



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

PERMIT NO. 24-0429
DATE PAID: 8/2/24
FEE PAID: 310.00
RECEIPT #: 2118057

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Happy Land Development LLC

EMAIL: _____

AGENT: Tommy Jones

TELEPHONE: 352-221-4473

MAILING ADDRESS: 1490 NE 130th St. Trenton, FL 32693

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? ☒ Y / ☐ N

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 15-45-16-02994-005 ZONING: _____ I/M OR EQUIVALENT: ☒ Y / ☐ N

PROPERTY SIZE: 1.05 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ ≤2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y / ☐ N DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: SW SR-247 Lake City 32024

DIRECTIONS TO PROPERTY: Take 247 S, property on R.

BUILDING INFORMATION

☒ RESIDENTIAL

☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
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1	<u>SFR</u>	<u>3</u>	<u>1777</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: [Signature]

DATE: 5-20-24

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20154

Inst: 202412009036 Date: 05/01/2024 Time: 11:28AM
Page 1 of 3 B: 1513 P: 1601, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 798.00

Warranty Deed

This Warranty Deed is executed this 30th day of April, 2024 by LAKE CITY PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company, whose address is 291 NW Main Blvd, Lake City, FL 32055 and Brandon R. Stalvey whose address is 894 Southeast Gabe Street, Lake City, FL 32025, hereinafter called the grantor, to Happy Land Development LLC, a Florida Limited Liability Company, whose address is 14260 West Newberry Road, 368, Newberry, FL 32669, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit:

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not, nor has it ever been the Homestead of the Grantors.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

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:

Lisa Hicks
Witness
Lisa Hicks
Printed Name
4515 Lowe Lake Rd
Wellborn, FL 32094
Witness/Postal Address
Kristi L Ditter
Witness
Kristi L Ditter
Printed Name
226 SW Guthrie Ter
Lake City, FL 32024
Witness Postal Address

LAKE CITY PROPERTY
DEVELOPERS LLC, a Florida Limited
Liability Company
Daniel Crapps
Daniel Crapps, as Manager
Gary Towns
Gary Towns, as Manager
Brandon R. Stalvey
Brandon R. Stalvey

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 30th day of May, 2024, by Daniel Crapps and Gary Towns, Managers of LAKE CITY PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company on behalf of the company and Brandon R. Stalvey.

Verla Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: _____

Exhibit A

Parcel 1:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence South 1 deg. 22 min. East, along the West line of said NW 1/4 of SW 1/4, 567.00 feet, thence North 89 deg. 41 min. 36 sec. East, 25.01 feet, to the East right-of-way line of a county maintained road and to the Point of Beginning, thence continue North 89 deg. 41 min. 36 sec. East, 201.14 feet, thence South 18 deg. 08 min. 58 sec. West, 602.00 feet, to the Point of Intersection of said East right-of-way line with the Northwesterly right-of-way line of State Road No. S-247, thence North 1 deg. 22 min. West, along said East right-of-way line, 571.24 feet to the Point of Beginning.

Parcel 2:

Commence at the Northwest corner of the NW 1/4 of SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence North 89 deg. 41 min. 36 sec. East, along the North line of said NW 1/4 of SW 1/4, 426.73 feet, thence South 18 deg. 08 min. 58 sec. West, 700.31 feet to the Point of Beginning, thence South 48 deg. 29 min. 48 sec. East, 198.57 feet to the Northwesterly right-of-way line of State Road No. S-247, thence South 41 deg. 30 min. West, 459.94 feet, thence North 18 deg. 08 min. 58 sec. East, 500.99 feet to the Point of Beginning.

Parcel 3:

Commence at the Northwest corner of the NW 1/4 of SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence North 89 deg. 41 min. 36 sec. East along the North line of said NW 1/4 of SW 1/4, 426.73 feet; thence South 18 deg. 08 min. 58 sec. West, 482.47 feet to the Point of Beginning; thence South 48 deg. 29 min. 48 sec. East, 284.91 feet to the Northwesterly right-of-way line of State Road No. S-247; thence South 41 deg. 30 min. West; along said Northwesterly right-of-way line, 200.00 feet; thence North 48 deg. 29 min. 48 sec. West, 198.57 feet; thence North 18 deg. 08 min. 58 sec. East, 217.84 feet to the Point of Beginning.

