

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 16, 2020

Tom Eagle

Eagle Properties

386.752.9626

tomeagle45@gmail.com

**re: ELEVATION LETTER – PARCEL 23-35-16-02279-132, LOT 32, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL**

As requested, I inspected the building site for the proposed construction at the above referenced site. The building had been partially constructed at the time of the inspection as shown in Photos 1 and 2. Per a letter by Britt Surveying and Mapping dated June 24, 2020, the finished floor elevation is 159.36. The adjacent street elevations are 158.00 and 158.40. The finished floor of the home will be less than one foot above the nearest adjacent street.

This site is near to an existing basin, SWMF 07. The basin was designed as part of the Turkey Creek Subdivision stormwater management plan. The as-builts for the subdivision show the street elevation at 160.10. The survey determined the actual street elevation is 1.34 feet lower. SWMF 07's spillway is constantly running with the water surface elevation clearly shown in Photo 1. The minimum finished floor elevation is visibly higher than the water surface elevation. Per the Turkey Creek Plans, the top of the bank of SWMF 07 is 158.5; however, per the contours and lidar information on the Columbia County site, the elevation of the bank is approximately 155+/- indicating the basin was not built per plan.

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.com,  
c=US  
2020.08.16 18:01:37 -04'00'

Carol Chadwick, P.E.



Photo 1. Southeast side of the subject property looking northeast.



Photo 2. North side of the subject property looking west.



---

**Britt Surveying and Mapping, LLC**  
2086 SW Main Blvd Ste 112 • Lake City, FL 32025  
386-752-7163 P • 386-752-5573 F • [www.brittsurvey.com](http://www.brittsurvey.com)

06/24/20

L-26689

Re: Lot 32 Turkey Creek

Lipscomb & Eagle

To Whom It May Concern:

The finished slab elevation is established to be 159.36 feet. The highest adjacent grade is 158.4 feet and the lowest adjacent grade is 158.0 feet. The elevations shown hereon are in NAVD 88 datum.

Sincerely,

L. Scott Britt  
LS 5757









Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 7/20/2020

Parcel: << 23-3S-16-02279-132 >>

Owner & Property Info

Result: 1 of 1

Owner	WOODBOROUGH NORTH LLC 2806 W US HIGHWAY 90 LAKE CITY, FL 32055		
Site	,		
Description*	LOT 32 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051		
Area	0.25 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2

\*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

2019 Certified Values	2020 Working Values	
There are no 2019 Certified Values for this parcel	Mkt Land (1)	\$14,500
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$14,500
	Class	\$0
	Appraised	\$14,500
	SOH Cap [?]	\$0
	Assessed	\$14,500
	Exempt	\$0
	Total	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500
	Taxable	

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/6/2020	\$544,000	1402/2049	WD	V	U	16
12/31/2019	\$100	1402/2051	WD	V	U	16
12/31/2019	\$100	1402/2047	WD	V	U	11
12/31/2019	\$100	1402/2044	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 - (0.250 AC)	1.00/1.00 1.00/1.00	\$14,500	\$14,500

Search Result: 1 of 1