

DATE 05/10/2004

**Columbia County Building Permit****PERMIT**

This Permit Expires One Year From the Date of Issue

**000021855**

APPLICANT GEORGE KERCE PHONE 752.6197  
 ADDRESS 472 SW STEWART LOOP LAKE CITY FL 32024  
 OWNER WILLIAM & KAREN FAUNCE PHONE 497.4935  
 ADDRESS 292 SW RIVERSIDE AVENUE FT. WHITE FL 32038  
 CONTRACTOR GEORGE KERCE PHONE 752.6197  
 LOCATION OF PROPERTY US 27 TOARDS ICHE. RIVER, L ON RIVERSIDE AVE, GO 1,000  
FEET ON RIGHT.

TYPE DEVELOPMENT RENOVATION/ADDITION ESTIMATED COST OF CONSTRUCTION 10000.00  
 HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT 25.00 STORIES 1  
 FOUNDATION CONC WALLS FRAMED ROOF PITCH 1'12 FLOOR CONC  
 LAND USE & ZONING ESA-2 MAX. HEIGHT 35  
 Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 15.00  
 NO. EX.D.U. 1 FLOOD ZONE AE DEVELOPMENT PERMIT NO. 04-034

PARCEL ID 23-6S-15-00533-008 SUBDIVISION 3 RIVERS ESTATES  
 LOT 8 BLOCK            PHASE            UNIT 1 TOTAL ACRES 1.00

RB 0036027  
 Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor George Kerce  
 EXISTING 04-0108 BLK                      HD                      N                       
 Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                     

COMMENTS: FINISH FLOOR TO BE 35.0' PRIOR TO POWER BEING RELEASED

NOC ON FILE.

15' SIDE SETBACKS APPROVED. 11-12-91.

Check # or Cash 7361**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                      Rough-in plumbing above slab and below wood floor                       
                     date/app. by                      date/app. by                      date/app. by                       
 Electrical rough-in                      Heat & Air Duct                      Peri. beam (Lintel)                       
                     date/app. by                      date/app. by                      date/app. by                       
 Permanent power                      C.O. Final                      Culvert                       
                     date/app. by                      date/app. by                      date/app. by                       
 M/H tie downs, blocking, electricity and plumbing                      Pool                       
                     date/app. by                      date/app. by                      date/app. by                       
 Reconnection                      Pump pole                      Utility Pole                       
                     date/app. by                      date/app. by                      date/app. by                       
 M/H Pole                      Travel Trailer                      Re-roof                       
                     date/app. by                      date/app. by                      date/app. by                     

BUILDING PERMIT FEE \$ 50.00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00  
 MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$                      WASTE FEE \$                       
 FLOOD ZONE DEVELOPMENT FEE \$ 50.00 CULVERT FEE \$                      **TOTAL FEE** 150.00  
 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."

**This Permit Must Be Prominently Posted on Premises During Construction**

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

# Columbia County Building Permit Application

**For Office Use Only** Application # 0405-11 Date Received 5/4/04 By G Permit # 21555  
 Application Approved by - Zoning Official BLK Date \_\_\_\_\_ Plans Examiner Harry Date 5-5-04  
 Flood Zone AE Development Permit yes Zoning ESA-2 Land Use Plan Map Category ESA  
 Comments \_\_\_\_\_

Applicants Name GEORGE KERCE Phone 752-6197  
 Address 472 SW Stewart Loop, Lake City Fla. 32024  
 Owners Name WILLIAM AND KAREN FAUNCE Phone 386 497-4935  
 911 Address 292 SW RIVERSIDE AVE. FT. WHITE FL. 32038  
 Contractors Name GEORGE KERCE Phone \_\_\_\_\_  
 Address SAME  
 Fee Simple Owner Name & Address \_\_\_\_\_  
 Bonding Co. Name & Address \_\_\_\_\_  
 Architect/Engineer Name & Address MARK DI'SOSWAY  
 Mortgage Lenders Name & Address NONE

