03/13/2025	Fee: Application Fee	\$15.00
03/13/2025	Fee: Mobile Home - Double Wide	\$300.00
03/13/2025	Fee: Certificate Fee	\$3.00
03/13/2025	Fee: DBPR - Surcharge / Radon	\$4.50
03/13/2025	Fee: Flood Zone Certification Fee	\$25.00
03/13/2025	Fee: Zoning Certification Fee	\$50.00
<b>Amount Due:</b>		<b>\$397.50</b>

Contact Us
Phone: (386) 758-1008
Customer Service Hours: Monday-Friday From 8:00 AM to 4:30 PM
Email: bldginfo@columbiacountyfla.com
Website: <a href="http://www.columbiacountyfla.com/BuildingandZoning.asp">http://www.columbiacountyfla.com/BuildingandZoning.asp</a>
Address: Building and Zoning, Ste. B-21 135 NE Hernando Ave Lake City, FL 32055

Credit card payments can be made online here (fees apply)

**Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.**

52577

Inspection Office Hours
Monday - Friday From 8:00 AM to 10:00 AM and From 1:30 PM to 3:00 PM

Inspection Requests	
Online (Preferred Method) <a href="http://www.columbiacountyfla.com/InspectionRequest.asp">www.columbiacountyfla.com/InspectionRequest.asp</a>	Voice Mail: 386-719-2023 or Phone: 386-758-1008
All Driveway Inspections: 386-758-1019	Septic Release Inspections: 386-758-1058
<b>IMPORTANT NOTICE:</b> Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.	
All inspections require 24 hours notice. Emergencies will be inspected as soon as possible.	

Regular Inspection Schedules
All areas North of County Road 242 From 10:00 AM to Noon
All areas South of County Road 242 From 3:00 PM to 5:00 PM

Mobile Home Application #69492

EW

2/17



Monday, February 17, 2025 8:44 AM

APPLICANT: TINA BLAIR

PHONE: 352-494-4876

ADDRESS: 6824 NE 55TH AVE HIGH SPRINGS, FL 32663

OWNER: BLAIR TINA, TIMMONS TERE'SA

PHONE: (352) 494-4876

ADDRESS: 549 SW HAWAII TER FORT WHITE, FL 32038

PARCEL ID: 00-00-00-00604-003

SUBDIVISION: THREE RIVERS ESTATES UNIT 4

LOT: 3 BLOCK: PHASE: UNIT: ACRES: 1 01

CONTRACTOR	TYPE	LIC#	BUSINESS NAME
DANIEL HALL	General	IH1144605	HALLS TRANSPORT

MOBILE HOME DETAILS

Is this a new or used home?		New
Mobile Home is a		Double Wide
Year Built		2025
Color of mobile home?		
How many of bedrooms does this home have?		3
How many bathrooms does this home have?	2 1/2	2
Width (Ft In)		26
Length (Ft In)		56
Total Area (Ft In)		1456
Wind Zone?		2
Serial #		f1261-000-h-h106254ab
Installation Decal #		116908
Power Company		Clay Electric
Service Amps		200
Estimated Mechanical Cost		0 00
Residential or Commercial Use?		Residential
Is this replacing an existing Home?		No
Number of homes now on property?		
Driveway access to home		
Relationship to property owner?		
Name of person this mobile home home is for?		
Resident's Phone #		
Are you applying for a 5 year temporary permit?		
Special temporary use permit number		
Septic # (00-0000) or (X00-000)		
Setback Info		
Site Plan Setbacks Front		75'
Site Plan Setbacks Side 1		77'
Site Plan Setbacks Side 2		77'
Site Plan Setbacks Rear		109'

Handwritten notes: DEN, Driveway Approval, MH Installer auth

Handwritten note: HOA Tina to Tere'sa and vice versa

Handwritten note: Final Review 3-4-25

Handwritten note: Pending final drive

Handwritten note: 3/8

**Permit Application / Manufactured Home Installation Application**

For Office Use Only (Revised 6/24)		Zoning Official _____	Building Official _____
AP# _____	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"/> BH # _____			
<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"/> 911 App			
<input type="checkbox"/> DOT Approval <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> STUP-MH _____			
<input type="checkbox"/> Ellisville Water Sys <input type="checkbox"/> Assessment _____ <input type="checkbox"/> In County <input type="checkbox"/> Sub VF For			

\*This page not required if Online Submission

Property ID # 06-66-60-004-03 Subdivision 3 Rivers Estates Lot# 3

- New Mobile Home  Used Mobile Home MH Size 1493 Year 2025
- Applicant Tina Blair Phone# 352 494 4874
- Address 10824 NE 55<sup>th</sup> Ave High Springs FL 32643
- Name of Property Owner Tina Blair / Teresa Timmons Phone# 352 494 4874
- 911 Address 509 SW Hawaii Terr Fort White FL 32038
- Circle the correct power company -  FL Power & Light -  Clay Electric

(Circle One)  - Suwannee Valley Electric -  Duke Energy

- Name of Owner of Mobile Home Tina Blair & Teresa Timmons
- Phone # 352 494 4874 Address 10824 NE 55 Ave High Springs FL 32643
- Relationship to Property Owner Deed
- Current # of Dwellings on Property 0 # of Bed/bath \_\_\_\_\_
- Lot Size 210' x 210' Total Acreage 1
- Do you: (Circle one)  Have Existing Drive  Private Drive  Need a Driveway Permit  
 (Currently using) (Blue Road Sign)

\*\*\*Please be advised all MH applications may prompt a driveway permit regardless of existing/private driveway\*\*\*

- Is this Mobile Home Replacing an Existing Mobile Home  Yes  No
- Name of Licensed Dealer/Installer Halls Setup Services Brandi Hall
- Installers Phone # 352 572 1613
- Installers Address PO Box 1410 Fort McCoy FL 32134
- License Number: IH1126663
- Installation Decal # TBD
- Is the mobile home currently located in Columbia County?  Yes  No  
 (Only required for used mobile homes)

Applicant Email Address: Stork 5499@aol.com

(This is where application updates will be sent)



**Mobile Home Permit Worksheet**

Application Number: \_\_\_\_\_

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

**POCKET PENETROMETER TEST**

The pocket penetrometer tests are rounded down to \_\_\_\_\_ psi or check here to declare 1000 lb. soil \_\_\_\_\_ without testing.

x 2500 x 2500 x 2500

**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 2500 x 2500 x 2500

**TORQUE PROBE TEST**

The results of the torque probe test is 295 inch pounds or check here if you are declaring 5 anchors without testing \_\_\_\_\_ A test 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 points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with \_\_\_\_\_ anchoring capacity.

Installer's initials

**ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER**

Installer Name

Brandon Wall

Date Tested

2/16/15

**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. \_\_\_\_\_

**Plumbing**

Connect all sewer drains to an existing sewer tap or septic tank. Pg. \_\_\_\_\_

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. \_\_\_\_\_

**Site Preparation**

Debris and organic material removed \_\_\_\_\_ Swale ✓ Pad ✓ Other \_\_\_\_\_

Water drainage: Natural \_\_\_\_\_

Fastening multi wide units

Floor: Type Fastener: UNC Length: 3/8 Spacing: 30  
 Walls: Type Fastener: Self-drilling Length: 1 1/2 Spacing: 10  
 Roof: Type Fastener: LWD Length: 3/8 Spacing: 24  
 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 Roll

Installed: Between Floors Yes ✓  
 Between Walls Yes ✓  
 Bottom of ridgebeam Yes ✓

**Weatherproofing**

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

**Miscellaneous**

Skirting to be installed. Yes ✓ No \_\_\_\_\_  
 Dryer vent installed outside of skirting. Yes ✓ N/A \_\_\_\_\_  
 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 on Rule 15C-1 & 2

Installer Signature

Brandon Wall

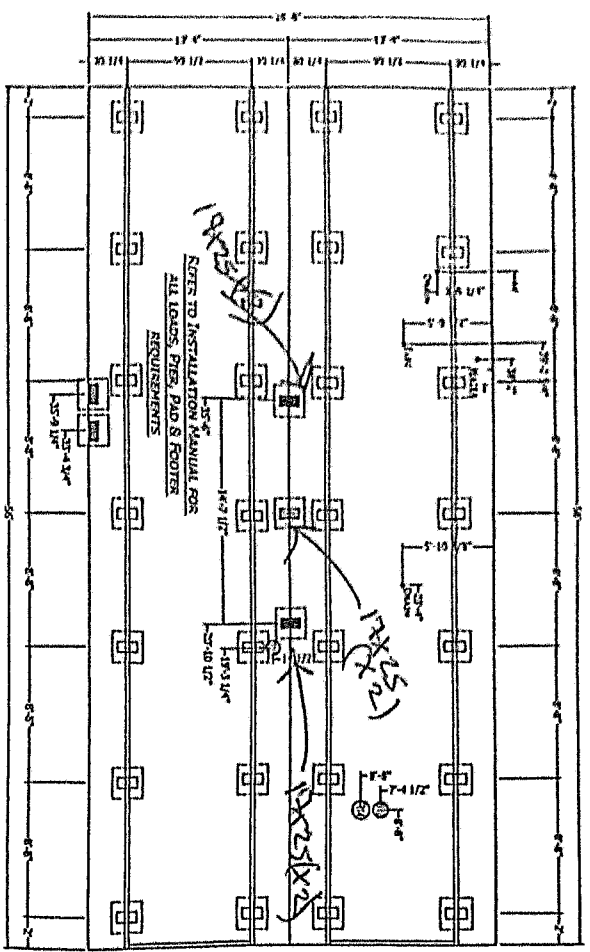
Date

2/16/15



CS CamScanner

17X25 S/C  
 5'4" Anchor Spacing  
 45° angle  
 USC / Kar Systems



READ INSTRUCTIONS CAREFULLY BEFORE USING THIS PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT.

- = FRAME PIER
- = POINT LOAD PIER
- = PERIMETER PIER

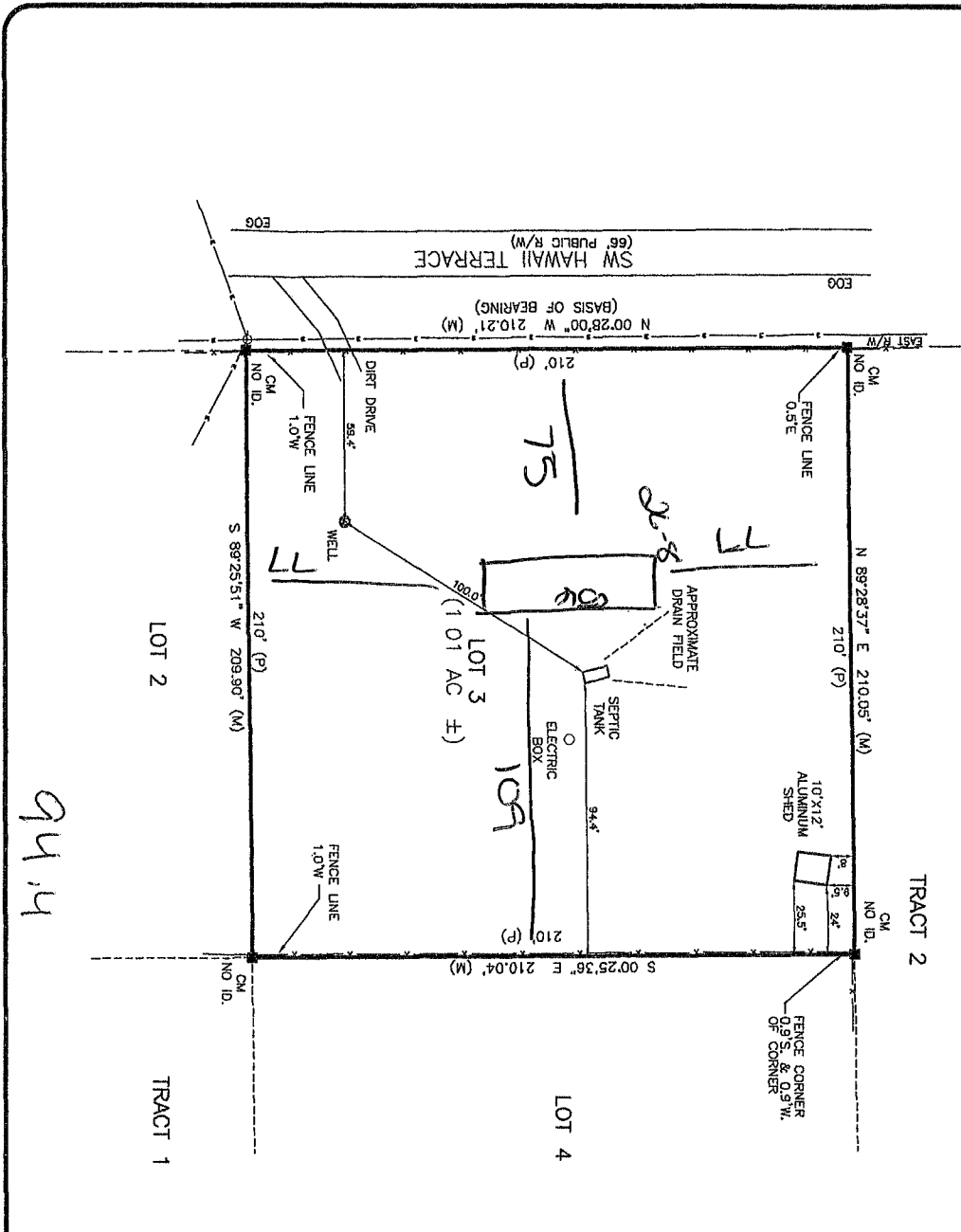
THE MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ACTUAL FOUNDATION DESIGN AND CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THIS PRODUCT.

PERMANENT FOUNDATIONS, CHECK LOCAL BUILDING CODES AND REGULATIONS AND CONSULT A REGISTERED PROFESSIONAL OR STRUCTURAL ENGINEER WHEN YOU ARE Siting YOUR HOME ON A PERMANENT FOUNDATION (SUCH AS A FULL BASEMENT, CRAWL SPACE OR LOAD BEARING PERIMETER FOUNDATION).

<b>CHAMPION</b> MANUFACTURER'S WARRANTY		MODEL NO. <b>PR-101</b> FOUNDATION PLAN	
261-2856132A7B 56'-0" X 26'-8" 3 BD 2 BT		PERIMETER PIER POINT LOAD PIER FRAME PIER	
DATE: 07/15/10		MANUFACTURED IN THE USA	

**DANIEL & GORE, LLC**  
 Professional Surveying and Mapping  
 426 SW CONFERENCE DRIVE  
 SUITE 1200  
 LAKE CITY, FL 32025  
 Email: [dg@daniegore.com](mailto:dg@daniegore.com)  
 Phone: (904) 338-2222  
 License No. 12785

- NOTES:**
1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF SW HAWAII TERRACE, BEING N 00°28'00" W, ASSUMED.
  2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
  4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
  5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.



