



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

PERMIT #: 12-SC-2310902  
APPLICATION #: AP1679852  
DATE PAID: 6/10/2021  
FEE PAID: 3/00  
RECEIPT #: 12-PID-504/913  
DOCUMENT #: PR1580237

CONSTRUCTION PERMIT FOR: OSTDS New

APPLICANT: PATRICK\*\*21-0532 SITERS

PROPERTY ADDRESS: 308 SW WEBSTER Lake City, FL 32024

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

PROPERTY ID #: 08921-001

[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 [ 900 ] 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 [ 375 ] SQUARE FEET New 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 6" oak tree W of system site

I ELEVATION OF PROPOSED SYSTEM SITE [ 24.00 ] [ INCHES / FT ] [ ABOVE / BELOW ] BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [ 42.00 ] [ INCHES / FT ] [ ABOVE / BELOW ] BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED: [ 0.00 ] INCHES EXCAVATION REQUIRED: [ ] INCHES

O The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 300 gpd.

T

H

E

R

SPECIFICATIONS BY: PAUL LLOYD

TITLE: PSE

APPROVED BY: Kelli C Rogers

TITLE: Environmental Specialist II

Columbia CHD

DATE ISSUED: 06/11/2021

EXPIRATION DATE: 12/11/2022

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

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v 1.1.4

AP1679852

SE1537040

SF





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

APPLICATION FOR CONSTRUCTION PERMIT

CR # 10-8285

PERMIT NO. 21-1532  
DATE PAID: 6/10/21  
FEE PAID: 30.00  
RECEIPT #: 1229852

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative  
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: PATRICK K. AND LINDA A. SITER

AGENT: MATTHEW ERKINGER, SR.

TELEPHONE: (386) 754-5555

MAILING ADDRESS: 248 SE NASSAU STREET

LAKE CITY

FL 32025

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: N/A BLOCK: N/A SUBDIVISION: METES AND BOUNDS PLATTED: \_\_\_\_\_

PROPERTY ID #: 31-4S-17-08921-001 ZONING: AG I/M OR EQUIVALENT: ☐ NO ☐

PROPERTY SIZE: 32.000 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ NO ☐ DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 308 SW WEBSTER DRIVE LAKE CITY

DIRECTIONS TO PROPERTY: TAKE SR 47S PST I-75 TURN LEFT SE WEBSTER DRIVE (SE KING IS ON OTHER SIDE) SITE IS ON RIGHT.

BUILDING INFORMATION ☒ RESIDENTIAL ☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>MOBILE HOME</u>	<u>3</u>	<u>1,386</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) \_\_\_\_\_

SIGNATURE: Matthew Erkinger, Sr.

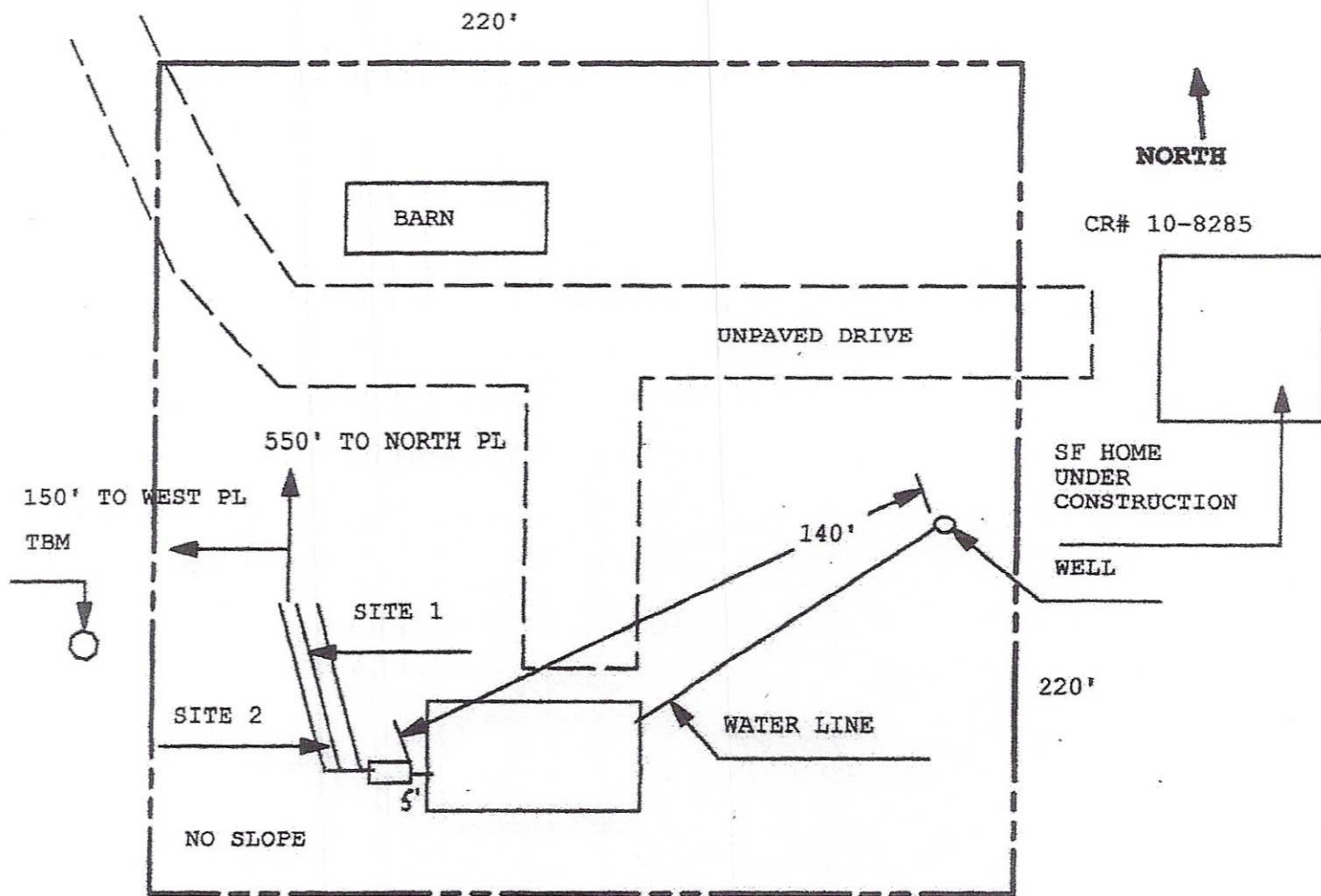
DATE: 6-8-2021

DH 4015, 08/09 (Obsoletes previous editions which may not be used)  
Incorporated 64E-6.001, FAC

Application for Onsite Sewage Disposal System  
Construction Permit. Part II Site Plan

Permit Application Number: 21-0532

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT



NO WELLS WITHIN 100'

1 INCH = 40 FEET

Site Plan Submitted By Rachel Lloyd Date 6/6/24  
Plan Approved ☒ Not Approved ☐ Date 6/11/2024

By Kelli Ray Columbia CPHU

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



Prepared by:  
Elaine R. Davis / Nicole Moore  
American Title Services of Lake City, Inc.  
321 SW Main Boulevard, Suite 105  
Lake City, Florida 32025

Inst: 201712011372 Date: 06/16/2017 Time: 4:36PM  
Page 1 of 1 B: 1338 P: 2690, P. DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy Clerk Doc Stamp-Deed: 892.50

File Number: 17-338

### Trustee's Deed

Made this June 13<sup>th</sup>, 2017 A.D.