Property ID Number 00533-008 Estimated Cost of Construction 10,000.00  
 Subdivision Name THREE RIVERS ESTATES Lot 8 Block \_\_\_\_\_ Unit 1 Phase \_\_\_\_\_  
 Driving Directions HWY 27 WEST FROM FORT WHITE TURN LEFT ON  
SW RIVERSIDE AVE. 1/4 MILE ON RIGHT

Type of Construction RENOVATION/ADDITION Number of Existing Dwellings on Property 1  
 Total Acreage 1 Lot Size 1 AC. Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
 Total Building Height 25 Number of Stories 1 Heated Floor Area 320 Roof Pitch 1/12

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.

**OWNERS AFFIDAVIT:** I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner Builder or Agent (Including Contractor) \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this 10<sup>th</sup> day of MAY 2004.  
 Personally known ✓ or Produced Identification \_\_\_\_\_

Contractor Signature George Kerce  
 Contractors License Number RB0036027  
 Competency Card Number \_\_\_\_\_

NOTARY STAMP



Notary Signature Gale Tedder

FLOOD ELEVATION INFORMATION  
REPORT

WILLIAM FAUNCE  
POST OFFICE BOX 190  
GRANT FL 32049

Date: 8/ 4/1991

NOTE: All elevations are in feet above mean sea level. The river mile location, flood elevations, recommended and minimum first floor elevations are based on the location description provided by the Suwannee River Water Management District. If this location information is incorrect then the reported elevations will be wrong. Beginning on January 1, 1986 the Suwannee River Water Management District started using more accurate flood elevation information. This data is based on recent surveys and computer analysis of historical flood data and will be incorporated into the flood reports as it becomes available. For any specific location along one of the rivers where flood elevation reports can now be prepared, the new river mile location and flood elevation information may be different than that in reports prepared prior to January 1, 1986.

County: Columbia Local Permit Number:

Information Requested By WILLIAM FAUNCE

Property Location  
Quarter, Section Township Range East  
Lot or Block: 8 Subdivision: THREE RIVERS UNIT 1

Flood Elevation Information for Santa Fe River Mile 7.0  
Elevation of the Flood of Record. *Not available*  
Elevation of the "100 Year Flood": 24  
Elevation of the "10 Year Flood": 30  
Elevation of the "2 Year Flood": 22

Recommended First Floor Elevation: 35.0  
Minimum First Floor Elevation: 35

*d. SUMM*  
*9-4-91*

This property is not in a regulatory floodway.

A copy of this report may be sent to the County Building Official and/or to the County Health Unit.

**Parcel ID:** 00-00-00-00533-008 HX

Columbia County Property Appraiser

**Owner & Property Info**

<b>Owner's Name</b>	FAUNCE WILLIAM S & KAREN R
<b>Site Address</b>	---
<b>Mailing Address</b>	REVOCABLE TRUST 292 SW RIVERSIDE AVE FT WHITE, FL 32038
<b>Brief Legal</b>	LOT 8 SECTION 1 THREE RIVERS ESTATES. ORB 698-154, 751-881, TO TRUST 866-2269,

Show: [Tax Info](#) | [GIS Map](#) | [Property Card](#)

<b>Use Desc. (code)</b>	SINGLE FAM (000100)
<b>Neighborhood</b>	100000.01
<b>Tax District</b>	3
<b>UD Codes</b>	
<b>Market Area</b>	02
<b>Total Land Area</b>	1.087 ACRES

**Property & Assessment Values**

<b>Mkt Land Value</b>	cnt: (1)	\$53,844.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (1)	\$49,083.00
<b>XFOB Value</b>	cnt: (1)	\$11,648.00
<b>Total Appraised Value</b>		\$114,575.00

<b>Just Value</b>	\$114,575.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$114,575.00
<b>Exempt Value</b>	(code: HX) \$25,000.00
<b>Total Taxable Value</b>	\$89,575.00

**Sales History**

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
9/20/1991	751/881	WD	V	U	12	\$24,000.00
10/25/1989	698/154	WD	V	Q		\$19,700.00

**Building Characteristics**

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SFR PILING (000300)	1993	Vinyl Side (31)	784	2340	\$49,083.00
	<b>Note:</b> All S.F. calculations are based on exterior building dimensions.					