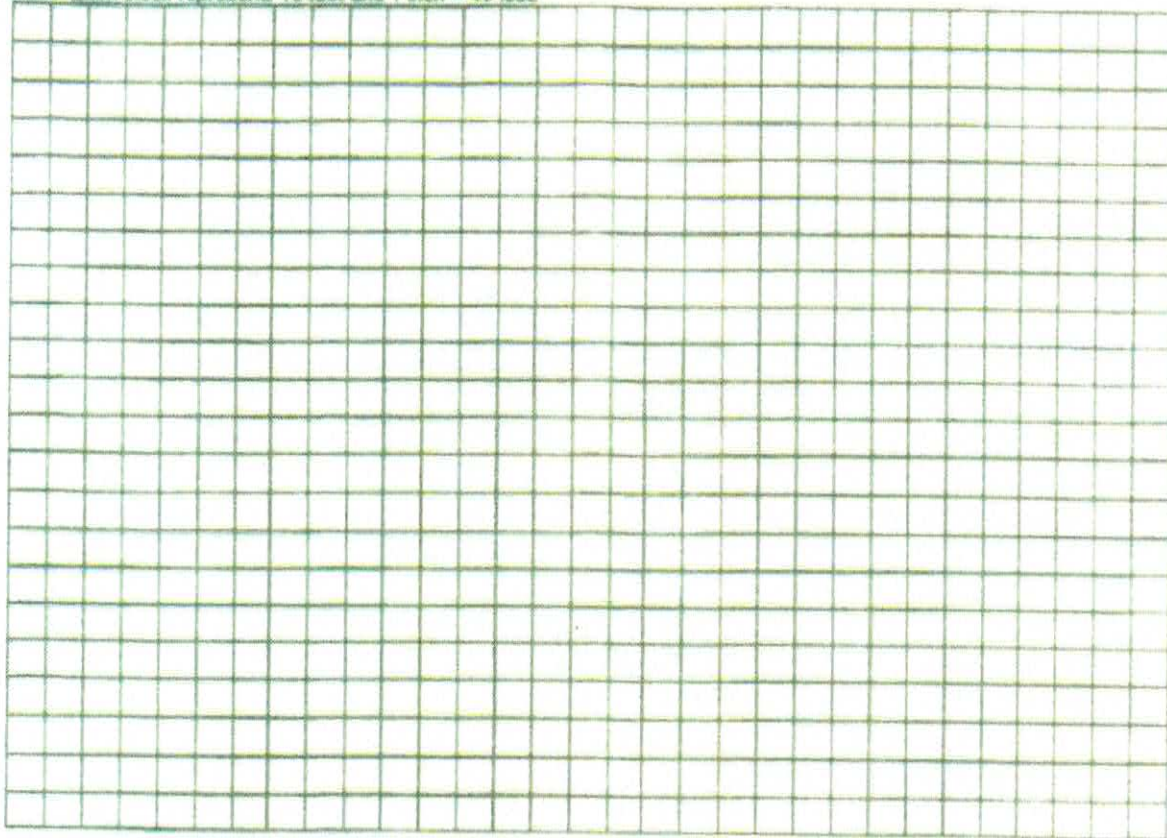
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number

24-2629

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: _____

Site Plan submitted by

H. Kern

23-2064

Plan Approved

[Signature]

Not Approved

Date 8/7/24

By

ER Lohmberg

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM

PERMIT #: 12-SC-2966603
APPLICATION #: AP2118059
DATE PAID: 8/7/24
FEE PAID: 300.00
RECEIPT #:
DOCUMENT #: PR2138827

CONSTRUCTION PERMIT FOR: OSTDS New

APPLICANT: HAPPY**24-0629 LAND DEV LLC

PROPERTY ADDRESS: SW SR 247 Lake City, FL 32024

LOT: BLOCK: SUBDIVISION:

PROPERTY ID #: 02994-005 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [900] GALLONS / GPD New Multi-Chambered Septic CAPACITY
A [] GALLONS / GPD N/A CAPACITY
N [] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [] GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS #Pumps []

D 4 375 SQUARE FEET Drainfield SYSTEM
R [] SQUARE FEET N/A SYSTEM

A TYPE SYSTEM: [X] STANDARD [] FILLED [] MOUND []

I CONFIGURATION: [X] TRENCH [] BED []

N

F LOCATION OF BENCHMARK: Nail with orange ribbon in pine near site

I ELEVATION OF PROPOSED SYSTEM SITE [34.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE [52.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED: [0.00] INCHES EXCAVATION REQUIRED: [] INCHES

O The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 300 gpd.

