

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

- [Retrieve Tax Record](#)
- [2019 TRIM \(pdf\)](#)
- [Property Card](#)
- [Parcel List Generator](#)
- [Show on GIS Map](#)
- [Print](#)

Parcel: << **17-7S-16-04232-017** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	HODSON CARL III 3216 SW COUNTY ROAD 138 FORT WHITE, FL 32038		
Site			
Description*	COMM INTER OF N LINE OF NE1/4 OF SW1/4 & C/L SR-47 FOR POB, SW ALONG C/L 150 FT, E 435 FT, NE 150 FT, W 435 FT TO POB. 627-371, 734-41, QC 1329-1082, DC 1348-1043, PR 1366-2060, WD 1408-2712, WD 1409-329		
Area	1.5 AC	S/T/R	17-7S-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)	\$13,458	Mkt Land (1)	\$13,458
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$13,458	Just	\$13,458
Class	\$0	Class	\$0
Appraised	\$13,458	Appraised	\$13,458
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,458	Assessed	\$13,458
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$13,458 city:\$13,458 other:\$13,458 school:\$13,458	Total Taxable	county:\$13,458 city:\$13,458 other:\$13,458 school:\$13,458



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/5/2019	\$13,000	1409/0329	WD	V	Q	01
10/23/2019	\$6,100	1408/2712	WD	V	U	37
8/9/2018	\$100	1366/2060	PR	V	U	11
1/18/2017	\$100	1329/1082	QC	V	U	11

Building Characteristics

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

Prepared by:
Veronica L. Rivera
DeSoto Abstract & Title Co.
11 N. Polk Avenue
Arcadia, Florida 34266
File Number: D2019-218

Warranty Deed

Made this December 5, 2019 A.D. By Hugo Holdings, LLC, a Georgia limited liability company, whose address is: PO box 170481, Atlanta, Georgia 30317, hereinafter called the grantor, to Carl Hodson, III, whose post office address is: 3216 SW CR 138, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, renises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz.

Being a part of the 400 acre tract in Sections 17 and 20, Township 7 South, Range 16 East, as described in the deed from Jule E. Schmidt and Ann Lee Schmidt to Glenn H. Griffith and Mabel L. Griffith of record in Book 229, page 685, more particularly described as follows:

Commence at the intersection of the north line of the NE 1/4 of SW 1/2 Section 17, Township 7 South, Range 16 East, and the middle line of Rt. #47 for the Point of Beginning, run thence S 14° 56' 21" W along center line of Rt. #47, 150 feet; thence East 435 feet to a point; thence northeasterly, parallel to the center line of Rt. #47, 150 feet to the north line of said 400 acre tract; thence West 435 feet to Point of Beginning.
All lying and being situated in Columbia County, Florida.

Parcel ID Number: 17-7S-16-04232-017

Subject to reservations, restrictions and easements of record and taxes for the current year and all subsequent years.

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 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 December 31, 2019.

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:

[Signature]
Witness #1 signature above

Witness #1 Printed Name: Carvin Dyer

[Signature]
Witness #2 signature above

Witness #2 Printed Name: Beverly Omani

Hugo Holdings, LLC, a Georgia limited liability company
[Signature] (Seal)
By: Ryan Dick
Its: Managing Member
Address: PO box 170481, Atlanta, Georgia 30317

State of Georgia
County of Dekalb

The foregoing instrument was acknowledged before me this ___ day of December, 2019, by Ryan Dick, its Managing Member of Hugo Holdings, LLC, a Georgia limited liability company, who is/are personally known to me or who has produced GA DL as identification.



[Signature]
Notary Public
Print Name: Beverly Omani
My Commission Expires: 9-19-2022
Notary Seal

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Robert Sheppard PHONE 386-623-2203

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

Joe & Amanda Bruenger

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>Glenn Whittington</u> Signature 
	License #: <u>EC 13002957</u> Phone #: <u>386-972-1700</u> Qualifier Form Attached <input checked="" type="checkbox"/>
MECHANICAL/ A/C	Print Name <u>Ronald Bonds Sr.</u> Signature 
	License #: <u>CAC1817658</u> Phone #: <u>800-259-3470</u> Qualifier Form Attached <input checked="" 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.