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0084	DOCK-RIVER	1993	\$11,648.00	1820.000	0 x 0 x 0	(.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	76.920 FF - (1.087AC)	1.00/1.00/1.00/1.00	\$700.00	\$53,844.00

Columbia County Property Appraiser

PARCEL NUMBER	ACT	LAND	32306	BUSINESS RECORDS
00-09-00-00533-008	1	IMPR	0	CANA/36 SYSTEM
FAUNCE WILLIAM S & KAREN R		TOTAL	32306	COLUMBIA COUNTY
		EXEMPT	0	LEGAL DESCRIPT
		TAXABLE	32306	11/13/91 V03.00

Line	1.	LOT 8 SECTION 1 THREE RIVERS	ESTATES, ORB 698-154	2.
of	3.	751-881		4.
2	5.			6.
	7.			8.
	9.			10.
	11.			12.
	13.			14.
	15.			16.
	17.			18.
	19.			20.
	21.			22.
	23.			24.
				25.

More? (Y/N/B) N

>>>Insert after line desc:

JO 911017 Next

Cmd2-Home Cmd3-Menu Cmd10-NextFunc Roll/Shift-MoreParcels

NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA

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.

Tax Parcel ID Number 00533-008

1. Description of property: (legal description of the property and street address or 911 address)

THREE RIVERS ESTATES UNIT 1 LOT 8

2. General description of improvement: RENOVATION 320 SF and 160 SF Addition

3. Owner Name & Address William and Karen Tannece  
SW Riverside Ave. Interest in Property \_\_\_\_\_

4. Name & Address of Fee Simple Owner (if other than owner): \_\_\_\_\_

5. Contractor Name GEORGE KERCE Phone Number 752-6197  
Address 472 SW STEWART LOOP L.C. FL. 32024

6. Surety Holders Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_ Inst: 2004010654 Date: 05/10/2004 Time: 15:28  
Amount of Bond MMK DC, P. DeWitt Cason, Columbia County B: 1014 P: 2359

7. Lender Name \_\_\_\_\_  
Address \_\_\_\_\_

8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:

Name \_\_\_\_\_ Phone Number \_\_\_\_\_  
Address \_\_\_\_\_

9. In addition to himself/herself the owner designates \_\_\_\_\_ of \_\_\_\_\_  
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) –  
(a) 7. Phone Number of the designee \_\_\_\_\_

10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording,  
(Unless a different date is specified) \_\_\_\_\_

**NOTICE AS PER CHAPTER 713, Florida Statutes:**

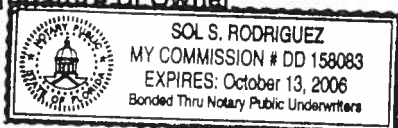
The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

Owner's Agent George Kerce  
George Kerce

Sworn to (or affirmed) and subscribed before  
day of May 10, 2004

NOTARY STAMP/SEAL

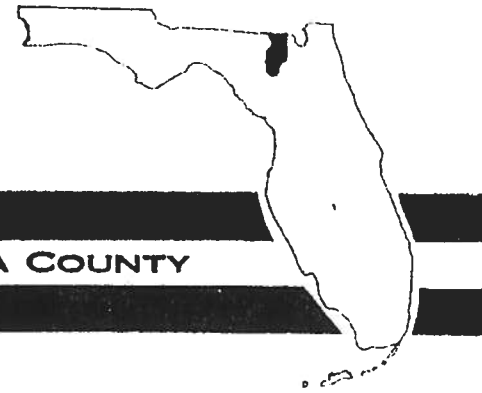
Signature of Owner



S. Rodriguez

Signature of Notary

District No. 1 — Ronald Williams  
District No. 2 — Finley J. Little  
District No. 3 — Ludie Shipp  
District No. 4 — James W. Knox  
District No. 5 — James Montgomery



