



# Columbia County, FL.

## New Residential Construction Permit #000041733

### Issued April 14, 2021



\* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

**OWNER:** FORBES, JOHN D & ANNAMARIE    **PHONE:** 801.721.0750    **ADDRESS:** 1000 SW MANDIBA DR LAKE CITY, FL 32024

**PARCEL:** 18-5S-17-09280-169    **ZONING:** AGRICULTURE - 3 PRRD    **FLOOD ZONE:** X    **Coords:** -82.65,30.05

**SUBDIVISION:** OAKS OF LAKE CITY PHASE 2    **LOT:** 69    **BLK:**    **PHASE:**    **UNIT:**    **ACRES:** 1.02

### CONTRACTORS

**NAME:** BRYAN ZECHER

**BUSINESS:** BRYAN ZECHER HOMES INC

**ADDRESS:**  
POB 815  
LAKE CITY, FL 32056

**PHONE:** 386.867.4994  
**LICENSE:** CBC1257343 -

License	License Title	Contractor	Business
EC13005459	ELECTRICAL CONTRACTOR	MARCUS MATTHEWS	MATTHEWS ELECTRIC LLC
CAC1818631	CERT. A/C CLASS "B"	ANTHONY R FRANKS	FRANKS & LANE HEATING AND AIR LLC
CCC1328699	CERT ROOFING	ROBERT OGLES II	OGLES ROOFING & CONSTRUCTION LLC
CFC1427145	PLUMBING CONTRACTOR	CODY BARRS	BARRS PLUMBING INC

### PROJECT DETAILS

MFE 84.25' PER SURVEYOR LETTER REC'D

<b>THIS IS THE CONSTRUCTION OF A:</b>	Single Family Dwelling
<b>HEATED AREA (SQFT):</b>	2311
<b>TOTAL AREA (SQFT):</b>	4012
<b>STORIES:</b>	1
<b>BUILDING HEIGHT:</b>	20
<b>BUILDING CODE CONSTRUCTION TYPE:</b>	V
<b>BUILDING CODE ELEMENT:</b>	B
<b>BUILDING CODE OCCUPANCY TYPES:</b>	Residential
<b>OCCUPANCY USE TITLE:</b>	single family
<b>SETBACKS FRONT:</b>	30
<b>SETBACK SIDE 1:</b>	25
<b>SETBACK SIDE 2:</b>	25
<b>SETBACKS REAR:</b>	25

**NOTICE:** Addition to the requirements of this permit, there may be 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 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. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

**NOTICE:** All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

**NOTICE:** Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

<b>BUILDING CODE EDITION:</b>	2020 Florida Building Code 7th Edition and 2017 National Electrical Code
<b>ELEVATION REGULATION:</b>	Subdivision Plat
<b>FINISHED FLOOR REQUIREMENT:</b>	80'
<b>REQUIREMENT NEEDED:</b>	By Nailing Inspection
<b>DOCUMENT NEEDED IS :</b>	a Surveyor letter giving the Finished Floor Elevation
<b>DOCUMENT RECEIVED :</b>	Yes
<b>FEMA MAP NUMBER :</b>	12023C0395C
<b>IN FLOODWAY :</b>	N

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**MUST POST ON THE JOBSITE:** Copies of the **Permit and Recorded Notice of Commencement** for inspection.

10/17/2025 11:58 AM