

DATE 03/24/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022945

APPLICANT MIKE TODD

PHONE 755-4387

ADDRESS 129 NE COLBURN AVE

LAKE CITY

FL 32055

OWNER TRAMMELL WASDEN

PHONE 758-7000

ADDRESS 368 SW SISTERS WELCOME ROAD

LAKE CITY

FL 32025

CONTRACTOR MIKE TODD

PHONE 755-4387

LOCATION OF PROPERTY 90W, TL ON SISTERS WELCOME, 1.2 MILES ON RIGHT

TYPE DEVELOPMENT ADDITION TO CD ESTIMATED COST OF CONSTRUCTION 22000.00

HEATED FLOOR AREA 572.00 TOTAL AREA 572.00 HEIGHT .00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 6/12 FLOOR SLAB

LAND USE & ZONING CI MAX. HEIGHT 16

Minimum Set Back Requirments: STREET-FRONT 20.00 REAR 15.00 SIDE 5.00

NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 31-3S-17-06230-000

SUBDIVISION

LOT BLOCK PHASE UNIT TOTAL ACRES .37

CGC006209

Culvert Permit No.

Culvert Waiver

Contractor's License Number

Applicant/Owner/Contractor

EXISTING

X04-0341

BK

JK

N

Driveway Connection

Septic Tank Number

LU & Zoning checked by

Approved for Issuance

New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD

NOC ON FILE, SDP NOT REQUIRED AS PARCEL IS UNDER 1 ACRE

Check # or Cash 10286

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by

Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by

Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by

Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by

Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by

M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by

Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by

M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 110.00 CERTIFICATION FEE \$ 2.86 SURCHARGE FEE \$ 2.86

MISC. FEES \$.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ WASTE FEE \$

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 165.72

INSPECTORS OFFICE

CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL 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 AGENCIES, 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. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

For Office Use Only Application # 0412-53 Date Received 12-17-04 By LH Permit # 22945
 Application Approved by - Zoning Official _____ Date _____ Plans Examiner _____ Date _____
 Flood Zone X Development Permit N/A Zoning CI Land Use Plan Map Category Com.
 Comments Site + Development Plan Approval NOT Required as parcel is under 1 Acre

Applicants Name Mike Todd Phone 755-1220
 Address 129 NE Colburn Ave Lake City 32055
 Owners Name Thurmon Wasden Phone 758-2000
 911 Address 368 SW Sisters Welcome Rd, 32025
 Contractors Name Mike Todd Phone Same
 Address Same
 Fee Simple Owner Name & Address _____
 Bonding Co. Name & Address _____
 Architect/Engineer Name & Address _____
 Mortgage Lenders Name & Address _____
 Circle the correct power company FL Power & Light Clay Elec. - Suwannee Valley Elec. - Progressive Energy
 Property ID Number 31-35-17-06230-000 Estimated Cost of Construction \$22,000
 Subdivision Name Ridgewood Manor Lot 13 Block _____ Unit _____ Phase _____
 Driving Directions 90 W / L Sisters Welcome, 1.2 miles on the (R)

Type of Construction Addition Number of Existing Dwellings on Property 1
 Total Acreage .37 Lot Size _____ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive
 Actual Distance of Structure from Property Lines - Front 36 Side 75 Side 16 Rear 27
 Total Building Height 16' Number of Stories 1 Heated Floor Area 572 SF Roof Pitch 6/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

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Mike Todd
 Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me
 this _____ day of _____ 20____.
 Personally known _____ or Produced Identification _____

Mike Todd
 Contractor Signature
 Contractors License Number CR006209
 Competency Card Number _____
 NOTARY STAMP/SEAL