**BOUNDARY SURVEY**  
 OF  
 LOT 3, THREE RIVERS ESTATES, UNIT FOUR  
 SECTION 36, TWP 6-S, R15-E  
 COLUMBIA COUNTY, FLORIDA

(ORF 1351 PG. 37A)  
 LOT 3, UNIT FOUR, THREE RIVERS ESTATES AS RECORDED IN PLAT BOOK 4,  
 PAGE 110, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**LEGEND**

- DENOTES 5/8" IRON ROD & CAP SET (L27283)
  - DENOTES IRON PIPE OR BEARER FOUND (567)
  - DENOTES 4"x4" CONCRETE MONUMENT SET (L27283)
  - DENOTES 4"x4" CONCRETE MONUMENT FOUND
  - ⊙ DENOTES NAIL & DISC FOUND
  - NO ID NO IDENTIFICATION
  - FOUND
  - CM CONCRETE MONUMENT
  - 4-MORE OR LESS
  - ORF OFFICIAL RECORDS BOOK
  - PG PAGE (S)
  - (?) PLAY
  - (D) DEED
  - (C) CALCULATED
  - WM MEASURED
  - NO DENOTES
  - POC POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - EOB EDGE OF PAVEMENT
  - EOG EDGE OF GRADE
  - N NORTH
  - E EAST
  - S SOUTH
  - W WEST
  - ⊠ TELEPHONE PEG/SIGNAL
- PC POINT OF CURVATURE  
 PI POINT OF INTERSECTION  
 PT POINT OF TANGENCY  
 RP POINT OF BEGINNING  
 IRP IRON PIPE AND CAP  
 IRP IRON PIPE AND CAP  
 IRP IRON PIPE AND CAP  
 IRP IRON PIPE AND CAP  
 R RADIUS  
 T TANGENT  
 L ARC LENGTH  
 CA CENTRAL ANGLE  
 CH CHORD BEARING & DISTANCE  
 RW RIGHT OF WAY  
 TWP TOWNSHIP  
 RING RANGE  
 X DENOTES FENCE  
 E DENOTES OVERHEAD ELECTRIC  
 ○ POWER POLE  
 □ CONCRETE
- SCALE: 1" = 40'



**SURVEY FOR: MEGAN MCGRAW**  
 CLICK "n" CLOSE INC.

DATE OF CERTIFICATE: 2/27/2024  
 DATE OF FIELD SURVEY: 2/26/2024

BRAND: SCOTT DANIEL RSM AND HARPER  
 FLORIDA CERTIFICATE NO. 6449

JOB NUMBER: 240023  
 APPROVED BY: BC  
 DRAWN BY: BC  
 FIELD BOOK: 48 45  
 SHEET NO.: 1 OF 1

Handwritten notes: 94.4, 115.6 - 5'



Prepared by and return to:

Crystal L. Curran  
Springs Title, LLC  
13900 Tech City Drive  
Suite 409  
Alachua, FL 32615

File No 25-19

Parcel Identification No 00-00-00-00604-003

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of February, 2025 between **MARK GRANGER TOUCHTON, Trustee of THE MICHAEL H TOUCHTON LIVING TRUST** dated January 5, 2018 and amended on January 24, 2020, whose post office address is P.O. BOX 218, GRANT, LA 70644, of the County of ALLAN PARRISH, Louisiana, Grantor, to **TINA BLAIR, a married woman, and TERE'SA TIMMONS, a married woman**, whose post office address is 6824 Northeast 55th Avenue, High Springs, FL 32643, of the County of Gilchrist, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in COLUMBIA, Florida, to-wit:

Lot 3, Three Rivers Estates Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 116, 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 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

THE MICHAEL H TOUCHTON LIVING TRUST dated January 5, 2018 and amended on January 24, 2020

By: Mark Granger Touchton  
MARK GRANGER TOUCHTON, Trustee

4112 Hwy 111  
Andalco, LA 71403  
WITNESS 1 ADDRESS

466 Emory Lane  
De Ridder, LA 70634  
WITNESS 2 ADDRESS

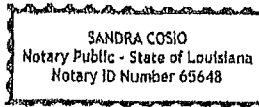
Courtnee Roberts  
WITNESS  
PRINT NAME: Courtnee Roberts

Brianna Burgess  
WITNESS  
PRINT NAME: Brianna Burgess

STATE OF Louisiana  
COUNTY OF Vernon

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 3rd day of February, 2025 by MARK GRANGER TOUCHTON, Trustee of THE MICHAEL H TOUCHTON LIVING TRUST dated January 5, 2018 and amended on January 24, 2020, who is personally known to me or who has produced (type of identification) as identification.

