

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

February 18, 2021

Bryan Zecher

Bryan Zecher Construction

386.752.8653

bczecher@comcast.net

re: ELEVATION LETTER – 463 SW CR 240, LAKE CITY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The proposed location of the home had been staked. The photo is taken from CR 227 looking north.

Based on the LIDAR on the Columbia County website, the existing road centerline elevation varies between 137.0 +/- and 113.0 +/- . The existing ground at the building site is 126.0 +/- . The finished floor elevation of the structure will be 127.50. The finished floor of the home will be below the required elevation of one foot above the adjacent road. The topography of the site drains in all directions from the building site.



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
2021.02.18 15:10:56 -05'00'

Carol Chadwick, P.E.

S US HIGHWAY 441

APPROX. BUILDING
LOCATION



Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/17/2021

Parcel: << 10-5S-17-09182-000 (33698) >>

Owner & Property Info

Owner	DICKS N TERRY TRUSTEE OF THE CLINTON T DICKS 2012 IREV TRST & KYLE C DICKS 2012 IREV TRST LAKE CITY, FL 32025		
Site	227 COUNTY ROAD 240, LAKE CITY		
Description*	SE1/4 OF SW1/4 EX THE W 28 AC & N1/2 OF SW1/4 EX 1 AC. ALSO S1/2 OF NW1/4 EX 20.01 AC DESC IN LE 1419-793. 459-527, 462-65, 487-661, 525-509, WD 1247-473, 1253-794		
Area	150.99 AC	S/T/R	10-5S-17
Use Code**	IMPROVED AG (5000)	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	\$4,120	Mkt Land	\$4,121
Ag Land	\$36,800	Ag Land	\$31,958
Building	\$15,415	Building	\$15,425
XFOB	\$4,545	XFOB	\$4,545
Just	\$384,646	Just	\$342,217
Class	\$60,880	Class	\$56,049
Appraised	\$60,880	Appraised	\$56,049
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$60,880	Assessed	\$56,049
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$60,880 city:\$60,880 other:\$60,880 school:\$60,880	Total Taxable	county:\$56,049 city:\$0 other:\$0 school:\$56,049

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2013	\$0	1253/0794	WD	I	U	11
12/31/2012	\$100	1247/0473	WD	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1903	1954	1954	\$15,425

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0297	SHED CONCRETE BLOCK	1968	\$945.00	360.00	10 x 36
0020	BARN,FR	0	\$500.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$300.00	1.00	11 x 15
0070	CARPORT UF	2017	\$600.00	1.00	0 x 0
0081	DECKING WITH RAILS	2017	\$1,200.00	1.00	0 x 0
0169	FENCE/WOOD	2017	\$600.00	1.00	0 x 0
0169	FENCE/WOOD	2017	\$200.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2017	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$2,121 /AC	\$2,121
6200	PASTURE 3 (AG)	129.990 AC	1.0000/1.0000 1.0000/ /	\$242 /AC	\$31,458
5997	RIVERS/BAYS/SWAMPS (AG)	20.000 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$500
9910	MKT.VAL.AG (MKT)	149.990 AC	1.0000/1.0000 1.0000/ /	\$2,121 /AC	\$318,126
9946	WELL (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$2,000 /UT	\$2,000