

CAROL CHADWICK, P.E.

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March 1, 2021

Tom Eagle

Eagle Properties

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tomeagle45@gmail.com

re: ELEVATION LETTER – PARCEL 23-35-16-02279-118, LOT 18, 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 pad had been constructed at the time of the inspection. The minimum finished floor elevation shall be 159.25. 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,



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
2021.03.01 20:17:55
-05'00'

Carol Chadwick, P.E.





Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/25/2021

Parcel: << 23-3S-16-02279-118 (8182) >>

Owner & Property Info

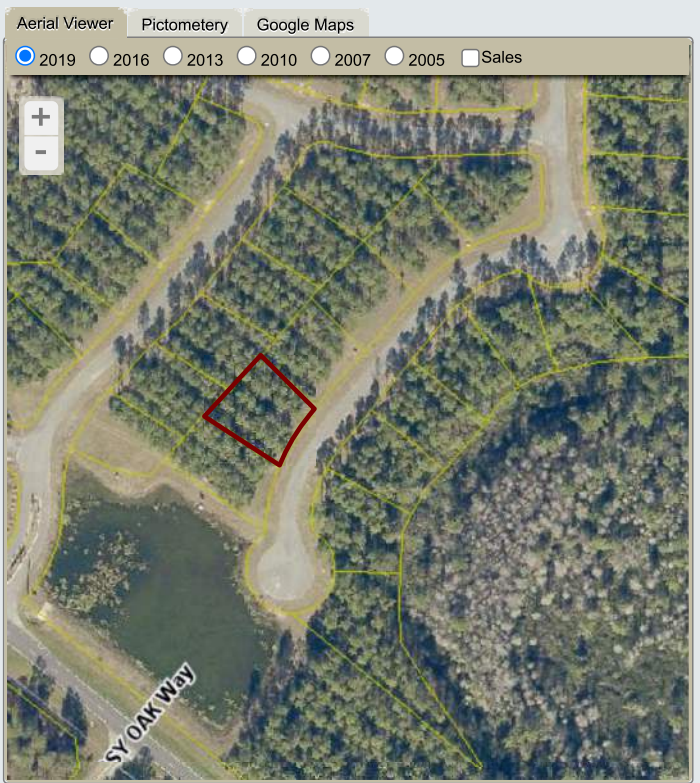
Result: 1 of 0

Owner	JOHN AND KYOUNGJA HOMES LLC 1211 LOST CREEK CT OSPREY, FL 34229		
Site	203 TURKEY RUN CT, LAKE CITY		
Description*	LOT 18 TURKEY CREEK UNIT 1 S/D. WD 1402-2044 THRU 2051, WD 1402-2072,		
Area	0.25 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

2020 Certified Values		2021 Working Values	
Mkt Land	\$14,500	Mkt Land	\$14,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$14,500	Just	\$14,500
Class	\$0	Class	\$0
Appraised	\$14,500	Appraised	\$14,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$14,500	Assessed	\$14,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500	Total Taxable	county:\$14,500 city:\$0 other:\$0 school:\$14,500



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/6/2020	\$100,000	1402/2072	WD	V	Q	05 (Multi-Parcel Sale) - show
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	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 (0.250 AC)	1.0000/1.0000 1.0000/ /	\$14,500 /LT	\$14,500

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