Revised 10/30/2015



COLUMBIA COUNTY BUILDING DEPARTMENT
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
 Phone: 386-758-1008 Fax: 386-758-2160

LICENSED QUALIFIER AUTHORIZATION

I, Glen Whittington (license holder name), licensed qualifier for Whittington Electric Inc (company name), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the license holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase and sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Dave Burd</u>	1. <u>[Signature]</u>
2. <u>Rocky Ford</u>	2. <u>[Signature]</u>
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature] License Number EL13002957 Date 3/7/16
 Licensed Qualifiers Signature (Notarized)

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Columbia

The above license holder, whose name is Glen Whittington, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 7 day of MARCH, 20 16.

[Signature]
 NOTARY'S SIGNATURE





COLUMBIA COUNTY BUILDING DEPARTMENT
 135 NE Hernando Ave. Suite B-21, Lake City, FL 32055
 Phone: 386-758-1008 Fax: 386-758-2160

LICENSED QUALIFIER AUTHORIZATION

I, Ronald E Bond Sr (license holder name), licensed qualifier for STYLE CREST ENTERPRISES, INC (company name), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the license holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase and sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. Dale Burd	1.
2. Rocky Ford	2.
3. Kelly Bishop	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

License Number CRC 1817658 Date 2-16-16
 Licensed Qualifiers Signature (Notarized)

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Bay

The above license holder, whose name is Ronald Edward Bond Sr personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 16th day of FEB, 20 16.

Stacey Ann Hopkins
 NOTARY'S SIGNATURE

(Seal/Stamp)



PERMIT NUMBER

Installer Robert Sheppard License # IH 1025386

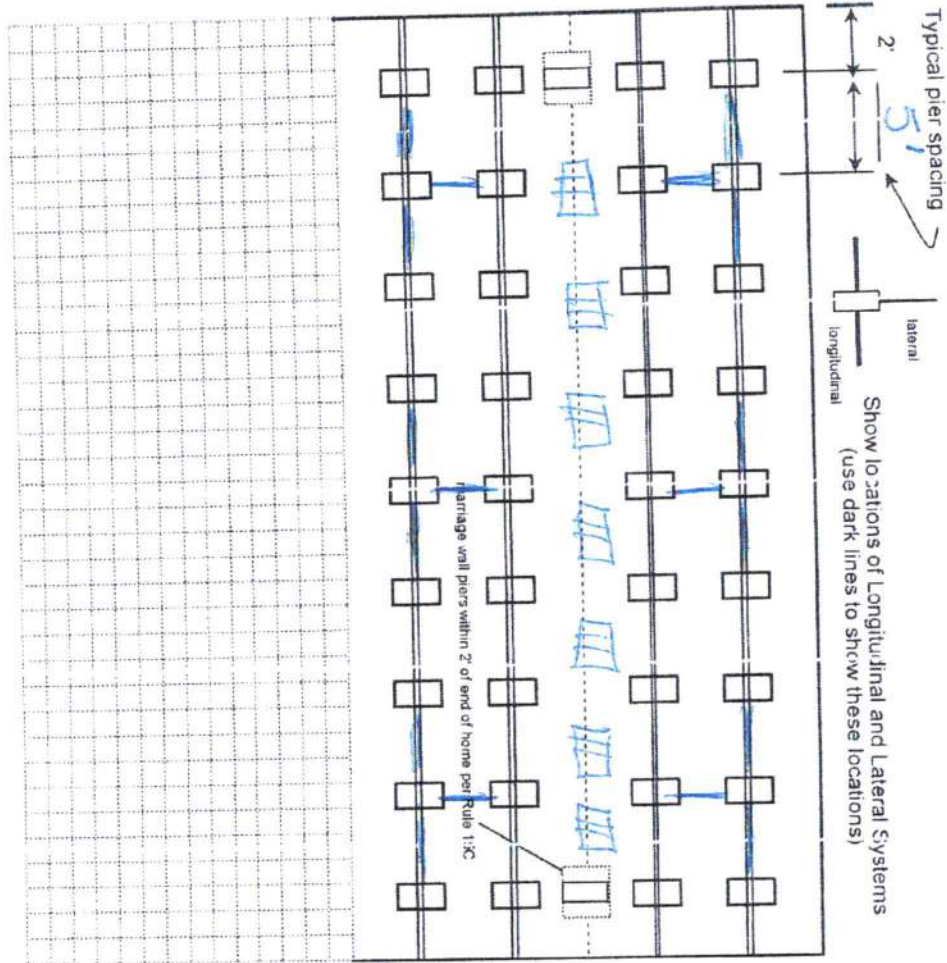
Installer Mobile Phone # 386-623-2203

Address of home being installed 4765 W. SP 47
F. WHITE, FL 32038

Manufacturer LINCOLN Length x width 51x28

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

I 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: R.S.



