



Columbia County, FL. Building & Zoning Remodel Permit #000039265



OWNER: MICHELLE DOUGLAS

PHONE:

DATE ISSUED: February 10, 2020

PARCEL ID: 12-3S-15-00167-030

ADDRESS:

143 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

ACRES: 2.64

SUBDIVISION: OAKHAVEN

LOT: 1

BLK: C

PHASE:

UNIT:

ZONING: AGRICULTURE - 3 A-3

FLOOD ZONE: X

Latitude: 30.250227

Longitude: -82.765905

CONTRACTOR

NAME: BLAKE LUNDE II

ADDRESS:

618 SW FLORIDA GATEWAY
DRIVE
LAKE CITY, FL 32024

PHONE: 386-754-5810

BUSINESS: BLAKE CONSTRUCTION
COMPANY OF NORTH FLORIDA INC

LICENSE: CBC1253408 -

PROJECT DETAILS

EXISTING HOME, RE-ROOF PERMITTED SEPERATLEY

DESCRIPTION OF THE WORK BEING PERFORMED::

INTERIOR REMODEL INCLUDING KITCHEN &
BATH

COMMERCIAL OR RESIDENTIAL?:

Residential

BUILDING CODE CONSTRUCTION TYPE:

V

BUILDING CODE ELEMENT:

B

BUILDING CODE OCCUPANCY TYPES:

Residential

OCCUPANCY USE TITLE:

SINGLE FAMILY DWELLING

SETBACKS FRONT:

0

DEV PERMIT #:

F023-

BUILDING CODE EDITION:

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

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. The issuance of this permit does not waive compliance by permittee with deed restrictions.

Notice: all other applicable state or federal permits shall be obtained before commencement of this permitted development.

"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 receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous inspection.

Columbia County Remodel Permit Application



For Office Use Only Application # 44480 Date Received 2/7 By MG Permit # 39265

Zoning Official _____ Date _____ Flood Zone _____ Land Use _____ Zoning _____

FEMA Map # _____ Elevation _____ MFE _____ River _____ Plans Examiner _____ Date _____

Comments _____

☒ NOC ☒ Deed or PA ☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor

☐ F W Comp. letter ☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☐ App Fee Paid

☐ Site Plan ☐ Env. Health Approval _____ ☐ Sub VF Form

Fax _____

Applicant (Who will sign/pickup the permit) Hayden Lunde Phone 386-935-0444Address 618 SW Florida Gateway Dr LC, FL 32024Owners Name Michelle Douglas Phone _____911 Address 143 NW Indian Springs Rd LC, FL 32055Contractors Name Blake N Lunde II Phone 386-754-5810Address 618 SW Florida Gateway Dr LC, FL 32024Contractor Email blake@blakeconstruction.com ***Include to get updates on this job.

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address FFBFCircle the correct power company ☒ FL Power & Light ☒ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke EnergyProperty ID Number 12-3s-15-00167-030 Estimated Construction Cost 46,956.00Subdivision Name Oak Haven Lot 1 Block C Unit _____ Phase _____Driving Directions from a Major Road Lake Jeffery west to Oak Haven S/D T-L on Indian Springs Rd property
on Left at entrance.Construction of Residential remodel _____ Commercial OR X Residential

Type of Structure (House; Mobile Home; Garage; Exxon) _____ House

Use/Occupancy of the building now RSF Is this changing NO

If Yes, Explain, Proposed Use/Occupancy _____

Is the building Fire Sprinkled? NO If Yes, blueprints included _____ Or Explain _____Entrance Changes (Ingress/Egress) NO If Yes, Explain _____Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) N/A

Columbia County Building Permit Application

CODE: Florida Building Code 2017 6th Edition and the 2014 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: 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 work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Michelle Douglas
Print Owners Name

Michelle Douglas
Owners Signature



Property owners must sign here
before any permit will be issued.

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Blake N Lunde II

Digitally signed by Blake N Lunde II
Date: 2020.02.06 13:37:58 -05'00'

Contractor's Signature

Contractor's License Number CBC1253408

Columbia County

Competency Card Number 498 ✓

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 6 day of February 2020.

Personally known ☒ or Produced Identification _____

Linda L. Carter

State of Florida Notary Signature (For the Contractor)



Linda L. Carter
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF954932
Expires 2/16/2020

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2019-52
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of January, 2020 between **Mike Ammann, a single man** whose post office address is 143 NW Indian Springs Dr., Lake City, FL 32055, grantor, and **Michelle L. Douglas and Lance Travis Douglas, Husband and Wife** whose post office address is 2990 150th Pl, Lake City, FL 32024, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 1, Block C, Oakhaven, a subdivision according to plat thereof recorded in Plat Book 5, pages 54-54A, public records of Columbia County, Florida.

Parcel Identification Number: 12-3S-15-00167-030

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 12/31/2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Amanda Meads



Mike Ammann, a single man

Witness

Printed Name: Michelle L. Douglas

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 2020 by Mike Ammann who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name: _____

My Commission Expires: _____

This Document Prepared By:
Name: Angie Osborne
Title: Closer
First Federal Bank
4705 US Hwy 90 West
Lake City, FL 32055

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: **See Exhibit A**
2. General Description of Improvement: **Construction of Residential Single Family Home**
3. Owner Information:
Name and Address: **Michelle L Douglas**
2990 150th PL, Lake City, FL 32024
Interest in property: **[X] Fee Simple**
Name and address of fee simple title holder (if other than Owner): **[]**
4. Contractor (name and address): **Blake Construction Company of North Florida, Inc.**
618 SW Florida Gateway Dr, Lake City, FL 32055
5. Surety:
6. Lender **First Federal Bank**
4705 US Hwy 90 West
Lake City, FL 32055
(877) 499-0572
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: **[]**
8. In addition to himself, Owner designates **First Federal Bank, 4705 West Hwy 90/P.O. Box 2029, Lake City Florida 32056** to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified).