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

November 12, 1991

RE: Variance (#-0101)

Dear Property Owner:

This is to formally advise you that a request for a Variance on the property shown on the attached map, and more accurately described by the attached legal description, has been received by this office. The request is to allow for 15 ft. side setbacks.

You are being notified as an adjoining or adjacent property owner. Your name and address were derived from the latest ad valorem tax records.

The Columbia County Planning and Zoning Board will hold a public hearing in the Columbia County Courthouse, Lake City, Florida on November 20, 1991 at 7:00 P.M. to consider this request. You are invited to attend and address the Board with your opinion of this request.

If you should have any questions please contact this office at (904) 758-1008.

Sincerely,

A handwritten signature in cursive script that reads "John D. Kerce".

John D. Kerce  
Columbia County  
Building & Zoning Coordinator

enclosure

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.  
AND THIRD THURSDAY AT 7:00 P.M.

P.O. DRAWER 1529

LAKE CITY, FLORIDA 32056-1529

PHONE 755-4100

**George Kerce (Building Contractor)**  
William Faunce (Owner)

Columbia County Property Appraiser's Office

Existing Building Value \$49,083.00

Existing Square Feet -----2,340

Description of Construction

**1. Renovation** Close-in existing porch (Walls, Windows, Door) (less than 25% of existing value).

- A. For Renovation, since this area will become habitable, **Surveyor needs to shoot the existing finished floor to determine if it is one foot above the 100-year flood.**
- B. **100 year flood 34 feet.**
- C. **One foot above 35 feet.**
- D. **Need Engineered plan.**

Approximate Cost                      \$6,000.00

**2. Addition** 160 square foot screened porch (less than 25% of existing square footage).

- A. **Need one-foot flood rise, done by an Engineer.**
- B. **Need Engineered Plan.**
- C.