T

H

E

R

SPECIFICATIONS BY: (Joshua) Kameron Keen TITLE: CEHP

APPROVED BY: [Signature] TITLE: Environmental Specialist I Columbia CHD

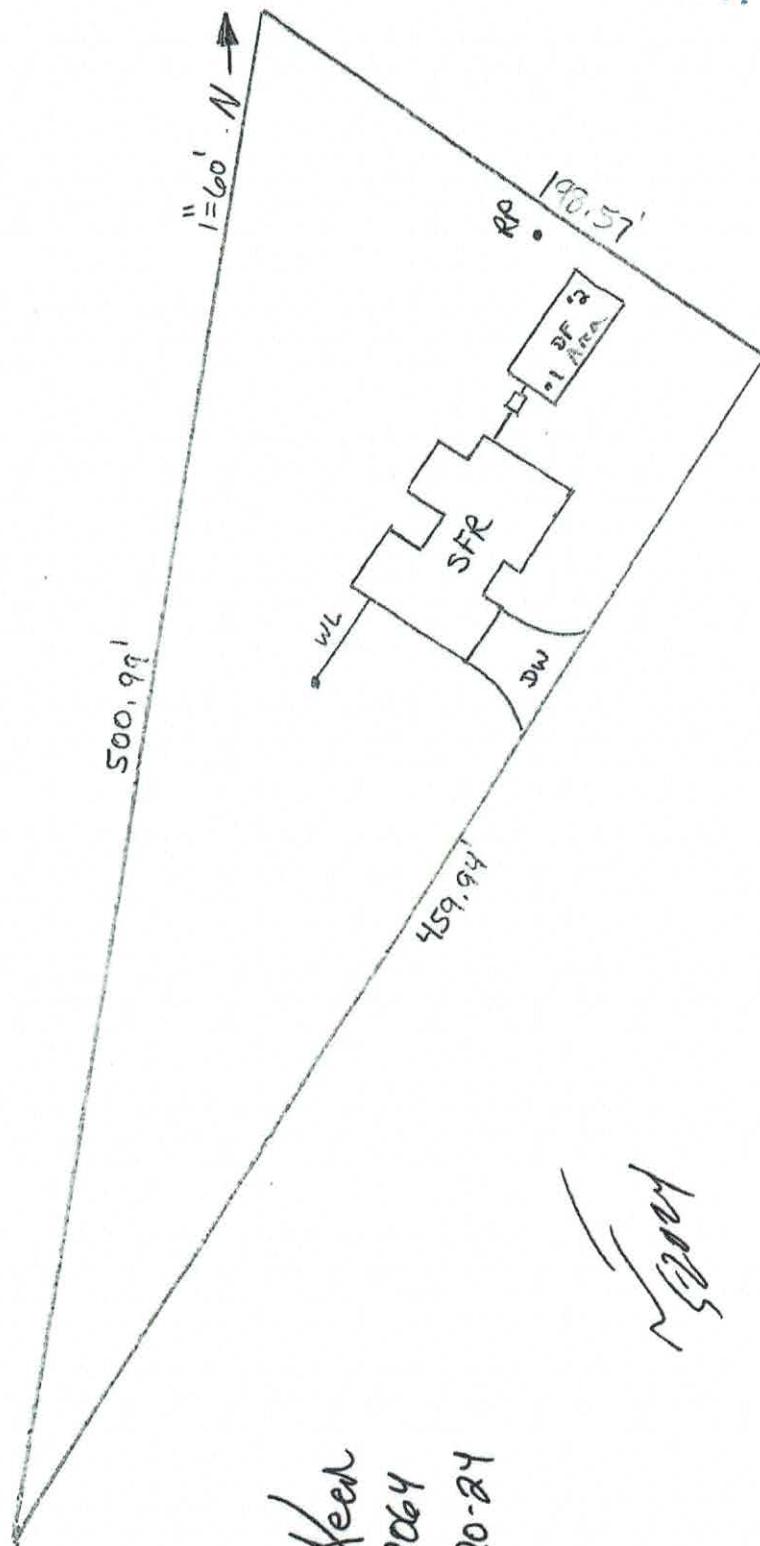
DATE ISSUED: 08/07/2024

EXPIRATION DATE: 02/07/2026

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

KK

Happy Land Development
SW SR-247
Lake City

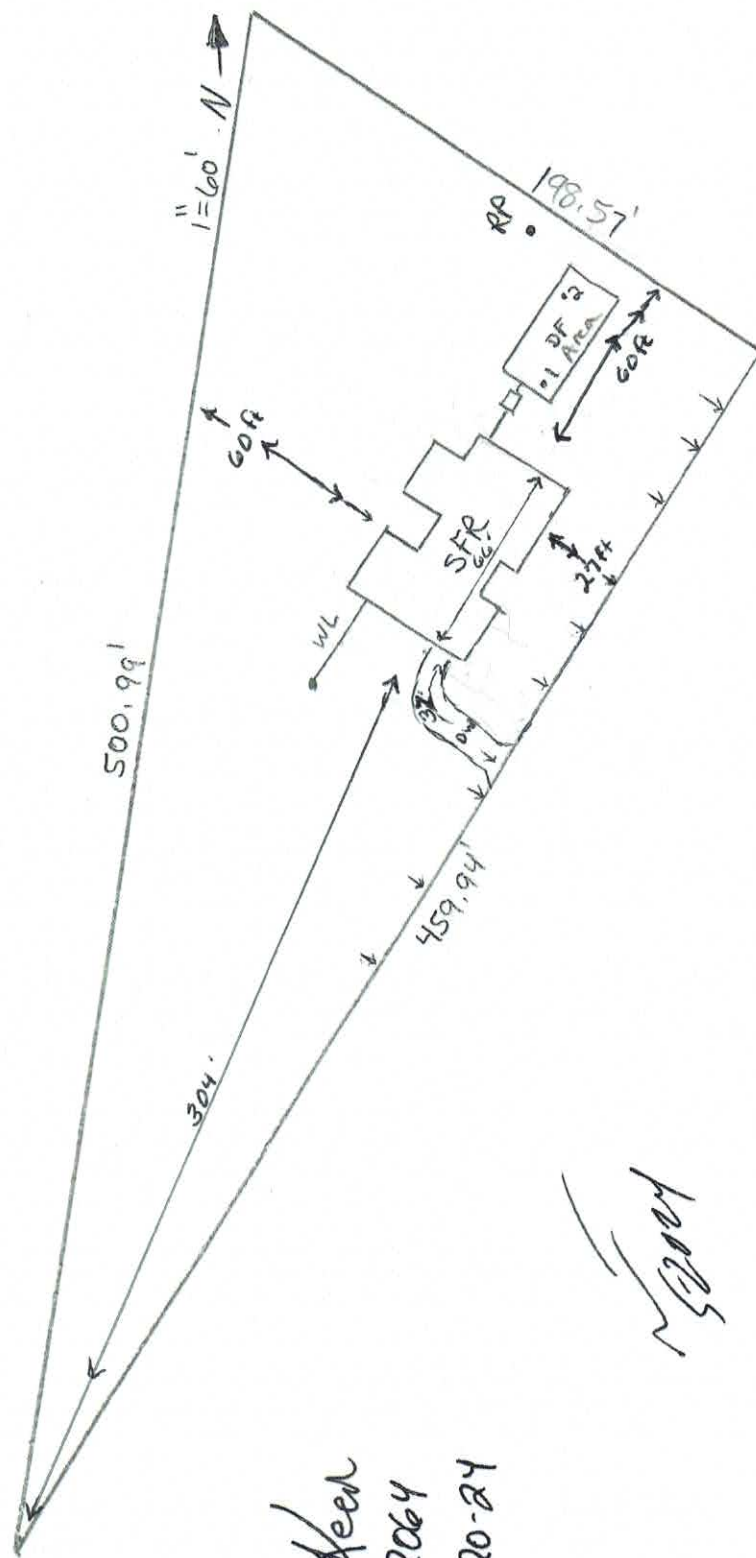


240624

Home on Keen
23-2064
5-20-24

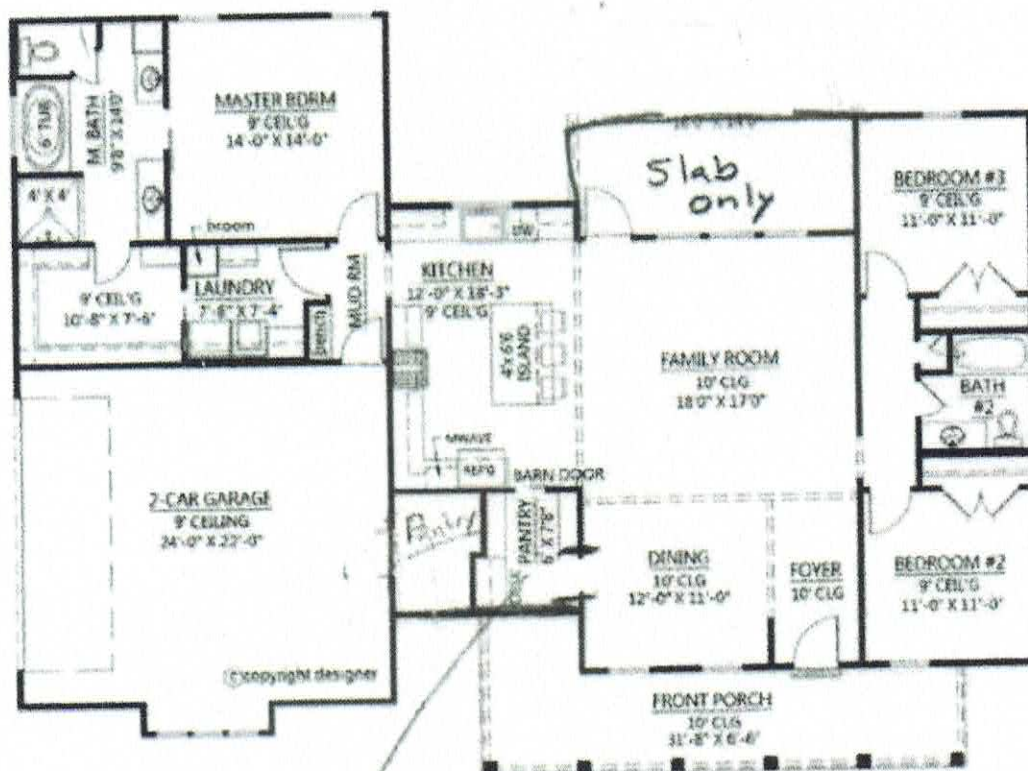
Happy

ADDRESS TBD
PARCEL # 15-45-16-02994-005



Theresa Reed
23-2064
5-20-24

hoo



BUTLER
PANTRY

$$H+C = 1,777 \text{ A.2}$$



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #. _____

APPLICANT: Happy Land Development LLC AGENT: Jones Plumbing

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ID #: 02994-005 [Section/Township/Parcel No. or Tax ID Number] _____

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS
MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: ☒ YES ☐ NO NET USABLE AREA AVAILABLE: 1.05 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY [RESIDENCES-TABLE 1]
AUTHORIZED SEWAGE FLOW: 1575 GALLONS PER DAY 1500 GPD/ACRE OR 2500 GPD/ACRE
UNOBSTRUCTED AREA AVAILABLE: 2000 SQFT UNOBSTRUCTED AREA REQUIRED: 563 SQFT

BENCHMARK/REFERENCE POINT LOCATION: Nail with orange ribbon in pine near site
ELEVATION OF PROPOSED SYSTEM SITE IS 34 [INCHES] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? ☐ YES ☒ NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: 110 FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 10 FT PROPERTY LINES: 10 FT POTABLE WATER LINES: 78 FT

SUBJECT TO FREQUENT FLOODING: ☐ YES ☒ NO 10 YEAR FLOODING? ☐ YES ☒ NO
1 YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1 34" B

