



Columbia County, FL.

New Residential Construction Permit #000047938

Issued January 23, 2026



* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: NORTH FLORIDA LAND EXCHANGE LLC **PHONE:** 904-923-1241 **ADDRESS:** 143 NW GERANIUM CT LAKE CITY, FL 32055

PARCEL: 30-3S-17-05842-107 **ZONING:** RESIDENTIAL - LOW RSF/MH-2 **FLOOD ZONE:** X **Coords:** -82.66,30.20

SUBDIVISION: SUNSET MEADOWS & ADDITION **LOT:** 7 **BLK:** **PHASE:** **UNIT:** **ACRES:** 0.60

CONTRACTORS

NAME: BRADLEY FRANKS

ADDRESS:
455 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

PHONE: 904-465-1467

LICENSE: RG291103874 -

BUSINESS: BRADLEY FRANKS CONSTRUCTION LLC

License	License Title	Contractor	Business
CFC056961	PLUMBING CONTRACTOR	JOHN D WILLIAMS	JOHN WILLIAMS PLUMBING INC
EC0001471	ELECTRICAL CONTRACTOR	OSCAR GRAY	DEPENDABLE HEATING A/C & ELECTRICAL CONTRACTOR
CAC1818631	CERT. A/C CLASS "B"	ANTHONY R FRANKS	LANE HEATING & AIR LLC

PROJECT DETAILS

ELEVATION CONFIRMATION @ 185.20'

THIS IS THE CONSTRUCTION OF A:	Single Family Dwelling
HEATED AREA (SQFT):	1525
TOTAL AREA (SQFT):	2119
STORIES:	1
BUILDING HEIGHT:	19
BUILDING CODE CONSTRUCTION TYPE:	V
BUILDING CODE ELEMENT:	B
BUILDING CODE OCCUPANCY TYPES:	Residential
OCCUPANCY USE TITLE:	single family dwelling
SETBACKS FRONT:	25'
SETBACK SIDE 1:	10'
SETBACK SIDE 2:	10'
SETBACKS REAR:	15'
SEPTIC# (00-0000) OR (X00-000):	23-0485

NOTICE: Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

NOTICE: Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

MUST POST ON THE JOBSITE: Copies of the Permit and Recorded Notice of Commencement for inspection.

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BUILDING CODE EDITION:	2020 Florida Building Code 7th Edition and 2017 National Electrical Code
ELEVATION REGULATION	Engineers Elevation Letter
FINISHED FLOOR REQUIREMENT:	184.00'
REQUIREMENT NEEDED:	By Nailing Inspection
DOCUMENT NEEDED IS :	a Surveyor letter giving the Finished Floor Elevation
DOCUMENT RECEIVED :	Yes
FEMA MAP NUMBER :	12023C0283D
IN FLOODWAY :	N
SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE OPTION PER FBC 2023 8TH EDITION):	two layers of felt underlayment comply ASTM 0226 Type II or ASTM D4869 Type III or IV, or two layers of a synthetic underlayment meeting the performance requirements specified, lapped and fastened as specified.

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