Notary Signature

**WATER
MANAGEMENT
DISTRICT**

9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

NOTICED GENERAL PERMIT**PERMITTEE:**

NORTH FLORIDA HUBCAPS
368 SOUTHWEST SISTERS WELCOME ROAD
LAKE CITY, FL 32025

PERMIT NUMBER: ERP02-0178M**DATE ISSUED: 03/01/2005****DATE EXPIRES: 03/01/2008****COUNTY: COLUMBIA****TRS: S31/T3S/R17E****PROJECT: NORTH FLORIDA HUBCAP ADDITION**

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

TRAMMEL WASDEN
NORTH FLORIDA HUBCAPS
368 SOUTHWEST SISTERS WELCOME ROAD
LAKE CITY, FL 32025

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource noticed general permit is in effect for the permitted activity description below:

Construction and operation of a surfacewater management system serving 0.107 acres of impervious surfaces on a total project area of 0.412 acres according to the plans certified by Curtis Keen, P.E. Keen Engineering and Surveying, Inc. on February 23, 2005.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57(1), Florida Statutes (F.S.), and s.40B-1.511, F.A.C., if they object to the District's actions. Failure to request a hearing within 14 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the

L.S. BRITT
P.L.S. 5757

FENCE CORNER
IS 0.16' NORTH
& 2.60' EAST

100.00' (DEED)
99.83' (FIELD)

L.S. BRITT
P.L.S. 5757
IS 0.25' EAST
OF RIGHT-OF-WAY

DONALD LEE
L.B. 7042
FENCE CORNER
IS 0.72' SOUTH
& 3.84' WEST

N.88°06'09"W. 299.62' (FIELD)

S.87°58'52"W.
99.58' (CALC.)

ONE STORY
BLOCK
BUILDING

180.00' (DEED)
S.00°03'12"E. 180.02' (FIELD)

NEW RIGHT-OF-WAY

RETENTION
AREA

DONALD LEE
L.B. 7042
FENCE CORNER
IS 0.05' SOUTH
& 1.47' WEST

80.56' (FIELD)
N.88°03'00"E. 90.69' (FIELD)

STATE ROAD
DEPARTMENT
IS 0.18' NORTH
& 0.06' EAST

STATE ROAD
DEPARTMENT

DONALD LEE
L.B. 7042

30.00

9.31' (CALC.)

31-3S-17-06230-000

Columbia County Property Appraiser

Owner & Property Info

Owner's Name	WASDEN TRAMMEL
Site Address	
Mailing Address	12848 27TH DR WELLBORN, FL 32094
Brief Legal	BEG SE COR OF LOT 13, RUN N 180 FT, W 100 FT, S 180 FT, E 100 FT TO POB. PART OF LOTS

Show: [Tax Info](#) | [GIS Map](#) | [Property Card](#)

Use Desc. (code)	REPAIR SER (002500)
Neighborhood	31317.05
Tax District	2
UD Codes	MKTA01
Market Area	01
Total Land Area	0.412 ACRES

Property & Assessment Values

Mkt Land Value	cnt: (2)	\$36,000.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$137,012.00
XFOB Value	cnt: (3)	\$7,750.00
Total Appraised Value		\$180,762.00

Just Value	\$180,762.00
Class Value	\$0.00
Assessed Value	\$180,762.00
Exempt Value	\$0.00
Total Taxable Value	\$180,762.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
8/24/2004	1024/1440	WD	I	U	03	\$300,000.00
7/30/2004	1022/2153	WD	I	U	01	\$100.00
11/24/2003	1000/2633	WD	I	Q		\$180,900.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
2	SERV SHOP (006700)	2002	Conc Block (15)	2400	3238	\$137,012.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