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 5/1	FS	0 TO 12
10 YR 7/3	FS	12 TO 30
10 YR 8/2	FS	30 TO 42
10 YR 5/4	SL	42 TO 54
10 YR 5/4	SCL	54 TO 72
		TO
		TO
CMN/DST RF		TO
10 YR 7/1	SL	42 TO 54
		TO
USDA SOIL SERIES: <u>Bonneau-Blanton</u>		

SOIL PROFILE INFORMATION SITE 2 37" B

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 5/1	FS	0 TO 8
10 YR 7/3	FS	8 TO 30
10 YR 8/2	FS	30 TO 42
10 YR 5/4	SL	42 TO 54
10 YR 5/4	SCL	54 TO 72
		TO
		TO
CMN/DST RF		TO
10 YR 7/1	SL	42 TO 54
		TO
USDA SOIL SERIES: <u>Bonneau-Blanton</u>		

OBSERVED WATER TABLE: N/A INCHES [ABOVE/BELOW] EXISTING GRADE. TYPE: [PERCHED/APARENT] ☐
ESTIMATED WET SEASON WATER TABLE ELEVATION: 42 INCHES [ABOVE/BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: ☐ YES ☒ NO MOTTLING: ☒ YES ☐ NO DEPTH: 42 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: SL(8) DEPTH OF EXCAVATION: _____ INCHES
DRAINFIELD CONFIGURATION: ☒ TRENCH ☐ BED ☐ OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

EVALUATED BY: Hameem Keen 23-2064 DATE: 5-20-24

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Parcel: << 15-4S-16-02994-005 (13658) >>

Owner & Property Info

Result: 1 of 1

Owner	HAPPY LAND DEVELOPMENT LLC 14260 WEST NEWBERRY RD 368 NEWBERRY, FL 32669		
Site			
Description*	COMM 426.73 FT E OF NW COR OF NW1/4 OF SW1/4, SW 18 DEG 700.31 FT FOR POB, SE 48 DEG 198.57 FT TO R/W SR-247, SW 41 DEG 459.94 FT, NE 18 DEG 500.99 FT TO POB, PARCEL 5, 491-617, 516-47, WD 1264-371, DC 1490-2696, WD 1490-2707, WD 1513-1601,		
Area	1.05 AC	S/T/R	15-4S-16
Use Code**	VACANT (0000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,075	Mkt Land	\$12,075
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,075	Just	\$12,075
Class	\$0	Class	\$0
Appraised	\$12,075	Appraised	\$12,075
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$12,075	Assessed	\$12,075
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,075 city:\$0 other:\$0 school:\$12,075	Total Taxable	county:\$12,075 city:\$0 other:\$0 school:\$12,075

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/30/2024	\$114,000	1513/1601	WD	V	Q	05 (Multi-Parcel Sale) - show
5/19/2023	\$35,000	1490/2707	WD	V	Q	05 (Multi-Parcel Sale) - show
10/16/2013	\$100	1264/0371	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.050 AC	1.0000/1.0000 1.0000 /	\$11,500 /AC	\$12,075

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1063

by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 15-4S-16-02994-005 (13658) | VACANT (0000) | 1.05 AC

COMM 426.73 FT E OF NW COR OF NW1/4 OF SW1/4, SW 18 DEG 700.31 FT FOR POB, SE 48 DEG 198.57 FT TO R/W
SR-247, SW 41 DEG 459.94 FT, NE 18 DEG 500.99 FT

HAPPY LAND DEVELOPMENT LLC

Owner: 14260 WEST NEWBERRY RD 368
NEWBERRY, FL 32669

2024 Working Values

Site: Sales Info	4/30/2024	\$114,000	V (Q)	Mkt Lnd	\$12,075	Appraised	\$12,075
	5/19/2023	\$35,000	V (Q)	Ag Lnd	\$0	Assessed	\$12,075
	10/16/2013	\$100	V (U)	Bldg	\$0	Exempt	\$0
				XFOB	\$0	Total	county:\$12,075
				Just	\$12,075	Taxable	city:\$0 other:\$0 school:\$12,075

NOTES:

Columbia County, FL



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