

DATE 12/17/2010

Columbia County Building Permit
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000029080

APPLICANT CYNTHIA FORTI PHONE 386-984-6525
ADDRESS 682 SW MARY TERR LAKE CITY FL 32024
OWNER VICTOR & CYNTHIA FORTI PHONE 386-984-6525
ADDRESS 100 SW DARWIN GLEN LAKE CITY FL 32024
CONTRACTOR OWNER PHONE
LOCATION OF PROPERTY 47S, TR ON CR 240, TL ON ICHETUCKNEE AVE, PAST FORD LANE,
TR ON DARWIN, 1ST LOT ON RIGHT
TYPE DEVELOPMENT RV 6 MONTH PERMIT ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING AG-3 MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO.

PARCEL ID 25-5S-15-00479-103 SUBDIVISION FLATT
LOT 3 BLOCK PHASE UNIT 0 TOTAL ACRES 5.04

Cynthia B. Forti
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 10-0538-E LH LH N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: 6 MONTH RV PERMIT FROM THE DATE ABOVE
STUP 1012-39 (RV)

Check # or Cash 1021

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 \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 38.50 WASTE FEE \$ 100.50
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 189.00
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.

AGREEMENT FOR DEED

THIS AGREEMENT made and entered into this 20 day of Nov
A.D. 2010 by and between VELMA C. PERRY hereinafter referred to as
the VENDOR and VICTOR M FORTI AND HIS WIFE CYNTHIA B. FORTI
hereinafter referred to as the PURCHASER, whose Post Office address
is 682 SW MARY TER. LAKE CITY, FL. 32024
WITNESSETH:

THAT FOR AND IN CONSIDERATION of the mutual covenants, promises
and agreements herein contained, the parties hereto do hereby agree as
follows:

1. That if the PURCHASER shall first make the payments and perform
the covenants hereinafter mentioned on the PURCHASER'S part to be made
and performed, the said VENDOR hereby covenants and agrees to convey
and assure to the said PURCHASER, and the PURCHASER'S heirs, executors,
administrators, or assigns, in fee simple, clear of all encumbrances
not stated in this AGREEMENT FOR DEED, by a good and sufficient GENERAL
WARRANTY DEED, the following described real estate situate in COLUMBIA
COUNTY, FLORIDA, to wit:

LOT #3 FLATT SUBDIVISION, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK #7 PAGE 122, PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA.

TAX ID # 26 5S 15E 00479-103

RESTRICTIONS: NO JUNK (INCLUDING JUNK CARS) MAY BE PLACED OR KEPT ON
PROPERTY.

SUBJECT TO: RIGHT OF WAY EASEMENTS OF RECORD
SUBJECT TO: OUTSTANDING MINERAL INTERESTS OF RECORD

NOTE: THE BELOW STATED PURCHASE PRICE INCLUDES FINANCING FOR A 4" DEEP
WELL and a SEPTIC SYSTEM ON 00479-103

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NE
CORNER OF S 1/2 SEC. 25, T-5S, R 15-E, COLUMBIA COUNTY, FLORIDA,
THENCE S 88 deg 33' 03" W 40.06 FT. TO A POINT ON THE WEST RIGHT OF
WAY LINE OF ICHETUCKNEE RD., THENCE S 01 deg 22' 44" E ALONG THE WEST
RIGHT OF WAY LINE OF ICHETUCKNEE ROAD 784.21 FT., TO THE POINT OF
BEGINNING THENCE S 88 deg 33' 03" W 840.00 FT., THENCE S 01 deg 22' 44"
E 60.00 FT., THENCE N 88 deg 33' 03" E 840.00 FT., THENCE N 01 deg 22'
44" W 60.00 FT., TO THE POINT OF BEGINNING.

