



# Columbia County, FL. Building & Zoning

## New Residential Construction Permit #000041577

Issued January 26, 2022



**OWNER:** NORTH FLORIDA LAND  
EXCHANGE LLC

**PHONE:** 386-755-2455

**ADDRESS:** 125 NW GERANIUM CT LAKE CITY, FL 32055

**PARCEL:** 30-3S-17-05842-106

**ZONING:** RESIDENTIAL - LOW RSF/MH-  
2

**FLOOD ZONE:** X

**Coords:** 30.20,-82.66

**SUBDIVISION:** SUNSET MEADOWS

**LOT:** 6 **BLK:** **PHASE:** **UNIT:** **ACRES:** 0.50

### CONTRACTOR

**NAME:** BRADLEY FRANKS

**BUSINESS:** BRADLEY FRANKS CONSTRUCTION LLC

**ADDRESS:**

257 SW HUDSON LN  
LAKE CITY, FL 32025

**PHONE:** 904-465-1467

**LICENSE:** RG291103874 -

### PROJECT DETAILS

CONTRACTOR TO STRING SETBACKS BECAUSE OF CURVES TO LOT TO MAKE SURE ALL SETBACKS ARE MET ON THE IRREGULAR SHAPED LOT

RENEWAL REQUEST REC'D 1/21/2022

**THIS IS THE CONSTRUCTION OF A:**

Single Family Dwelling

**IF OTHER, EXPLAIN THE USE OF THE STRUCTURE.:**

n/a

**HEATED AREA (SQFT):**

1600

**TOTAL AREA (SQFT):**

2247

**STORIES:**

1

**BUILDING HEIGHT:**

19

**BUILDING CODE CONSTRUCTION TYPE:**

V

**BUILDING CODE ELEMENT:**

B

**BUILDING CODE OCCUPANCY TYPES:**

Residential

**OCCUPANCY USE TITLE:**

single family

**SETBACKS FRONT:**

25'

**SETBACK SIDE 1:**

10'

**SETBACK SIDE 2:**

10'

**SETBACKS REAR:**

15'

**SEPTIC# (00-0000) OR (X00-000):**

20-0879

**BUILDING CODE EDITION:**

Florida Building Code 2017 6th Edition & 2014 National Electrical Code

**ELEVATION REGULATION**

Minimum Requirement

**FINISHED FLOOR REQUIREMENT:**

One foot above the road

**IN FLOODWAY:**

N

**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.

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

1/26/2022 8:25 AM