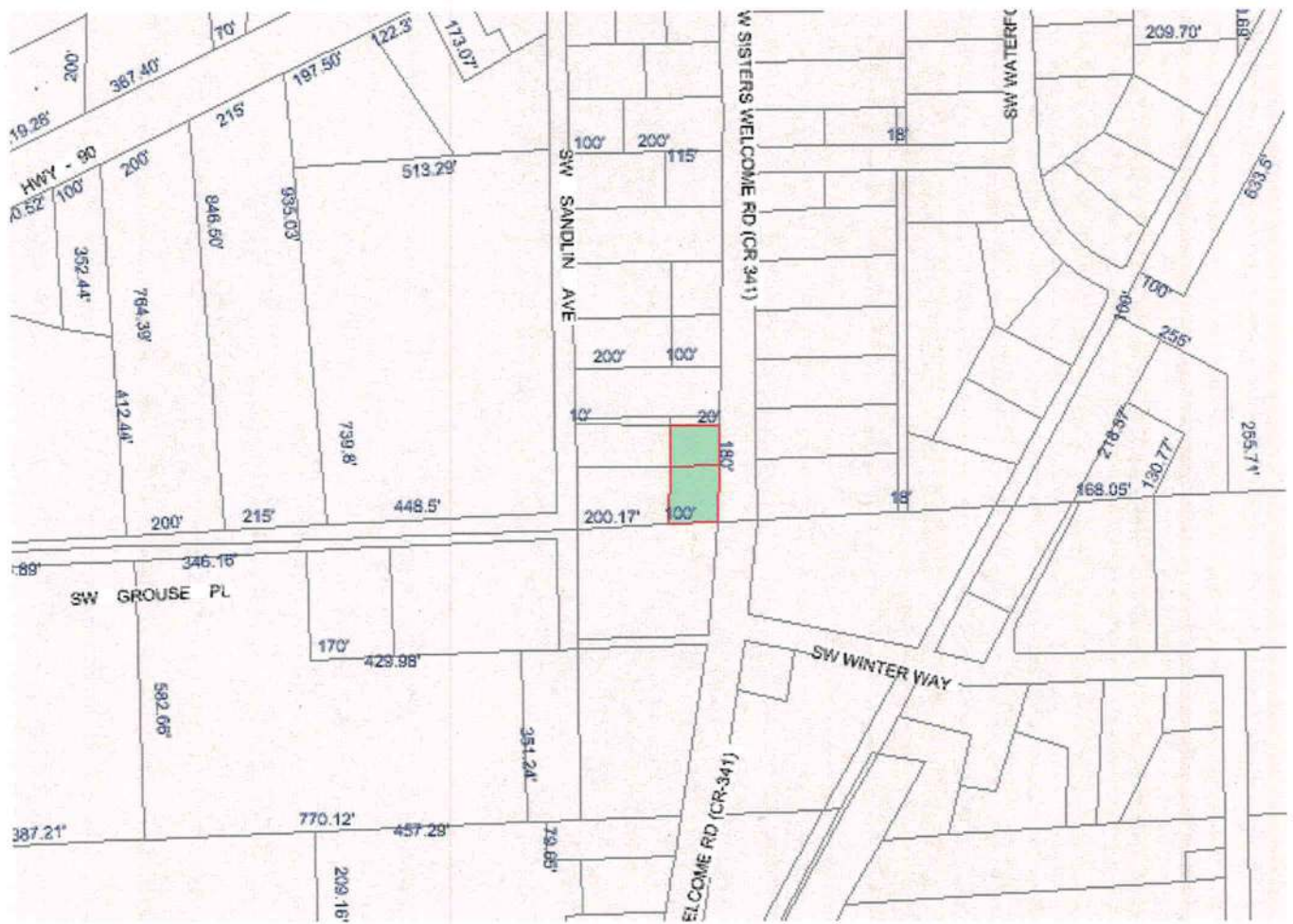
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2002	\$4,800.00	2400.000	40 x 60 x 0	(.00)
0167	DOOR,OHEAD	2002	\$1,000.00	1.000	0 x 0 x 0	(.00)
0150	CLFENCE 8	2002	\$1,950.00	260.000	0 x 0 x 0	(.00)

Land Breakdown

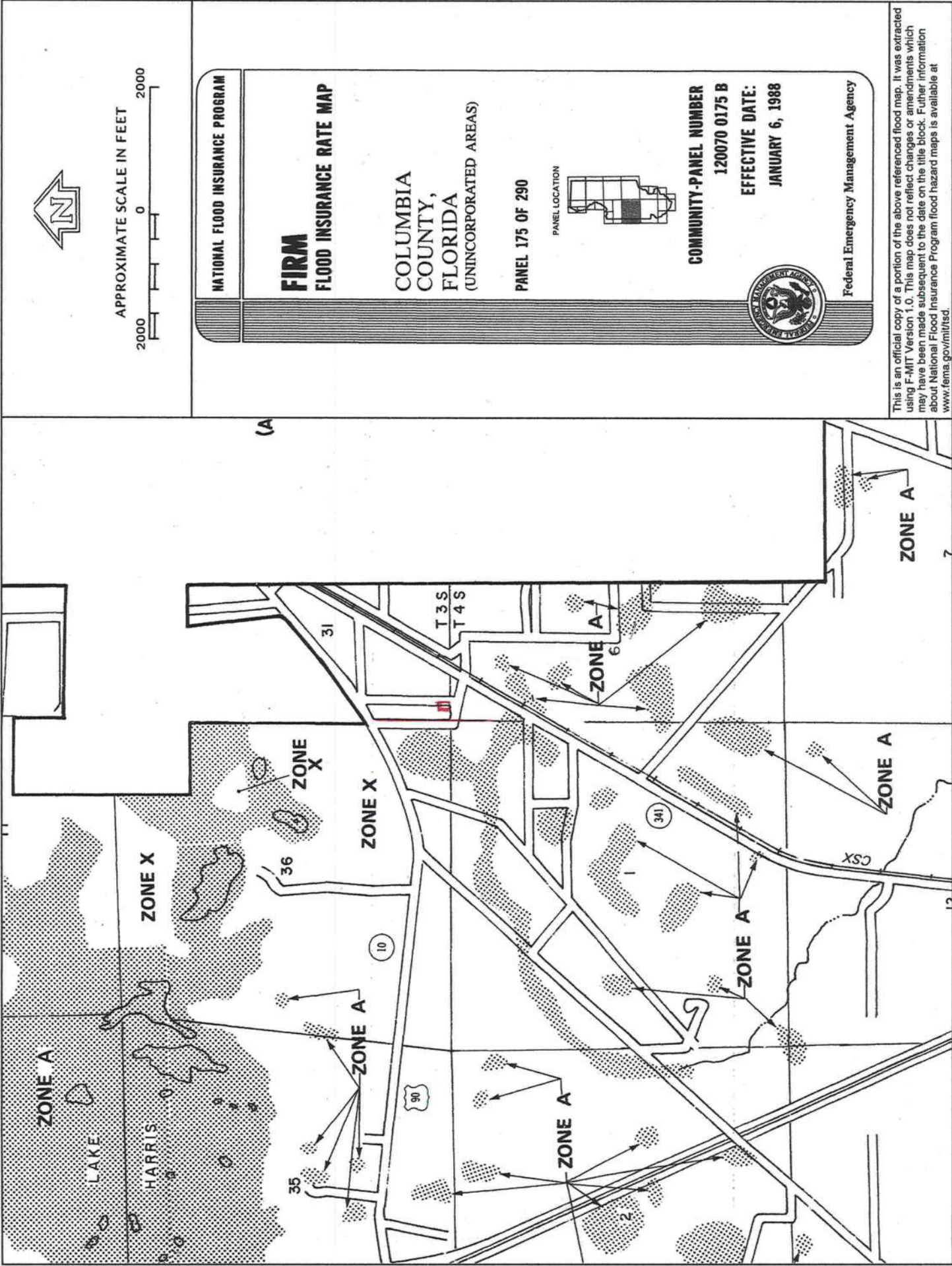
Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
002500	SRVC SHOPS (MKT)	10000.000 SF - (.229AC)	1.00/1.00/1.00/1.00	\$2.00	\$20,000.00
002500	SRVC SHOPS (MKT)	8000.000 SF - (.183AC)	1.00/1.00/1.00/1.00	\$2.00	\$16,000.00

Columbia County Property Appraiser

DB Last Updated: 1/4/2005



0412-53



NOTICE OF COMMENCEMENT

To Whom It May Concern:

The undersigned hereby informs you that improvements will be made to certain real property, and in accordance with Section 713.13, Florida Statutes, the following information is stated in this Notice of Commencement.

