

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

isaiahc@bellsouth.net

re: ELEVATION LETTER – 426 SW PINEHURST DRIVE, LAKE CITY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The foundation had been constructed at the time of the inspection. The photo was taken from Pinehurst Drive looking east at the building site.

Per the LIDAR data on the Columbia County website, the existing ground elevation at the building site is 97.0 +/- and the elevation of the street centerline varies from 99.0 +/- to 93.0 +/- . The finished floor elevation of the slab is 99.67 +/- . Per the Forest Country 6th Addition Plat, the minimum finished floor elevation is listed as 102.10. The finished floor elevation is 2.43' lower than the plat elevation; however, the existing finished floor elevation is sufficient to protect the structure against water damage from a base flood event. The site will be graded to channel direct precipitation runoff from the home and to the street.



I certify that the existing 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.com,
c=US
2020.12.24 16:57:55 -05'00'

Carol Chadwick, P.E.

attachments: Property Card, Aerial Photo

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: << 22-4S-16-03087-123 >>

Owner & Property Info

Result: 1 of 1

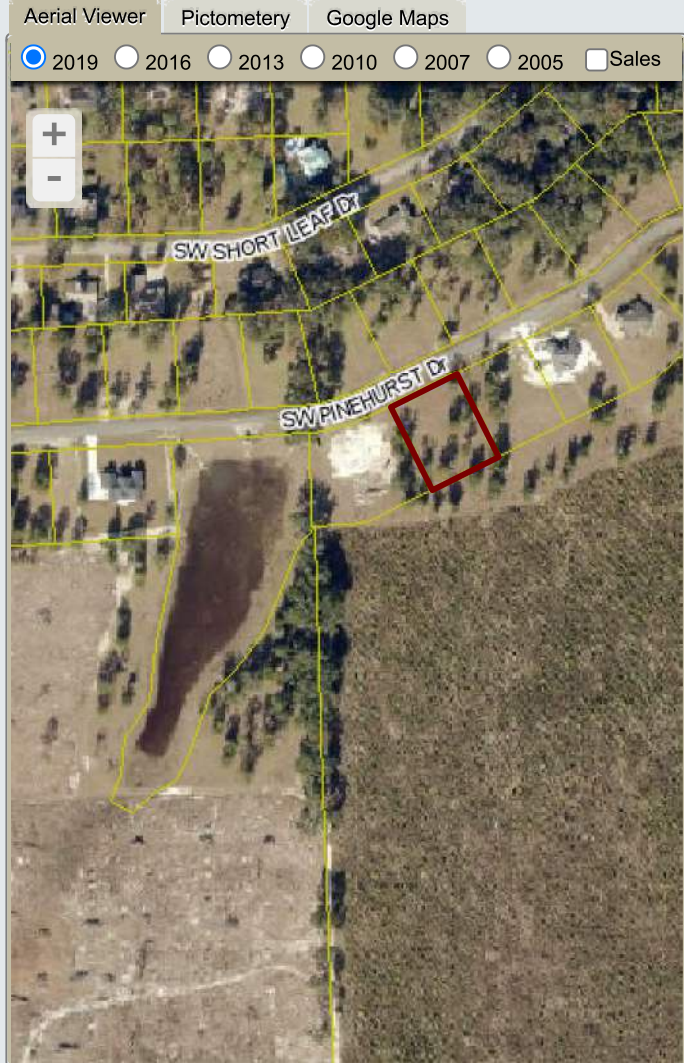
Owner	BECKMAN ASHLEY NICOLE & BRADY CHRISTOPHER WILKINSON 426 PINEHURST DRIVE LAKE CITY, FL 32024		
Site	426 PINEHURST DR, LAKE CITY		
Description*	LOT 23 FOREST COUNTRY 6TH ADDITION. WD 1338-610, WD 1359 -1526, WD 1415-1138,		
Area	0.73 AC	S/T/R	22-4S-16E
Use Code**	VACANT (000000)	Tax District	3

*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)	\$26,200	Mkt Land (1)	\$26,200
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$26,200	Just	\$26,200
Class	\$0	Class	\$0
Appraised	\$26,200	Appraised	\$26,200
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$26,200	Assessed	\$26,200
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$26,200 city:\$26,200 other:\$26,200 school:\$26,200	Total Taxable	county:\$26,200 city:\$26,200 other:\$26,200 school:\$26,200