Sandra Cosio  
(Signature of person taking acknowledgment)  
(Name typed, printed or stamped)  
(Title or rank)  
(Serial number, if any)



# NOTICE TO APPLICANT/OWNER REGARDING FLOODING

Please read carefully before you begin your construction project!

**WARNING:** The degree of flood protection required by this County's floodplain ordinance and the Florida Building Code are considered as minimum for regulatory purposes only. The floodplain ordinance and Florida Building Code are based on scientific and engineering considerations, but do not include actual, observed events of flooding that may have occurred at your property. You should also keep in mind that larger floods have, can, and will occur from time to time. Flood heights may be increased by man-made or natural causes. Approval of your permit under the floodplain ordinance does not imply that the permitted structure will be free from flooding or flood damage. The Special Flood Hazard Areas and Base Flood elevations are contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps. The County adopts these maps for purposes of compliance with the National Flood Insurance Program but makes no representations or assurances of their accuracy or reliability. The County does not maintain, track, or provide flood history data for any particular parcel of land.

**THERE IS NO GUARANTY OF VESTED USE, EXISTING USE, OR FUTURE USE CREATED BY YOUR COMPLIANCE WITH THE FLOODPLAIN ORDINANCE. YOU ARE RESPONSIBLE FOR ASSESSING YOUR OWN PARTICULAR FLOOD RISK AND YOU ARE ENCOURAGED TO SPEAK WITH NEIGHBORING OWNERS AND THE PREVIOUS OWNERS OF YOUR LAND TO OBTAIN FIRST-HAND KNOWLEDGE OF YOUR PROPERTY'S SPECIFIC FLOOD HISTORY.**

**DISCLAIMER OF LIABILITY.** The County floodplain ordinance does not create liability on the part of Board of County Commissioners of Columbia County or any officer or employee thereof for any flood damage that results from reliance on the ordinance, or any administrative decision lawfully made thereunder. Again, it is your responsibility to assess your property's flood risk and build accordingly.

**For more information,** see the Columbia County Code of Ordinances, Land Development Regulations, Article 8, at: [https://library.municode.com/fl/columbia\\_county](https://library.municode.com/fl/columbia_county). Additional information can also be found on the County Building Department's web page: <https://www.columbiacountyfla.com/BuildingandZoning.asp>.

## ACKNOWLEDGMENT

I have read and understand the foregoing **NOTICE TO APPLICANT/OWNER REGARDING FLOOD ZONES.** I understand it is my responsibility to determine my property's flood risk, and that the County has made me no assurances that my property can not or will not flood.

OWNER SIGNATURE: 

PRINT NAME: Tina Blair

PARCEL # OR ADDRESS: 549 820 Hawaii Terr  
Fort white, FL 32056

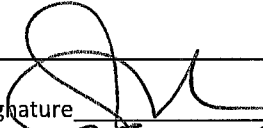
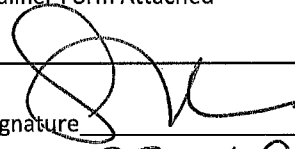
**MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM**