DESCRIPTION OF REAL PROPERTY TO BE IMPROVED: 31 – 3S – 17 – 06230 - 000

GENERAL DESCRIPTION OF IMPROVEMENTS: ADDITION TO EXISTING BUILDING

OWNER: TRAMMELL WASDEN

ADDRESS: 368 SW SISTERS WELCOME ROAD, LAKE CITY, FLORIDA 32025

OWNER'S INTEREST IN THE SITE OF THE IMPROVEMENTS (IF OTHER THAN FEE SIMPLE TITLE HOLDER):

ADDRESS: N/A

CONTRACTOR: MIKE TODD CONSTRUCTION

ADDRESS: 129 NE COLBURN AVENUE, LAKE CITY, FLORIDA 32055

SURETY ON ANY PAYMENT BOND: N/A

Any person within the State of Florida designated by owner upon whom notices or other documents may be served under Part 1 of Chapter 713, Florida Statutes, which service shall constitute service upon owner:

NAME: MIKE TODD CONSTRUCTION

ADDRESS: 129 NE COLBURN AVENUE, LAKE CITY, FLORIDA 32055

In addition to himself/herself, owner designates the following person to receive a copy of the Lienor's notice as provided in Section 713.06(2)(b), Florida Statutes:

NAME:

ADDRESS:

Inst:2004028312 Date:12/21/2004 Time:10:12
 DC,P.DeWitt Cason,Columbia County B:1033 P:2038

This Notice of Commencement shall expire upon completion of contract.

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID 04-643
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Inst:2004019704 Date:08/26/2004 Time:10:23

Doc Stamp-Deed : 2100.00

MLK DC, P. DeWitt Cason, Columbia County B:1024 P:1440

Property Appraiser's
Identification Number RC6230-000

WARRANTY DEED

This Warranty Deed, made this 24th day of August, 2004, BETWEEN EVERETT A. PHILLIPS and KATHY J. PHILLIPS, Husband and Wife whose post office address is Post Office Box 3721, Lake City, FL 32056, of the County of Columbia, State of Florida, grantor*, and TRAMMEL WADSEN, whose post office address is 12848 27th Drive, Wellborn, FL 32094, of the County of Suwannee, State of Florida, grantee*.

(Whenever 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 corporations, trusts and trustees)

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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Begin at the Southeast corner of Block 13, RIDGEWOOD MANOR SUBDIVISION; run North 180 feet; West 100 feet; South 180 feet; East 100 feet to the Point of Beginning. Being a part of Blocks 12 and 13, RIDGEWOOD MANOR, in Section 31, Township 3 South, Range 17 East. Columbia County, Florida.

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

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

And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Notice of Treatment No Guarantee

Applicator Florida Pest Control & Chemical Co.

Address S36 SE 84th Dr.

City Lake City Phone (386) 752-1703

Site Location Subdivision

Lot# Block# Permit# 02945

Address 368 SW 51st St Welcome Rd, Lake City

AREAS TREATED

Area Treated	Date	Time	Gal.	Print Technician's Name
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Main Body	<u>3-29-05</u>	<u>7:45</u>	<u>60</u>	<u>R.D. Crawford</u>
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Patio/s #

Stoop/s #

Porch/s #

Brick Veneer

Extension Walls

A/C Pad

Walk/s #

Exterior of Foundation

Driveway Apron

Out Building

Tub Trap/s

(Other)

Name of Product Applied Dursban TC 5 %

Remarks