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
7/16/2020	\$33,500	1415/1138	WD	V	Q	01
5/8/2018	\$100	1359/1526	WD	V	U	11
5/17/2017	\$0	1338/0610	WD	V	U	11

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						

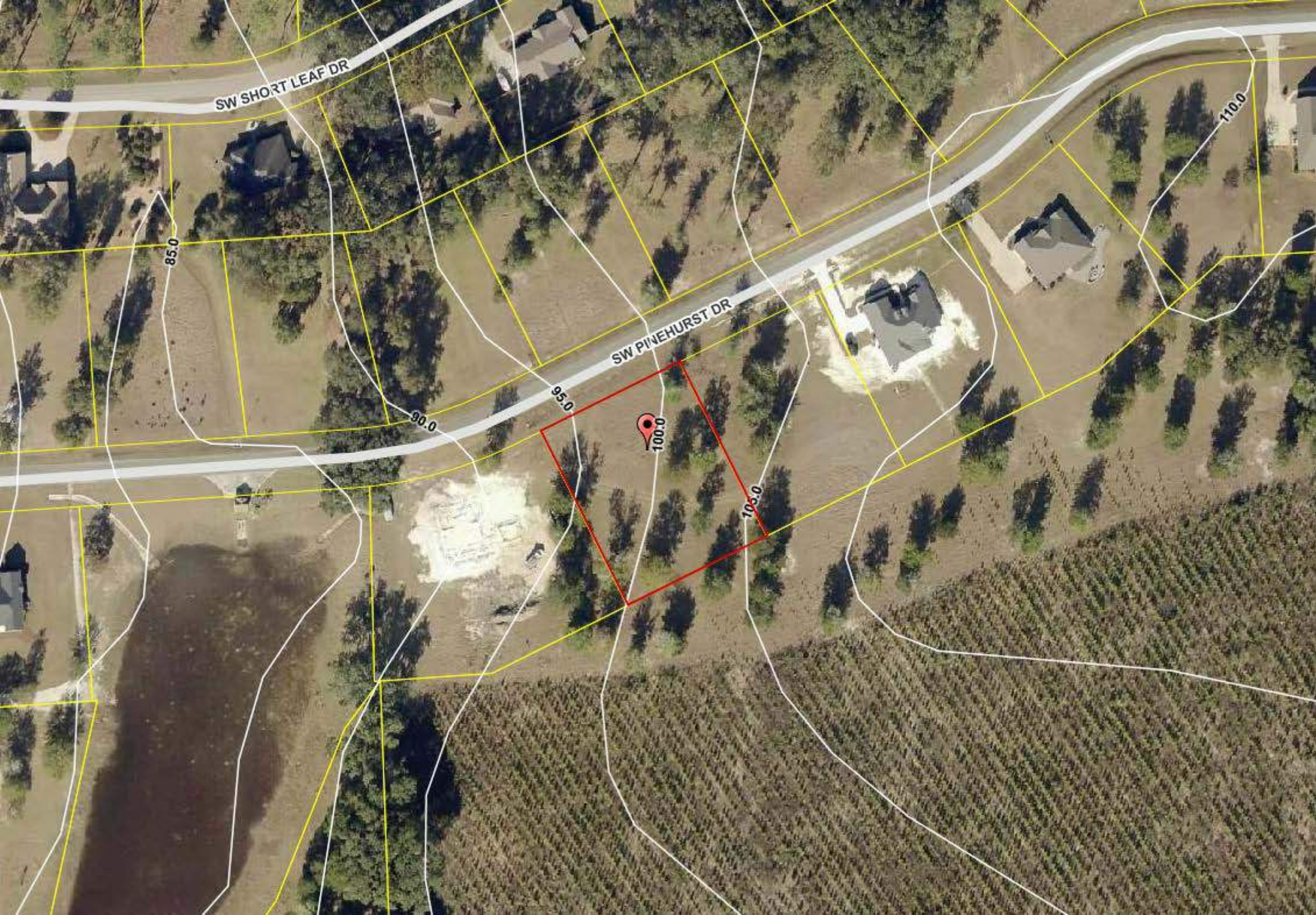
Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.730 AC)	1.00/1.00 1.00/1.00	\$26,200	\$26,200

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com



SW SHORT LEAF DR

SW PINEHURST DR

100.0

85.0

90.0

95.0

100.0

110.0