By JOHN K. VREELAND, AS TRUSTEE OF THE LELAND R BRYAN MARITAL TRUST U/T/A dated April 26, 1991, whose address is: Post Office Box 3, Lakeland, Florida 33802, hereinafter called the grantor,

to PATRICK K. SITER and LINDA A. SITER, husband and wife, whose post office address is: 4601 NW Brownell Terrace, Port Saint Lucie, Florida 34983, 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

#### TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 31: All that portion of the NW 1/4 of the NW 1/4 lying South of Wester Road described as follows: Begin at the NW corner of Section 31, Township 4 South, Range 17 East and run thence South 00° 24' 01" West along the West line of Section 31, a distance of 139.20 feet to the South right of way line of Wester Road and the Point of Beginning, thence continue South 00° 24' 01" West along said West line of Section 31, a distance of 957.14 feet, thence South 89° 10' 54" East a distance of 1446.38 feet to the East line of the NW 1/4 of the NW 1/4 of said Section 31, thence North 02° 06' 55" East along said East line a distance of 949.53 feet to said South right of way line of Wester Road, thence North 88° 47' 17" West along said South right of way line, a distance of 1419.02 feet, thence South 88° 51' 26" West along said South right of way line a distance of 55.90 feet to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08921-001

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 claiming by, through or under Grantor; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016, easements and restrictions of record, if any.

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:

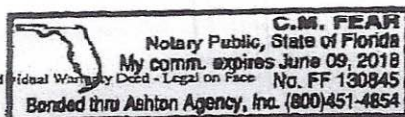
Susan K. Rain  
Witness Printed Name: SUSAN K. RAIN

C. M. FEAR  
Witness Printed Name: C. M. FEAR

State of FLORIDA

County of Polk

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2017, by JOHN K. VREELAND, as TRUSTEE of the LELAND R BRYAN MARITAL TRUST U/T/A dated April 26, 1991, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



C. M. FEAR  
Notary Public  
Print Name: C. M. FEAR  
My Commission Expires: \_\_\_\_\_

#2813677



Columbia County Property Appraiser  
Jeff Hampton

2021 Working Values

updated: 9/30/2021

Retrieve Tax Record

2021 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Show Viewer

Parcel: &lt;&lt; 31-4S-17-08921-001 (32932) &gt;&gt;

## Owner &amp; Property Info

&lt;&lt; Result: 2 of 26 &gt;&gt;

Owner	SITERS PATRICK K SITERS LINDA A 4601 NW BROWNNELL TERR PORT ST LUCIE, FL 34983		
Site	304 SW WESTER Dr, LAKE CITY		
Desc*	COMM NW COR OF SEC, RUN S 139.20 FT TO S R/W WESTER RD FOR POB, CONT S 957.14 FT, E 1446.38 FT, N 949.53 FT TO S R/W WESTER RD, W ALONG R/W 1419.02 FT, CONT W 55.90 FT TO POB. (BEING PART OF NW1/4 OF NW1/4). 855-2464 THRU 2467, DC 1001-100, PB 1235-2553, ...more>>>		
Area	32 AC	S/T/R	31-4S-17E
Use Code**	TIMBERLAND 80-89 (5500)	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 &amp; Zoning office for specific zoning information.

## Property &amp; Assessment Values

2020 Certified Values				2021 Working Values			
Mkt Land		\$0		Mkt Land		\$0	
Ag Land		\$12,736		Ag Land		\$13,504	
Building		\$0		Building		\$0	
XFOB		\$0		XFOB		\$0	
Just		\$128,000		Just		\$128,000	
Class		\$12,736		Class		\$13,504	
Appraised		\$12,736		Appraised		\$13,504	
SOH Cap [?]		\$0		SOH Cap [?]		\$0	
Assessed		\$12,736		Assessed		\$13,504	
Exempt		\$0		Exempt		\$0	
Total Taxable		county:\$12,736 city:\$12,736 other:\$12,736 school:\$12,736		Total Taxable		county:\$13,504 city:\$0 other:\$0 school:\$13,504	

## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
6/13/2017	\$127,500	1338/2690	TR	V	Q	01
11/13/2012	\$100	1244/1787	PR	V	U	19
5/31/2012	\$100	1235/2574	PR	V	U	19
3/30/1998	\$567,100	0855/2464	WD	V	U	02 (Multi-Parcel Sale) - show

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value

5500	TIMBER 2 (AG)	32.000 AC	1.0000/1.0000 1.0000/ /	\$422 /AC	\$13,504
9910	MKT.VAL.AG (MKT)	32.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$128,000

&lt;&lt; Prev

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by: GrizzlyLogic.com