Approximate Cost                      \$4,000.00

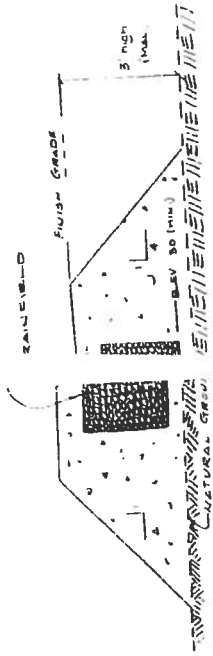
**49,083.00 X 25% = \$12,270.75**

**2,340 X 25% = 585 S.F.**



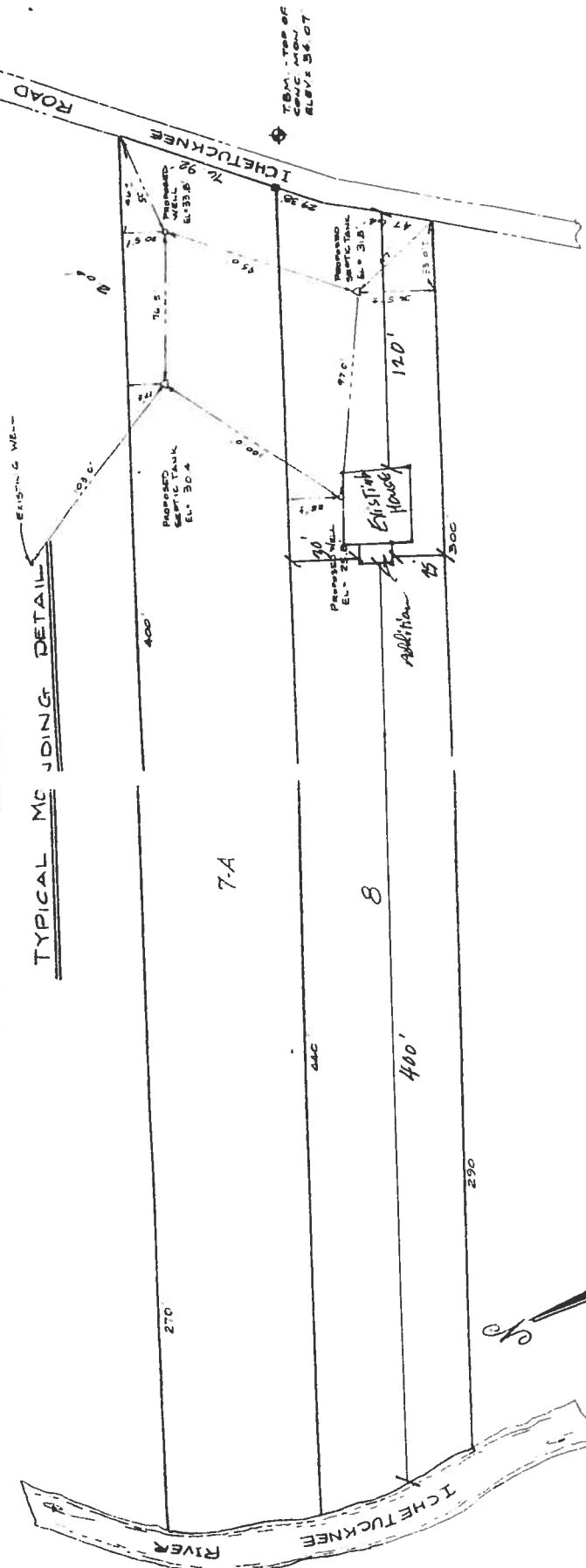
# RIVER FLOOD ELEVATION

100 - YEAR FLOOD	ELEV = 34
10 - YEAR FLOOD	ELEV = 30
2 - YEAR FLOOD	ELEV = 22



## TYPICAL MC

## JOINING DETAIL



ENGINEERS - SURVEYORS - PLANNERS

# CHANCE & CAUSSEUX, INC.

901 N. W. 8th Avenue, Suite 402  
Gainesville, FL 32601  
Phone: 352-350-3000

PROJECT NO. C88-02  
DRAWN BY CM'S  
CHECK BY

DATE 12/5/88  
Wayne Chance, P.E.  
Registered Florida Land Surveyor No. 1824

THE HEREON DESCRIBED LAND WAS  
ON AND THAT THIS IS A TRUE AND  
CORRECT REPRESENTATION THEREOF  
BY MEETS THE MINIMUM TECHNICAL  
STANDARDS AS SET FORTH BY THE  
FLORIDA STATE BOARD OF LAND  
SURVEYORS PURSUANT TO FLORIDA  
STATUTES SECTION 472.037

NOTE: THIS IS NOT A BOUNDARY SURVEY

DATE	BY	REVISION
10-2-88	10-2-88	REVISED
10-5-88	10-5-88	DRAWING COMPLETED
10-2-89	10-2-89	REVISED

CERTIFIED TO: DENNIS

I HEREBY CERTIFY THAT A SURVEY  
MADE UNDER MY RESPONSIBLE DIRE-  
CTION AND THAT THIS IS A TRUE AND  
CORRECT REPRESENTATION THEREOF  
BY MEETS THE MINIMUM TECHNICAL  
STANDARDS AS SET FORTH BY THE  
FLORIDA STATE BOARD OF LAND  
SURVEYORS PURSUANT TO FLORIDA  
STATUTES SECTION 472.037

SCALE 1"=50'

LEGEND

- - CONCRETE MONUMENT FOUND
- - WELL
- △ - SEPTIC TANK