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 # 61852

Roof System: Serial #

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq ft)	16' x 16" (356)	18 1/2" x 18 1/2" (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'
1500 psf	4'	6'	7'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'
2500 psf	7'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'

* Interpolated from Rule 15C-1 pier spacing table

PIER PAD SIZES

I-beam pier pad size: 17x25

Perimeter pier pad size: 16x16

Other pier pad sizes (required by the mfg.): 17x25

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.

Opening _____ Pier pad size _____

FRAME TIES

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

OTHER TIES

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) _____
Manufacturer _____
Longitudinal Stabilizing Device w/ Lateral Arms _____
Manufacturer DRIVERBOLD

Sidewall _____
Longitudinal _____
Marriage wall _____
Shearwall _____

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

ANCHORS

4 ft 5 ft

Number 26

POCKET PENETROMETER TEST

This pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

X 1500 X 1500 X 1500

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 1600 X 1500 X 1500

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 tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

Installer's initials P.S.

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Robert Sheppard

Date Tested

6-8-2028

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. 27

Plumbing

Connect: all sewer drains to an existing sewer tap or septic tank. Pg. 28

Connect: all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 28

Site Preparation

Debris and organic material removed Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 1095 Length: 5 Spacing: 16"
Walls: Type Fastener: 5100 Length: 4 Spacing: 16"
Roof: Type Fastener: 1095 Length: 6 Spacing: 16"
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galy. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirements)

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 P.S.

Installed:

Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Type gasket Foam Pg. 22

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

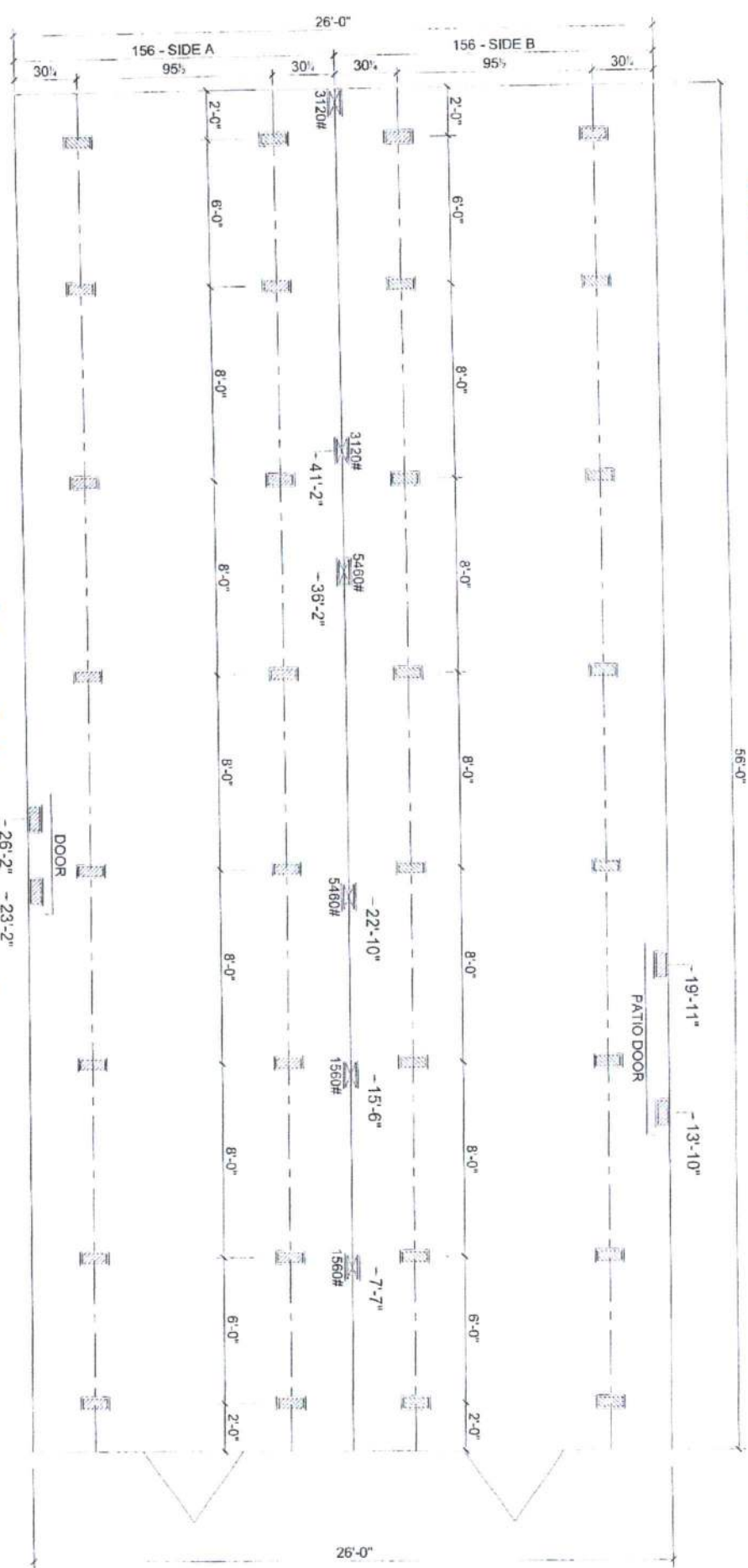
Skirting to be installed. Yes No
Dryer vent installed outside of skirting. Yes N/A
Range downflow vent installed outside of skirting. Yes N/A
Drain lines supported at 4 foot intervals. Yes
Electrical crossovers protected. Yes