TAX I.D. NUMBER 25 5S 15E 00479-003

SUBJECT TO A NON EXCLUSIVE EASEMENT OVER AND ACROSS THIS PROPERTY
(00479-003)

SUBJECT TO RIGHT OF WAY EASEMENTS OF RECORD
SUBJECT TO OUTSTANDING MINERAL INTERESTS OF RECORD

2. That as and for the purchase price of the above described real
estate, the PURCHASER does hereby covenant and agree to pay the VENDOR
the principal sum of FORTY FIVE THOUSAND DOLLARS (\$45,000.) in
the manner following, to-wit: the sum of ONE THOUSAND DOLLARS
(\$1,000.) has been paid by the PURCHASER to the VENDOR, which is
hereby acknowledged by the VENDOR; and the PURCHASER shall pay to the
VENDOR the balance of said purchase price, to-wit FORTY FOUR THOUSAND
(\$44,000.) together with interest on the unpaid balance thereof at
the rate of NINE percentum (9%) per annum shall be paid in the
manner following, to-wit 240 equal, consecutive, and monthly
payments of \$396.00 each, each such payments shall be made on the
1ST day of each month, commencing on JAN. 1, 2011, and
continuing thereafter until paid in full. All such payments shall be
made at 345 SW VELLE CT. LAKE CITY, FLORIDA 32024 or at such address
or addresses as the VENDOR shall designate.

3. The PURCHASER shall have the right to prepay all or any portion of the aforesaid purchase price at any time without penalty, provided however, the PURCHASER shall also pay all accrued interest due at the time of such prepayment.

4. In the event that the sum paid upon the execution of this AGREEMENT is paid by check, this AGREEMENT shall not be binding or recorded until such check has been cleared for payment by the PURCHASER'S bank, and if not cleared within twenty (20) days from the date hereof, this AGREEMENT shall be void.

5. The PURCHASER acknowledges that the PURCHASER or the PURCHASER'S representative has made a personal inspection of the real estate described hereinabove.

6. The PURCHASER shall pay all costs for the recording, Documentary Stamps, and Intangible Tax on this AGREEMENT FOR DEED. At the time the Special Warranty Deed referred to hereinabove is delivered, the PURCHASER shall pay for the preparation of said Deed and for all Documentary Stamps required to be affixed thereto, together with the recording of said Warranty Deed.

7. If any payment due hereunder continues unpaid for more than fifteen (15) days following the date said payment is due, the PURCHASER shall pay the VENDOR a late charge of Five Percent (5%) of such payment. If any payment is not paid within Thirty (30) days after such payment is due, the balance of Principal shall bear interest at the rate of Eighteen Percent (18%) per annum after said date.

8. Upon compliance by the PURCHASER with all the terms, provisions and conditions hereof, including the payment of all principal and accrued interest, the VENDOR shall deliver to the PURCHASER a good and sufficient General Warranty Deed conveying to the PURCHASER the entire fee simple title to the real estate described hereinabove, free and clear of all liens and encumbrances except as otherwise described herein, and except for such liens and encumbrances as may arise through the action or inaction of the PURCHASER, his successors, heirs, assigns, or persons claiming by, through, under or against the PURCHASER subsequent to the date hereof. The VENDOR warrants that the title to the real estate described hereinabove can be insured by a title insurance company authorized to do business in the State of Florida. At the request and expense of the PURCHASER, the VENDOR agrees to obtain title insurance insuring the title to the real estate, containing only the usual exceptions, and any other exceptions referred to in this AGREEMENT FOR DEED.

9. The PURCHASER shall have the right to immediate possession of the real estate described hereinabove, and the risk of loss by fire or otherwise shall pass to the PURCHASER at the time of the execution of this AGREEMENT FOR DEED.

10. All real estate taxes and assessments levied upon the real estate described hereinabove for the year in which this AGREEMENT is executed shall be prorated and paid by the VENDOR; AND all real estate taxes and assessments levied upon said real estate for subsequent years shall be paid by the PURCHASER. The PURCHASER shall provide the VENDOR a copy of a paid property tax receipt each and every year until the balance of the principle of this AGREEMENT FOR DEED is paid in full. The Purchaser agrees that if at any time while this Agreement for Deed is in effect the Purchaser fails to pay the property taxes levied upon the real estate described hereinabove by the respective due date, the Vendor may pay to the Columbia County Tax Collector the property taxes due and add the dollar amount of the property taxes to the outstanding balance of this Agreement for Deed.

11. The PURCHASER shall not have the right or power to transfer, assign, convey or encumber any benefits, rights, duties, obligations, title or interest created by this instrument without first obtaining written consent of the VENDOR; and the PURCHASER agrees not to place any improvements upon the real estate described hereinabove so as to create any lien thereon in favor of any third party, and in default of this provision, the VENDOR shall have the right to re-enter and take possession and title of said real estate.