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OF RECORDING YOUR NOTICE OF COMMENCEMENT.



Mortgage Cadence Document Center © 9865 01/17



 (Seal)
Borrower - Michelle L Douglas

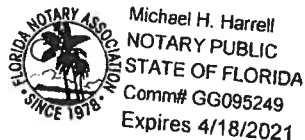
State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online
notarization, this 24 day of January, 2020,
by Michelle L. Douglas

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)




Personally Known _____ OR Produced Identification ✓

Type of Identification Produced DC

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true
to the best of my knowledge and belief.

 1/24/2020
Borrower - Michelle L Douglas Date



Mortgage Cadence Document Center: © 9685 01/17

Page 2 of 2



* M C N O T C C M N T *

ATT 9389

Exhibit "A"

Lot 1, Block C, Oakhaven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 54 through 54A, of the Public Records of Columbia County, Florida.

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 1/6/2020

Parcel: << 12-3S-15-00167-030 >>

Owner & Property Info

Owner	AMMANN MIKE 143 NW INDIAN SPRINGS DR LAKE CITY, FL 32055		
Site	143 INDIAN SPRINGS DR, LAKE CITY		
Description*	LOT 1 BLOCK C OAKHAVEN S/D. 646-798, 776-2029, 813-291, 843-645, DC 1383-2269, PB 1391-901,		
Area	2.64 AC	S/T/R	12-3S-15
Use Code**	SINGLE FAM (000100)	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)	\$12,925	Mkt Land (1)	\$12,925
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$204,528	Building (1)	\$208,566
XFOB (5)	\$18,653	XFOB (5)	\$18,653
Just	\$236,106	Just	\$240,144
Class	\$0	Class	\$0
Appraised	\$236,106	Appraised	\$240,144
SOH Cap [?]	\$5,731	SOH Cap [?]	\$0
Assessed	\$230,375	Assessed	\$240,144
Exempt	HX H3 OTHER \$100,500	Exempt	\$0
Total Taxable	county:\$129,875 city:\$179,875 other:\$179,875 school:\$204,875	Total Taxable	county:\$240,144 city:\$240,144 other:\$240,144 school:\$240,144

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 ☒ Sales



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/13/2019	\$0	1391/0901	PB	I	U	18
8/1/1997	\$212,000	843/0645	WD	I	Q	
11/3/1995	\$171,000	813/0291	WD	I	Q	
7/6/1993	\$140,000	776/2029	WD	I	U	11
3/15/1988	\$14,600	646/0798	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1991	2809	6536	\$208,566

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0180	FPLC 1STRY	0	\$4,000.00	2.000	0 x 0 x 0	(000.00)
0280	POOL R/CON	1995	\$9,728.00	512.000	32 x 16 x 0	(000.00)
0166	CONC,PAVMT	1995	\$800.00	1.000	0 x 0 x 0	(000.00)

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	OWENS CORNING	DURATION Arch Shingle	FL10674-R13
B. NON-STRUCTURAL METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

Contractor OR Agent Signature

Date

NOTES: _____

Blake Construction Company
Of North Florida, Inc.
CBC1253408

618 SW Florida Gateway Dr., Lake City, FL 32024
386-754-5810

February 7, 2020

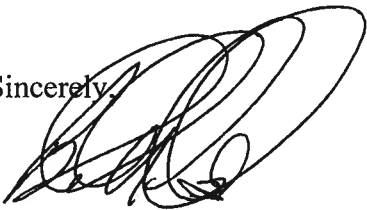
Re: Douglas Residence
143 NW Indian Springs Dr
Lake City, FL 32055

To Whom it may concern:

The following renovations will be performed at the above residence:

- Replace flooring on main floor of residence excluding bathrooms
- Paint interior of home
- Replace counter tops in kitchen
- Reposition Electric Stove and Kitchen sink in existing kitchen cabinets.
- Open wall between great room and living room
- Install spiral staircase through floor into basement
- Replace existing roof shingles with new shingled roof - *separate permit*
- Replace existing gutters w/seamless gutters.

Sincerely,



Blake N Lunde II
President
Blake Construction Company

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 44480 JOB NAME Douglas

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. 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 general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL <input checked="" type="checkbox"/> CC# _____	Print Name <u>Matt Burns</u> Signature <u>Matt Burns</u> <small>Digitally signed by Matt Burns Date: 2020.02.06 13:42:45 -05'00'</small> Company Name: <u>Matt Burns Electric</u> License #: <u>EC13006531</u> Phone #: <u>386-935-0444</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
MECHANICAL/ A/C <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
PLUMBING/ GAS <input checked="" type="checkbox"/> CC# <u>298</u>	Print Name <u>Don Bills</u> Signature <u>Don Bills</u> <small>Digitally signed by Don Bills Date: 2020.02.06 13:46:35 -05'00'</small> Company Name: <u>Hometown Plumbing</u> License #: <u>CFC1428890</u> Phone #: <u>386-754-5810</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
ROOFING <u>W</u> <input checked="" type="checkbox"/> CC# <u>2284</u>	Print Name <u>Blake N Lunde II</u> Signature <u>Blake N Lunde II</u> <small>Digitally signed by Blake N Lunde II Date: 2020.02.06 13:49:47 -05'00'</small> Company Name: <u>Blake Roofing</u> License #: <u>CCC1331699</u> Phone #: <u>386-754-5810</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SHEET METAL <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
FIRE SYSTEM/ SPRINKLER <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SOLAR <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
STATE SPECIALTY <input type="checkbox"/> CC# _____	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE