

DATE 05/27/2009

# Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000027832

APPLICANT DAVID ROYAL PHONE 386.752.7578  
 ADDRESS 212 SE HICKORY DRIVE LAKE CITY FL 32025  
 OWNER LESTER SCAFF (S&S STORE # 11) PHONE 752-7344  
 ADDRESS 5672 SW SR 247 LAKE CITY FL 32024  
 CONTRACTOR JOHN W. O'NEAL PHONE 386.752.7344  
 LOCATION OF PROPERTY INTERSECTION OF C-242 & SR.247-S

TYPE DEVELOPMENT COMM. STORE REMODEL ESTIMATED COST OF CONSTRUCTION 75000.00  
 HEATED FLOOR AREA 2490.00 TOTAL AREA \_\_\_\_\_ HEIGHT \_\_\_\_\_ STORIES \_\_\_\_\_  
 FOUNDATION \_\_\_\_\_ WALLS \_\_\_\_\_ ROOF PITCH \_\_\_\_\_ FLOOR \_\_\_\_\_  
 LAND USE & ZONING CG MAX. HEIGHT \_\_\_\_\_  
 Minimum Set Back Requirments: STREET-FRONT \_\_\_\_\_ REAR \_\_\_\_\_ SIDE \_\_\_\_\_  
 NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 20-4S-16-03076-005 SUBDIVISION \_\_\_\_\_  
 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES 1.14

\_\_\_\_\_ CBC057550 \_\_\_\_\_  
 Culvert Permit No. \_\_\_\_\_ Culvert Waiver \_\_\_\_\_ Contractor's License Number \_\_\_\_\_ Applicant/Owner/Contractor \_\_\_\_\_  
 FDOT-EXISTING X-09-0134 BLK HD N  
 Driveway Connection \_\_\_\_\_ Septic Tank Number \_\_\_\_\_ LU & Zoning checked by \_\_\_\_\_ Approved for Issuance \_\_\_\_\_ New Resident \_\_\_\_\_

COMMENTS: NOC ON FILE. NO ADDITIONAL SQUARE FOOTAGE. FDOT APPROVAL LETTER ON FILE.

Check # or Cash 17335

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power \_\_\_\_\_ Foundation \_\_\_\_\_ Monolithic \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Under slab rough-in plumbing \_\_\_\_\_ Slab \_\_\_\_\_ Sheathing/Nailing \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Framing \_\_\_\_\_ Insulation \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Rough-in plumbing above slab and below wood floor \_\_\_\_\_ Electrical rough-in \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Heat & Air Duct \_\_\_\_\_ Peri. beam (Lintel) \_\_\_\_\_ Pool \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Permanent power \_\_\_\_\_ C.O. Final \_\_\_\_\_ Culvert \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Pump pole \_\_\_\_\_ Utility Pole \_\_\_\_\_ M/H tie downs, blocking, electricity and plumbing \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by  
 Reconnection \_\_\_\_\_ RV \_\_\_\_\_ Re-roof \_\_\_\_\_  
 \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by

BUILDING PERMIT FEE \$ 375.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
 MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$ \_\_\_\_\_  
 FLOOD DEVELOPMENT FEE \$ \_\_\_\_\_ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ \_\_\_\_\_ **TOTAL FEE** 450.00  
 INSPECTORS OFFICE \_\_\_\_\_ CLERKS OFFICE \_\_\_\_\_

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

**The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.**



Columbia County Building Permits Application

Application # 0905-45

Property ID Number 20-4S-16-03076-005 Septic Permit No. X-09-0134

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_

Construction of REMODEL Cost of Construction \$75,000.00

Mobile Home Permit - New or Used (Circle One) Year \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_

Name of the Authorized Person Signing the Permit DAVID ROYAL

Phone (386) 752-7578 Fax (386) 755-0240

Address 212 SE HICKORY DRIVE LAKE CITY, FL 32025

Owners Name STAFFORD L. JR. AND ANNE SCAFF Phone (386) 752-7344

911 Address 5672<sup>nd</sup> St RR 297, L.C. FL 32024

Relationship to Property Owner owner Is this Home Replacing an Existing Home N/A

Contractors Name JOHN W. O'NEAL Phone (386) 752-7578

Company Name O'NEAL CONTRACTING, INC. Fax (386) 755-0240

Address 212 SE HICKORY DRIVE LAKE CITY, FL 32025

Fee Simple Owner Name & Address \_\_\_\_\_

Bonding Co. Name & Address \_\_\_\_\_

Architect/Engineer Name & Address NICK GEISLER, LAKE CITY, FL

Mortgage Lenders Name & Address \_\_\_\_\_

Driving Directions to the Property SOUTH ON BRANFORD HWY. (S.R. 247) TO COUNTY RD. 242. THE STORE IS LOCATED AT THIS INTERSECTION.

Lot Size \_\_\_\_\_ Total Acreage 1.14 Building across lot numbers \_\_\_\_\_

Actual Distance of Structure from Property Lines - No addition Sq. Ft. Front/Road \_\_\_\_\_ Left Side \_\_\_\_\_ Right Side \_\_\_\_\_ Rear \_\_\_\_\_

Number of Stories 1 Heated Floor Area 2490 Total Floor Area 2490 Roof Pitch \_\_\_\_\_

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec.  
Progress Energy - Slash Pine Electric

Do you currently have an: Existing Drive or Private Drive or need a Culvert Permit or Culvert Waiver  
(Currently using) (Blue Road Sign) (Putting in a Culvert) (No Culvert but do not need a Culvert)

Both Pages Must be Submitted to obtain a Building Permit.

Revised 12-30-08

# 17335  
1733



**TIME LIMITATIONS OF APPLICATIONS:** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE: YOU ARE HEREBY NOTIFIED:** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regarding construction and zoning. I further understand the above written responsibilities in Columbia County for obtaining this Building Permit.

\_\_\_\_\_  
Owners Signature

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

\_\_\_\_\_  
Contractor's Signature (Permitee)

Contractor's License Number CBC057550  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 13<sup>th</sup> day of May 20 09  
Personally known  or Produced Identification \_\_\_\_\_

\_\_\_\_\_  
State of Florida Notary Signature (For the Contractor)

SEAL:



# Columbia County Property Appraiser

DB Last Updated: 4/27/2009

## 2009 Preliminary Values

Parcel: 20-4S-16-03076-005

Search Result: 1 of 1

### Owner & Property Info

<b>Owner's Name</b>	SCAFF STAFFORD L JR & ANNE		
<b>Site Address</b>	STATE ROAD 247		
<b>Mailing Address</b>	S & S #11 134 SE COLBURN AVE LAKE CITY, FL 32025		
<b>Use Desc. (code)</b>	CONV STORE (001126)		
<b>Neighborhood</b>	020416.00	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA01	<b>Market Area</b>	01
<b>Total Land Area</b>	1.140 ACRES		
<b>Description</b>	COMM 40 FT N OF SW COR SE1/4 ON N R/W CR-242, RUN E 1744.80 FT FOR POB, RUN N 210 FT, E 333.04 FT TO NW R/W CR-247, SW ALONG R/W 284.55 FT TO N R/W CR-242, W ALONG R/W 143.07 FT TO POB. ORB 365-680		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$45,885.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (1)	\$68,767.00
<b>XFOB Value</b>	cnt: (3)	\$15,131.00
<b>Total Appraised Value</b>		\$129,783.00

<b>Just Value</b>	\$129,783.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$129,783.00
<b>Exemptions</b>	\$0.00
<b>Total Taxable Value</b>	County: \$129,783.00   City: \$129,783.00   Other: \$129,783.00   School: \$129,783.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
NONE						

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	NBHD CONVE (004300)	1976	CB Stucco (17)	2400	5112	\$68,767.00
<b>Note:</b> All S.F. calculations are based on exterior building dimensions.						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0260	PAVEMENT-A	0	\$5,000.00	0000001.000	0 x 0 x 0	(000.00)
0211	GAS TANK	0	\$6,750.00	0000001.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	1993	\$3,381.00	0002254.000	46 x 49 x 0	(000.00)

### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value

**FAX  
MEMORANDUM**

**MEMORANDUM**

**FLORIDA DEPARTMENT OF TRANSPORTATION**

<b>To:</b> Mr. John Kerce, Dept. Director Columbia Co. Building & Zoning Dept. <b>Fax No:</b> 386-758-2160	<b>From:</b> Dale L. Cray, FDOT Permits Insp. <b>Date:</b> 5-28-2009 <b>Fax No.</b> 386-961-7183 <b>Attention:</b> Col Co. Building Zoning Dept.
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Sign and return.  For your files.  Please call me.  FYI  For Review

**REF:** Existing Comm. S & S Store No 11  
**PROJECT:** Remodeling The Interior Of The S & S Store No 11  
**PARCEL ID No:** Permit No : N/A Sec No : 29090  
**MILE POST:** N/A

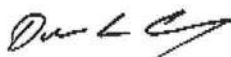
Mr. Kerce

Please accept this as our legal notice of inspection for (S & S Store No11) for an existing store that is undergoing a remodeling with in the interior store. The project addresses 5672 SW SR 247 Lake City, Fl.32025.

There are no roadway improvements on the FDOT, so therefore FDOT has (No Issues) pertaining to the remodeling of the store.

If further information is required on this project please do not hesitate to contact this office for additional access permitting information details. My office number is 961-7193 or 961-7146.

Sincerely,



Dale L. Cray  
Access Permits Inspector

NOTICE OF COMMENCEMENT

County Clerk's Office Stamp or Seal

Tax Parcel Identification Number 20-48-16-03076-005

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): COMM 40 FT N OF SW COR SE1/4 ON N R/W CR-242, RUN E 1744.80 FT FOR POB, RUN N 210 FT, E 333.04 FT TO NW R/W CR-247, SW ALONG R/W 284.55 FT TO N R/W CR-242, W ALONG R/W 143.07 FT TO POB. ORB 365-680  
a) Street (job) Address: \_\_\_\_\_

2. General description of improvements: REMODEL

3. Owner Information  
a) Name and address: STAFFORD L. & ANNE C. SCAFF 202 COLBURN AVE, LAKE CITY, FL 32025  
b) Name and address of fee simple titleholder (if other than owner) 752-7344  
c) Interest in property \_\_\_\_\_

4. Contractor Information  
a) Name and address: O'NEAL CONTRACTING, INC 212 SE HICKORY DR. LAKE CITY FL 32025  
b) Telephone No.: 752-7578 Fax No. (Opt.) \_\_\_\_\_

5. Surety Information  
a) Name and address: N/A  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) 755-0240

6. Lender  
a) Name and address: N/A  
b) Phone No. \_\_\_\_\_

7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:  
a) Name and address: \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) \_\_\_\_\_

8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:  
a) Name and address: N/A  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.) \_\_\_\_\_

9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. [Signature]  
Signature of Owner or Owner's Authorized Officer/Partner/Manager  
Lester Scaff  
Print Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 13<sup>th</sup> day of May, 20 09, by: Lester Scaff as owner (type of authority, e.g. officer, trustee, attorney fact) for Scaff Inc - Stafford Lester & Anne C. Scaff (name of party on behalf of whom instrument was executed).

Personally Known  OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature Cindy Edge

Notary Stamp or Seal:



---AND---

11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

[Signature]  
Signature of Natural Person Signing (in line #10 above.)