

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 24, 2020

Isaiah Cully

IC Construction LLC

386.867.0086

isaiahc@bellsouth.net

re: ELEVATION LETTER – 417 NW HIGH POINT DRIVE, LAKE CITY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The foundation walls for the home has been staked at the time of the inspection. The photos is taken from High Point Drive looking north.

Based on the LIDAR on the Columbia County website, the existing road centerline elevation varies between 131.0 +/- and 119.0 +/- . The finished floor elevation of the structure will be 130.50. The finished floor of the home will be below the required elevation of 132.0. The topography of the site drains to the south. The north side of the structure will be protected from direct precipitation with a swale to intercept any run-off and direct it to the east or west.



I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE
cn=Carol Chadwick, PE,
o=This item has been
electronically signed and
sealed by Carol Chadwick,
PE using a digital
signature., ou,
email=ccpewyo@gmail.co
m, c=US
2020.12.24 17:22:02 -05'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: << 20-3S-16-02202-130 >>

Owner & Property Info

Result: 1 of 1

Owner	MONTGOMERY THOMAS G & LAURA J MONTGOMERY 8383 SW 77TH AVE GAINESVILLE, FL 32608		
Site	417 HIGH POINT DR, LAKE CITY		
Description*	LOT 30 HIGH POINTE S/D WD 1189-1043, WD 1413-1525,		
Area	2.34 AC	S/T/R	20-3S-16
Use Code**	VACANT (000000)	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

2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$30,000	Mkt Land (1)	\$30,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$30,000	Just	\$30,000
Class	\$0	Class	\$0
Appraised	\$30,000	Appraised	\$30,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$30,000	Assessed	\$30,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,000 city:\$30,000 other:\$30,000 school:\$30,000	Total Taxable	county:\$30,000 city:\$30,000 other:\$30,000 school:\$30,000



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
6/16/2020	\$37,500	1413/1525	WD	V	Q	01
2/19/2010	\$550,000	1189/1043	WD	V	V	38

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (2.340 AC)	1.00/1.00 1.00/1.00	\$30,000	\$30,000

Search Result: 1 of 1

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