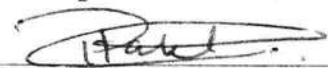
12. In the event that the PURCHASER should default in any of the terms, provisions and conditions hereof, and this AGREEMENT is placed in the hands of an Attorney for collection, foreclosure, or other action, the PURCHASER agrees to pay the VENDOR'S a reasonable Attorneys' fees for the use and benefit of the VENDORS Attorneys, and such other reasonable costs as may be incurred thereby, whether suit be brought or not, including all Appellate proceedings.

13. It is the intent of the parties hereto that this AGREEMENT FOR DEED shall be enforceable by and against their respective heirs, personal representatives, successors and assigns in interest. It is further understood that this AGREEMENT FOR DEED constitutes the entire agreement between the parties hereto and no agreement, covenants, or promises not herein contained shall bind the parties hereto, provided however, that this instrument may be modified in writing and executed by the parties hereto with the same formalities as this AGREEMENT FOR DEED, and such modification shall be binding upon the parties and their respective heirs, personal representatives, successors and assigns.

14. The use of the terms "VENDOR" and "PURCHASER" in this AGREEMENT FOR DEED shall apply to and be construed in the singular or plural as the context may require or direct; and such terms shall apply to and be construed to include masculine, feminine, and neuter genders as the context may require or direct.

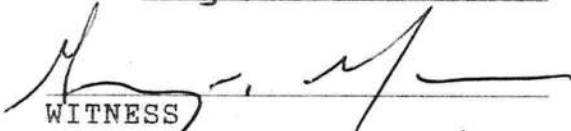
15. Neither the VENDOR nor the VENDOR'S heirs, personal representatives, successors or assigns shall be bound to improve, maintain, repair or construct any roadway upon the easement described hereinabove; nor shall the VENDOR nor the VENDOR'S heirs, personal representatives, successors or assigns assume or have any liability or responsibility for injury to the PURCHASER or the PURCHASER'S heirs, personal representatives, successors, assigns, invites, guests, and any other person where such injury or damage occurs from, or arises out of, the use or attempted use of the property described hereinabove.

IN WITNESS WHEREOF, the parties have caused the presents to be executed on the day and year first above-written.
Signed, sealed, and delivered
in the presence of:


WITNESS

PRINT Tamas N. Patel

 (SEAL)
VICTOR M. FORTI (PURCHASER)


WITNESS

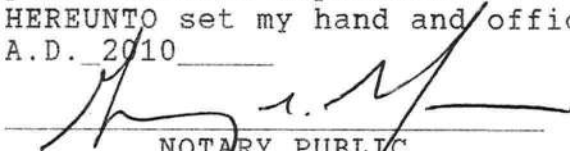
PRINT George R. Morse

 (SEAL)
CYNTHIA B. FORTI (PURCHASER)

STATE OF Florida
COUNTY OF Columbia

PERSONALLY APPEARED BEFORE the undersigned officer duly authorized to administer oaths and take acknowledgments, VICTOR M. FORTI AND CYNTHIA B. FORTI who acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

IN WITNESS WHEREOF, I HAVE HEREUNTO set my hand and official seal this 20 day of Nov, A.D. 2010


NOTARY PUBLIC

IN WITNESS WHEREOF, the parties have caused the presents to be executed on the day and year first above-written.

Signed, sealed, and delivered in the presence of:

Pete Gleason
WITNESS

Velma C. Perry
VELMA C. PERRY (VENDOR)

Pete Gleason
PRINT WITNESS NAME

Joyce L. Weston
WITNESS
Joyce L. Weston
PRINT WITNESS NAME

STATE OF Florida
COUNTY OF Bay

PERSONALLY APPEARED BEFORE the undersigned officer duly authorized to administer oaths and take acknowledgments, VELMA C. PERRY who acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

IN WITNESS WHEREOF, I HAVE HEREUNTO set my hand and official seal this 19 day of November, A.D. 2010

Pete Gleason
NOTARY PUBLIC

Pete Gleason
PRINT NOTARY PUBLIC



COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
APPLICATION

10-0538-E

Permit No. STUP-1012-39 Date 12-17-10

Fee 200.00 Receipt No. 4121 Building Permit No. 29080

Name of Title Holder(s) Victor M Forti & Cynthia B. Forti

Address 682 SW Mary Ter. City Lake City

Zip Code 32024

Phone (386) 984-6525

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) _____

Address _____ City _____

Zip Code _____

Phone ()

Paragraph Number Applying for 9

Proposed Temporary Use of Property RV

Proposed Duration of Temporary Use 6 months

Tax Parcel ID# 25-55-15-00479-103

Size of Property 5AC.