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

Robert Sheppard Date 6/8/20

TRBD State Road 47, Fort White, FL 32038



MARRIAGE LINE OPENING SUPPORT PIERTYP.
 SUPPORT PIERTYP

FOUNDATION NOTES:
 - THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
 - FOOTINGS ARE SHOWN FOR EXAMPLE ONLY QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.
 - FOOTINGS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

Live Oak Homes
 MODEL: L-2563H - 28 X 60
 3-BEDROOM / 2-BATH

John Perry 3/18/2020
Doreen Bueger 3/18/2020

K7KO 3/17/2020

L-2563H



FHA

[Signature] 6/8/20



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

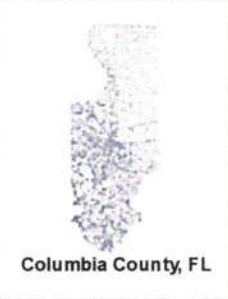
PARCEL: 17-7S-16-04232-017 | VACANT (000000) | 1.5 AC
 COMMINTER OF N LINE OF NE1/4 OF SW1/4 & C/L SR-47 FOR POB, SW ALONG C/L 150 FT, E 435 FT, NE 150 FT, W 435 FT TO POB. 627-371, 734-41, QC 1329-1082,

HODSON CARL III
 Owner: 3216 SW COUNTY ROAD 138
 FORT WHITE, FL 32038

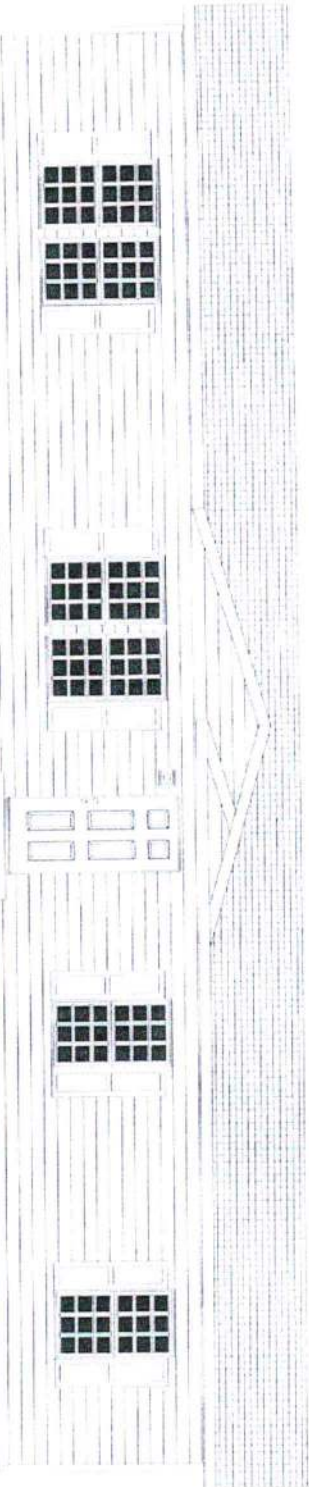
Site:		
Sales	12/5/2019	\$13,000 V (Q)
Info	10/23/2019	\$6,100 V (U)
	8/9/2018	\$100 V (U)

2020 Working Values			
Mkt Lnd	\$13,458	Appraised	\$13,458
Ag Lnd	\$0	Assessed	\$13,458
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$13,458	Total	county:\$13,458
		Taxable	city:\$13,458
			other:\$13,458
			school:\$13,458

NOTES:

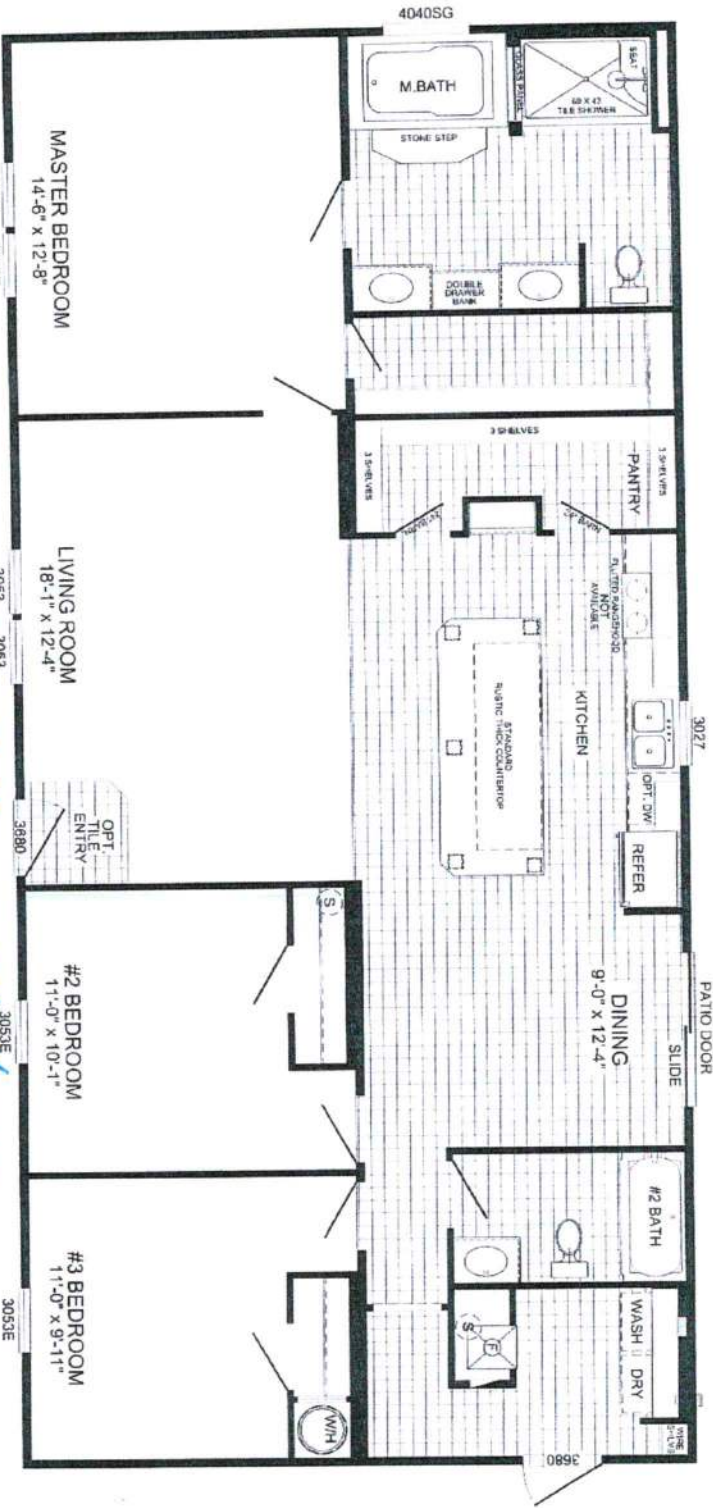


TBD State Road 47
Fort White, FL 32038



DORMER SHOWN IS AN OPTION

DOUBLE PANTRY



L-2563H - OAKS
3-BEDROOM / 2-BATH
28 X 60 - Approx. 1456 Sq. Ft.

Like 3/17/2020

Call Amy 3/18/2020
Annexa Berger 3/18/2020

- Date: 04/19/19
- All room dimensions include closets and square footage figures are approximate.
- Trasom windows are available on optional 9'-0" sidewalk houses only.
- Live Oak Homes reserves the right to modify product offering at any time.

A & B Well Drilling, Inc.
5673 NW Lake Jeffery Road
Lake City, FL, 32055
(O) 386-758-3409
(F) 386-758-3410
(C) 386-623-3151

6/8/2020

To: Columbia County Building Department

Description of well to be installed for Customer:

Located at Address: 21765 SW SR 47, Fort White, 32038 BEVINGER

1 hp 15 GPM Submersible Pump, 1 1/4" drop pipe, 86 gallon captive tank and back flow prevention, With SRWMD permit.

Bruce Park
Sincerely
Bruce Park
President