

Columbia County Remodel Permit Application

after lunch -
Today - Cash

For Office Use Only Application # 1908-79 Date Received 8/21/19 By MG Permit # 38542
 Zoning Official 7C UH Date 8-23-19 Flood Zone X Land Use Ag Zoning PRRD
 FEMA Map # N/A Elevation N/A MFE N/A River N/A Plans Examiner 7C Date 8-23-19
 Comments Screen enclosure existing SFD. permit #37489 lots 7d8 together
☒ 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

Applicant (Who will sign/pickup the permit) Dan Trimble Fax 386-330-6560
 Address 411 SW Kingwood PL Lakecity FL 32024 Phone 386-438-3728
 Owners Name Langston Geoffrey & Celeste Phone 516-652-4914
 911 Address 591 Mandia Dr Lake city FL 32025
 Contractors Name Dan Trimble : Phone 386-438-3728
 Address 411 SW Kingwood PL Lake city FL 32024
 Contractor Email Lakesidealuminum@cs.com **Include to get updates on this job.
 Fee Simple Owner Name & Address N/A
 Bonding Co. Name & Address N/A
 Architect/Engineer Name & Address FBC Plans & Engineering Services Inc 2627C Alhambra St Jacksonville FL 32211
 Mortgage Lenders Name & Address N/A
 Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy
 Property ID Number 18-55-17-09280-107 Estimated Construction Cost 12,000.00
 Subdivision Name The Oaks of Lakecity Lot 7 Block 18 Unit _____ Phase 1
 Driving Directions from a Major Road Tuskennugee to Mandia turn Right house on Right 591

Construction of Screen ^{Patio} Enclosure Commercial OR ☒ Residential
 Type of Structure (House; Mobile Home; Garage; Exxon) House
 Use/Occupancy of the building now Residential Is this changing _____
 If Yes, Explain, Proposed Use/Occupancy Home
 Is the building Fire Sprinkled? _____ If Yes, blueprints included _____ Or Explain _____
 Entrance Changes (Ingress/Egress) _____ If Yes, Explain _____
 Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____

Columbia County Building Permit Application

CODE: Florida Building Code 2014 and the 2011 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.

Langston Geoffrey Celeste
Print Owners Name

[Signature]
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.

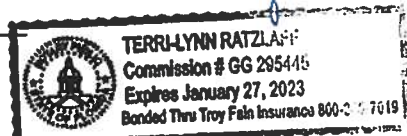
[Signature]
Contractor's Signature

Contractor's License Number 00281
Columbia County
Competency Card Number _____

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 17 day of Aug 2019
Personally known _____ or Produced Identification FL DR License

[Signature]
State of Florida Notary Signature (For the Contractor)

SEAL:



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

18-5S-17-09280-107

Clerk's Office Stamp

Inst: 201812022511 Date: 10/31/2018 Time: 12:45PM
Page 1 of 1 B: 1371 P: 2050, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): LOT 7 OAKS OF LAKE CITY, PHASE 1

a) Street (job) Address: 591 SW MANDIBA DRIVE, LAKE CITY, FL 32024

2. General description of improvements: CONSTRUCTION OF DWELLING AND SCREEN ENCLOSURE

3. Owner Information or Lessee information if the Lessee contracted for the improvements:

a) Name and address: GEOFFREY AND CELESTE LANGSTON, 311 CHERRY VALLEY AVE MO, GARDEN CITY, NY 11530

b) Name and address of fee simple titleholder (if other than owner) 1451 ROSSER AVE

c) Interest in property ELMONT NY 11003

4. Contractor Information

a) Name and address: BRYAN ZECHER HOMES, INC 465 NW ORANGE ST., LAKE CITY, FL 32055

b) Telephone No.: 386-752-0653

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: N/A

b) Amount of Bond: N/A

c) Telephone No.: N/A

6. Lender

a) Name and address: N/A

b) Phone No. N/A

7. Person 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:

a) Name and address: N/A

b) Telephone No.: N/A

8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

a) Name: _____ OF _____

b) Telephone No.: _____

9. Expiration date of Notice of Commencement (the expiration date will be 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 I, 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Celeste Langston
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

CELESTE LANGSTON

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 27 day of OCTOBER, 2018 by:

_____, as _____ for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type NYS DL #925104004

Notary Signature Robinn Eason

Notary Stamp or Seal
ROBINN EASON
Notary Public, State of New York
No. 01EA6173209
Qualified in Nassau County
Commission Expires August 20, 2019

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

18-5S-17-09280-107

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3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: GEOFFREY AND CELESTE LANGSTON, 111 CHERRY VALLEY AVE MO, GARDEN CITY, NY 11530
b) Name and address of fee simple titleholder (if other than owner): 1451 ROSSER AVE ELMONT NY 11003
c) Interest in property: _____
4. Contractor Information
a) Name and address: BRYAN ZECHER HOMES, INC 465 NW ORANGE ST., LAKE CITY, FL 32055
b) Telephone No.: 352-752-8653
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: N/A
b) Amount of Bond: N/A
c) Telephone No.: N/A
6. Lender
a) Name and address: N/A
b) Phone No.: N/A
7. Person 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:
a) Name and address: N/A
b) Telephone No.: N/A
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STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Celeste Langston
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

CELESTE LANGSTON
Printed Name and Signatory's Title/Office

The foregoing Instrument was acknowledged before me, a Florida Notary, this 27 day of OCTOBER, 2018, by:

_____, as _____, for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type NYS DL #925104004

Notary Signature Robinn Eason

Notary Stamp or Seal
ROBINN EASON
Notary Public, State of New York
No. 01EA6173209
Qualified in Nassau County
Commission Expires August 20, 2019

Retrieve Tax Record

2018 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Hide Viewer

Parcel: << 18-5S-17-09280-107 >>

Aerial Viewer

Pictometry

Google Maps

Owner & Property Info

Owner	LANGSTON GEOFFREY S & C
Site	111 CHERRY VALLEY AVE M8
Desc*	GARDEN CITY, NY 11530
Area	591 MANDIBA DR, LAKE CITY
Use Code**	LOT 7 OAKS OF LAKE CITY PHS 1 V
	2.01 AC
	VACANT (000000)

*The Description above is not to be used as the Legal Description

**The Use Code is a FL Dept. of Revenue (DOR) code and is not Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values

Mkt Land (1)			
Ag Land (0)			
Building (0)			
XFOB (0)			
Just			
Class	\$0	Class	\$0
Appraised	\$27,500	Appraised	\$27,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$27,500	Assessed	\$27,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$27,500 city:\$27,500 other:\$27,500 school:\$27,500	Total Taxable	county:\$27,500 city:\$27,500 other:\$27,500 school:\$27,500



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Bk/Pg	Deed	V/I	Qual (Codes)	RCode
4/24/2018	\$25,000	1358/1392	WD	V	Q	01
5/5/2008	\$89,900	1149/2481	WD	V	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

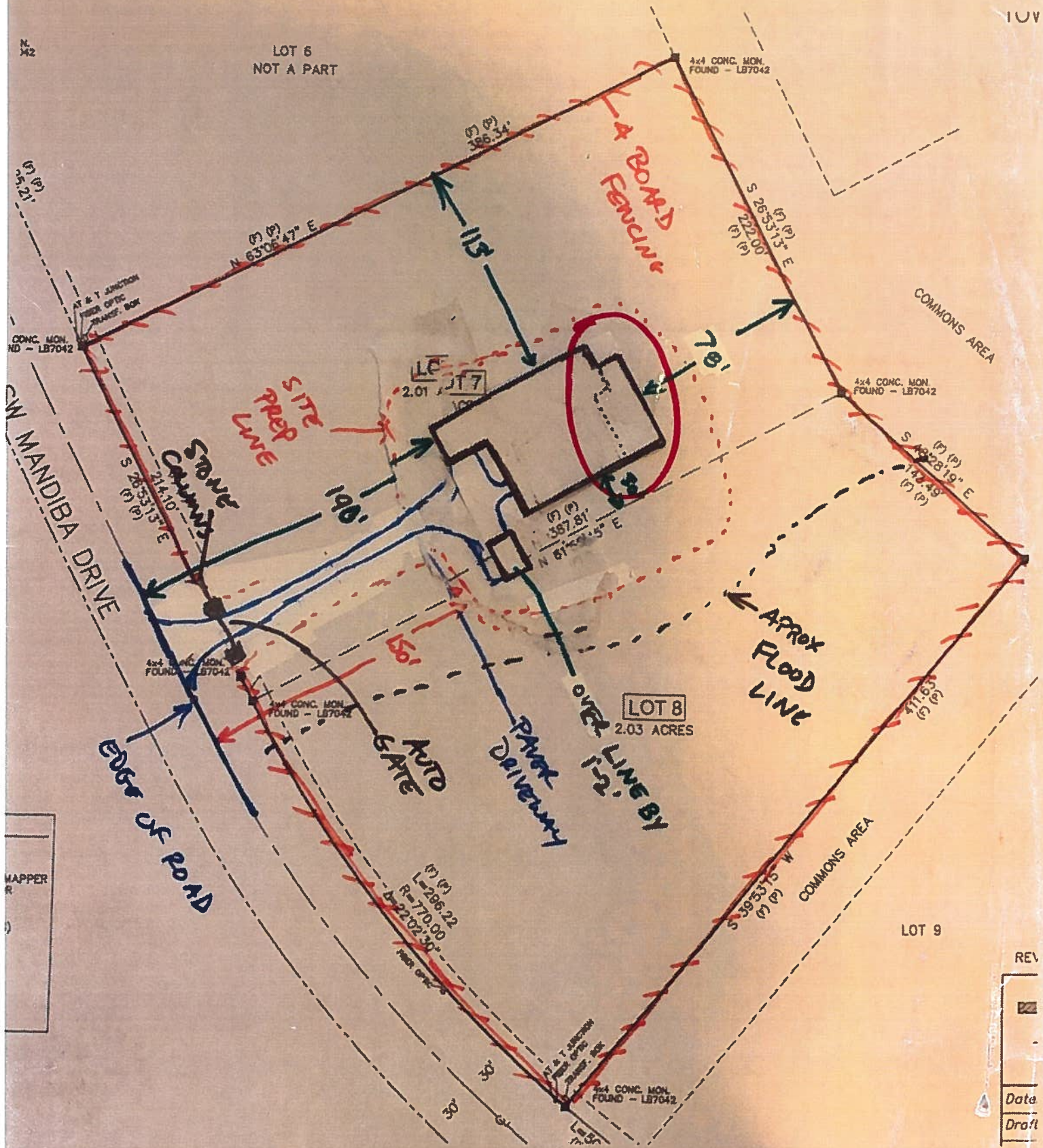
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

LANGSTON PROPOSED SITE PLAN

10V

LOT 6
NOT A PART



MAPPER
R

REV

<input checked="" type="checkbox"/>	Date
<input type="checkbox"/>	Draft