Present Land Use Classification Residential Ag-3

Present Zoning District Ag-3

38.50
100.50

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;

- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
- h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations Administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

- 8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.

- 9. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:

- a. Demonstrate a permanent residence in another location.
- b. Meet setback requirements.

- c.) Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Victor M Forti & Cynthia B. Forti
Applicants Name (Print or Type)

Cynthia B. Forti
Applicant Signature

12-17-10
Date

Approved ✓ L. Jackson 12-17-10 **OFFICIAL USE**

Denied _____

Reason for Denial _____

Conditions (if any) _____

**COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
AUTHORIZATION**

The undersigned, _____, (herein "Property Owners"), whose physical 911 address is _____, hereby understand and agree to the conditions set forth by the issuance of a Special Temporary Use Permit in accordance with the Columbia County Land Development Regulations (LDR's). I hereby further authorize _____ to act on by behalf concerning the application for such Special Temporary Use Permit on Tax Parcel ID # _____.

Dated this _____ Day of _____, 20_____.

Property Owner (signature)

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this _____ Day of _____, 20_____, by _____ Who is personally known to me or who has produced a _____ Driver's license as identification.

**(NOTARIAL
SEAL)**

Notary Public, State of Florida

My Commission Expires:



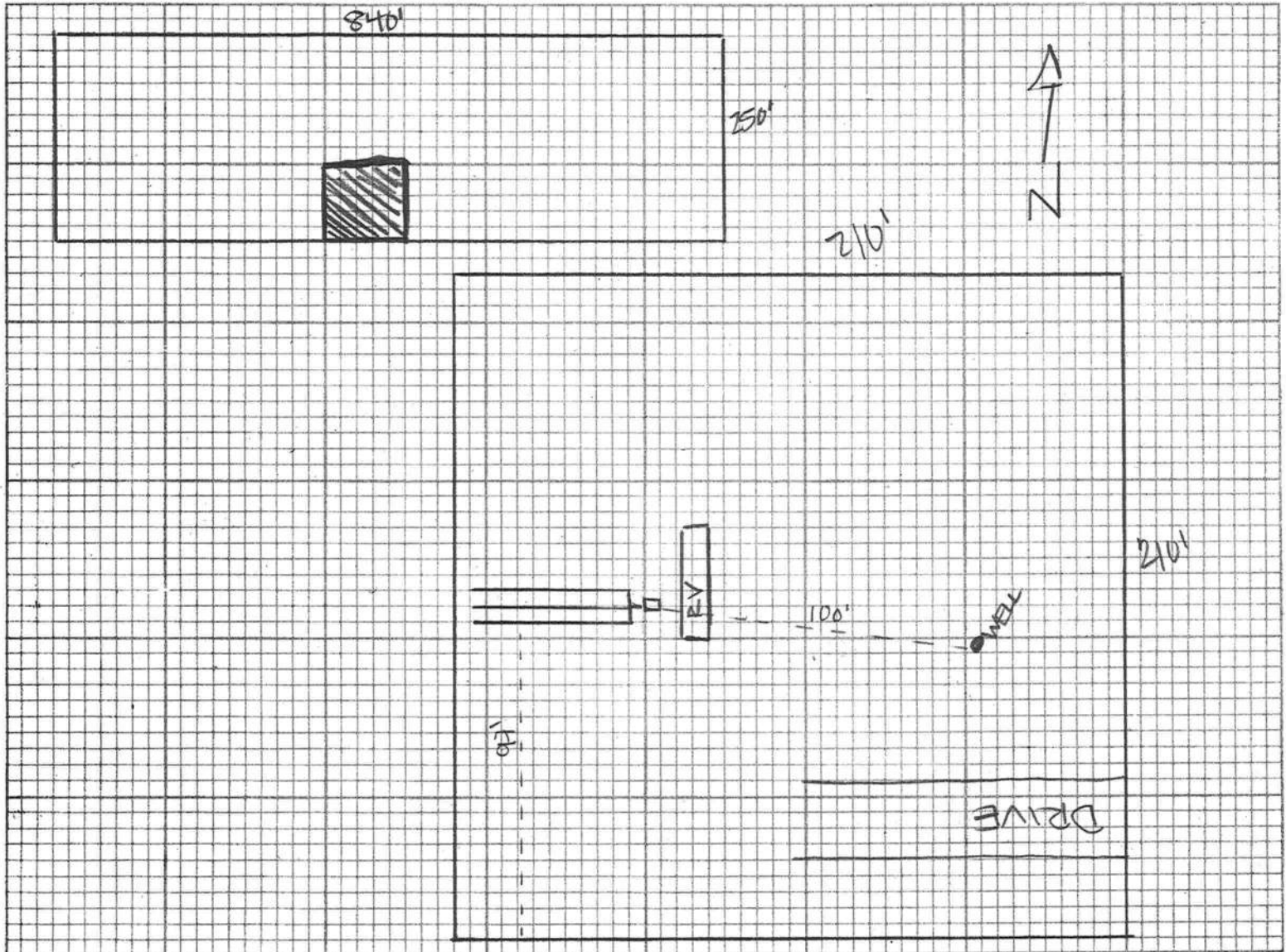
STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 10-0538E

