

CAROL CHADWICK, P.E.

Civil Engineer

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November 12, 2021

Tom Eagle

Eagle Properties

386.752.9626

tomeagle45@gmail.com

re: ELEVATION LETTER – PARCEL 23-35-16-02279-121, LOT 21, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The surveyed elevation of the road at the front of the lot is 158.11. The FFE of the structure is 159.34. Refer to the attached letter by Britt Surveying and Mapping, LLC dated 10/26/21. The finished floor of the home will be less than one foot above the nearest adjacent street.

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,



Digitally signed by Carol
Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D000001711
349D4A70001621F,
cn=Carol Chadwick
Date: 2021.11.12
11:21:09 -05'00'

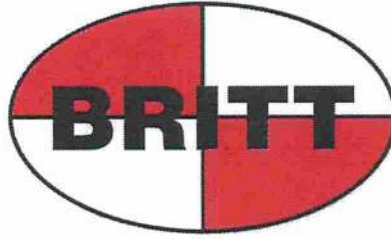


Carol Chadwick, P.E.

attachments: Letter from Britt Surveying and Mapping, LLC dated 10/26/21, Aerial, Property Card

CC Job #FL20053





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

10/26/2021

Permit # 000042467

L-28085

Lipscomb & Eagle

Re: Lot 21 Turkey Creek Unit 1

To Whom It May Concern:

The top of the finished slab on said Lot 21 is 159.34 feet. The centerline of NW Turkey Creek Way is determined to be 158.11 feet. The elevations shown hereon are based on NAVD 88 datum.

Sincerely,


L. Scott Britt
LS 5757





NW GOBBLER DR

NW KIRSTIN DR

NW TURKEY CREEKWAY

NW TURKEY RUN CT

NW LAKE JEFFERY RD

NW C LAKE DR

NW MOSSY OAK WAY

NW OAK LEAF GLN

LOT 22
LOT 21
LOT 20

155.0

160.0

158.2

155.0

155.0

155.0

154.9

150.0

147.2

145.0

152.4

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 11/11/2021

Parcel: << 23-3S-16-02279-121 (8185) >>

Owner & Property Info

Owner	WOODBOROUGH NORTH LLC 2806 W US HIGHWAY 90 LAKE CITY, FL 32055		
Site	184 NW TURKEY CREEK Way, LAKE CITY		
Description*	LOT 21 TURKEY CREEK UNIT 1 S/D. WD 1402-2044 THRU 2051		
Area	0.253 AC	S/T/R	23-3S-16
Use Code**	VACANT (0000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$20,000	Just	\$20,000
Class	\$0	Class	\$0
Appraised	\$20,000	Appraised	\$20,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$20,000	Assessed	\$20,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$20,000	Total Taxable	county:\$20,000
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$20,000		school:\$20,000

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☐ Sales


Sales History

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

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.253 AC)	1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000