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.***

<p><b>ELECTRICAL</b></p>	<p>Print Name <u>Tim Blair</u></p> <p>License #. <u>owner</u></p> <p>Company Name: _____</p>	<p>Signature </p> <p>Phone #: <u>352-494-4876</u></p> <p><input type="checkbox"/> Qualifier Form Attached</p>
<p><b>MECHANICAL/ A/C _____</b></p>	<p>Print Name <u>Tim Blair</u></p> <p>License # <u>owner</u></p> <p>Company Name: _____</p>	<p>Signature </p> <p>Phone #: <u>352-494-4876</u></p> <p><input type="checkbox"/> Qualifier Form Attached</p>

**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.

### **SECTION III. MINIMUM STANDARDS**

1. No manufactured home or recreational vehicle shall be issued a permit for occupancy as a permanent residence unless it has a minimum of 450 square feet of net living area (not including garages, carports, porches, balconies, storage areas or cabanas). It shall be unlawful to join together two or more such homes for residential purposes when not intended by the manufacturer.
2. No manufactured home or recreational vehicle shall be issued a permit for occupancy as a permanent residence in Columbia County unless it measures at least 10 feet in width, including attached additions.
3. No new or used manufactured home or recreational vehicle shall be issued a permit for setting up or occupancy as a permanent residence unless the same shall meet at least one of the following codes:
  - a. The Federal Mobile Home Construction and Safety Standards for single family mobile homes, promulgated by the Department of Housing and Urban Development; or
  - b. The Uniform Standards Code approved by the United States of American Standards Institute (ANSI Code) for duplex mobile homes; or
  - c. The Uniform Standards Code approved by American National Standards Institute (ANSI Code); or
  - d. The minimum housing code of Columbia County, if applicable; and meet the following requirements :
    - (1) The unit is in clean and sound condition; and
    - (2) All windows are in place with no broken panes; and
    - (3) The unit has and operates from an electric meter separate from any other unit.
    - (4) The outdoor electrical panel box is in proper working order and the service entrance conductors are no less #8 gauge aluminum wire or equivalent copper; and
    - (5) All heating equipment where applicable is or appears to be in proper working order; and
    - (6) At least one set of steps providing access to the unit is in place; and
    - (7) All exterior doors and door hardware are in place; and
    - (8) Properly working washing machine connections are in place, if applicable; and
    - (9) There are smoke alarm systems, which is or appears to be in proper working order.
4. All permits issued pursuant to this Ordinance or a copy thereof shall be displayed in the window next to the front door of the manufactured home or recreational vehicle.
5. All used mobile homes placed or relocated in Columbia County must have a pre-inspection form completed before home is moved to the new location. Any homes that do not meet wind zone ii or higher requirements can not be moved into Columbia County. Most homes built before 1976 do not meet wind zone II requirements therefore cannot be placed or set up in Columbia County.

## **AFTER THE PERMIT HAS BEEN ISSUED**

### **FINAL POWER RELEASE FOR MOBILE HOMES**

- 1.** The final inspection of blocking, tie downs, electrical, plumbing, and culvert / driveway connection, must be requested and passed. Please call the Columbia County Building Department at (386)719-2023 or visit [www.columbiacountyfla.com/PermitSearch/InspectionRequest.aspx](http://www.columbiacountyfla.com/PermitSearch/InspectionRequest.aspx) to request an inspection. Make sure you have the permit number when you call. Please call and give at least 24 hours notice. All inspections are to be scheduled and made at one time, including the Certificate of Occupancy.
- 2.** The final septic tank approval must be given to the Columbia County Building Department. Please contact the Columbia County Environmental Health Department (386) 758-1058 to request final inspection on septic tank and to have septic tank release given to Building Department.
- 3.** If your permit required a Development permit, we will need a certified finished floor elevation from the surveyor before the power can be release



## 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:

549 SW Hawaii Terr Coral Gables FL 33038  
(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** \_\_\_\_\_

Tina Blair, 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: [Signature] Date: 2/8/25  
(Signature of property owner)

**NOTARY OF OWNER BUILDER SIGNATURE**

The above signer is personally known to me or produced identification \_\_\_\_\_

Notary Signature [Signature] Date 2-8-25 (Seal)