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: _____

Site Plan submitted by: Cynthia B. Forte Title _____

Plan Approved X Signature _____ Not Approved _____ Date _____

By [Signature] County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

Florida *The Sunshine State*
DRIVER LICENSE CLASS E

CYNTHIA BERNICE
PORTI
682 SW MARY TER
LAKE CITY, FL 32024-6090
DOB [REDACTED] SEX [REDACTED]
[REDACTED] [REDACTED]

Cynthia B. Porti
ORGAN DONOR SAFE DRIVER MOTORCYCLE ALSO

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

Columbia County Property Appraiser

DB Last Updated: 11/4/2010

2010 Tax Year

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

Parcel: 25-5S-15-00479-103

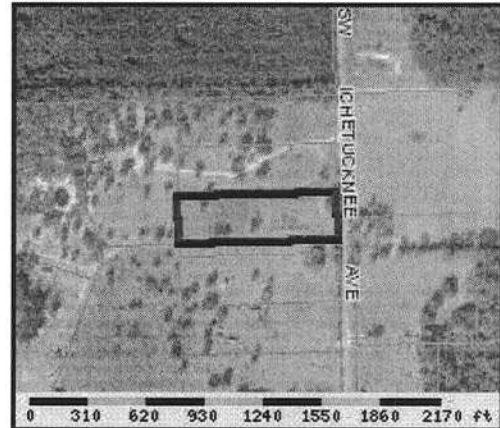
<< Next Lower Parcel

Next Higher Parcel >>

Search Result: 1 of 1

Owner & Property Info

Owner's Name	PERRY VELMA C		
Mailing Address	345 SW VELLE CT LAKE CITY, FL 32024		
Site Address	100 SW DARWIN GLN		
Use Desc. (code)	MOBILE HOM (000200)		
Tax District	3 (County)	Neighborhood	25515
Land Area	5.040 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 3 FLATT S/D. AFD 1172-309 QC 1197-2733			



Property & Assessment Values

2010 Certified Values		
Mkt Land Value	cnt: (0)	\$28,163.00
Ag Land Value	cnt: (2)	\$0.00
Building Value	cnt: (1)	\$16,315.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$44,478.00
Just Value		\$44,478.00
Class Value		\$0.00
Assessed Value		\$44,478.00
Exempt Value	(code: HX)	\$25,000.00
Total Taxable Value	Cnty: \$19,478 Other: \$19,478 Schl: \$19,478	

2011 Working Values

NOTE:

2011 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/19/2010	1197/2733	QC	I	U	11	\$62,000.00
11/9/2007	1172/309	AG	V	U	01	\$69,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1995	(31)	924	924	\$16,315.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000200	MBL HM (MKT)	1 LT - (0000005.040AC)	1.00/1.00/1.00/1.00	\$26,163.00	\$26,163.00