

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

(Revised 7-1-15)

Zoning Official _____ Building Official _____

AP# _____ Date Received _____ By _____ Permit # _____

Flood Zone _____ Development Permit _____ Zoning _____ Land Use Plan Map Category _____

Comments _____

FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____

☐ Recorded Deed or ☐ Property Appraiser PO ☐ Site Plan ☐ EH # _____ ☐ Well letter OR

☐ Existing well ☐ Land Owner Affidavit ☐ Installer Authorization ☐ FW Comp. letter ☐ App Fee Paid

☐ DOT Approval ☐ Parent Parcel # _____ ☐ STUP-MH _____ ☐ 911 App

☐ Ellisville Water Sys ☐ Assessment _____ ☐ Out County ☐ In County ☐ Sub VF Form

Property ID # 28-35-16-02377-121 Subdivision Magnolia Hills Lot# 21

▪ New Mobile Home ☒ Used Mobile Home _____ MH Size 28x56 Year 2023

▪ Applicant Heide Morrison Phone # 386-984-9334

▪ Address 313 NW Brook loop, Lake City, FL, 32055

▪ Name of Property Owner Frier Finance, Inc Phone# 386-362-6306

▪ 911 Address 264 NW Ethelind Ct, Lake City, FL, 32055

▪ Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric - Duke Energy

▪ Name of Owner of Mobile Home Frier Finance, Inc. Phone # 386-362-6306

Address 264 NW Ethelind Ct

▪ Relationship to Property Owner self.

▪ Current Number of Dwellings on Property 0

▪ Lot Size 0.5 Acres Total Acreage 0.5 Acres

▪ Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)

▪ Is this Mobile Home Replacing an Existing Mobile Home No

▪ Driving Directions to the Property Turn (L) onto NE Madison St, Turn (L) onto NW Columbia Ave, Turn (R) onto W Dunlap St, Turn (R) onto NW Brown Rd, Turn (R) onto NW Ethelind Pl, Turn (R) onto Katelyn Way, Turn (L) onto NW Ethelind Ct, Destination is on your (L)

Email Address for Applicant: heidemorrison@gmail.com

▪ Name of Licensed Dealer/Installer Dale Houston Phone # 386-623-6522

▪ Installers Address 136 SW Barrs Glenn, Lake City, FL, 32024

▪ License Number TH/1133271 Installation Decal # 98869

LIMITED POWER OF ATTORNEY

Todd Frier, do hereby authorize Heide Morrison, to act fully on my behalf in all aspects of applying for permits, pulling permits and picking up permits as needed for the installation of a new mobile home located at the below address;

264 NW Ethelind CT Lake City FL 32055
Lot 21 Magnolia Hills

In Columbia county, Florida.

Signature

Date

State of Florida

County of Suwannee

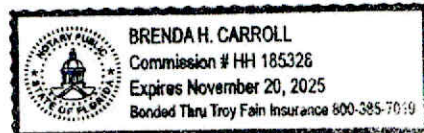
This instrument was signed or acknowledged before me on this 19th day of May 2023
by Todd Frier who is personally known ☒ or ID provided ☐

If ID provided, type of State issued ID provided _____

Brenda H Carroll

Notary Public

Seal:



My Commission Expires: 11/20/2025

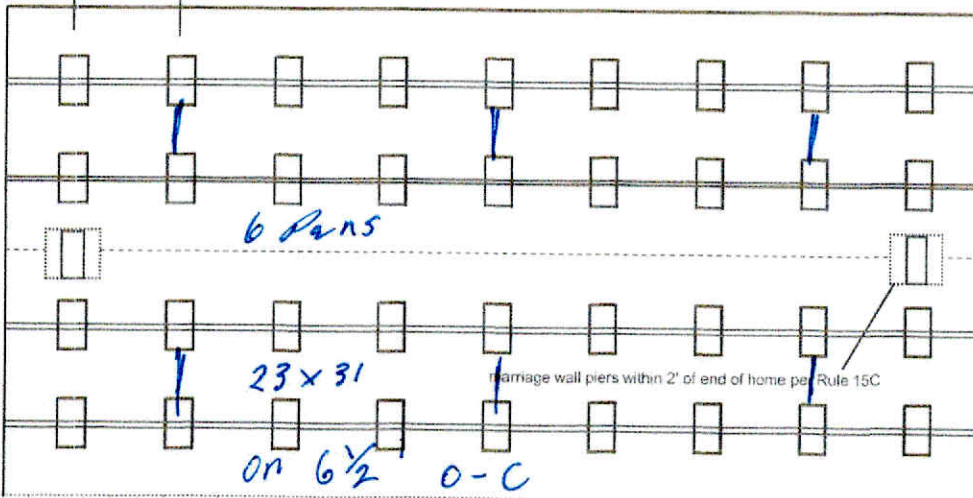
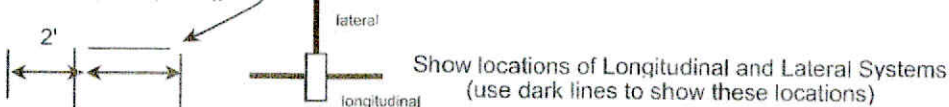
Mobile Home Permit Worksheet

Installer: Dale Houston License # 1H 1133 271
 Address of home being installed: 264 NW Ethelene CT
Lake City FL 32055
 Manufacturer: Town Homes Length x width: 28x56

NOTE: if home is a single wide fill out one half of the blocking plan
 if home is a triple or quad wide sketch in remainder of home
 I understand Lateral Arm Systems cannot be used on any home (new or used)
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials: DH

Typical pier spacing



Application Number: _____ Date: _____

New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual
 Home is installed in accordance with Rule 15-C ☒

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐

Double wide ☒ Installation Decal # 98869

Triple/Quad ☐ Serial # FLTHLCT 28191L-4450AW

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf		3'	4'	5'	6'	7'	8'
1500 psf		4' 6"	6'	7'	8'	8'	8'
2000 psf		6'	8'	8'	8'	8'	8'
2500 psf		7' 6"	8'	8'	8'	8'	8'
3000 psf		8'	8'	8'	8'	8'	8'
3500 psf		8'	8'	8'	8'	8'	8'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size: 23x31

Perimeter pier pad size: 16x16

Other pier pad sizes (required by the mfg.): _____

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening	Pier pad size
_____	<u>23x31</u>
_____	_____
_____	_____

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
 Manufacturer _____
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer _____

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

ANCHORS

4 ft ☒ 5 ft ☒

FRAME TIES

within 2' of end of home
 spaced at 5' 4" oc

OTHER TIES

	Number
Sidewall	<u>2</u>
Longitudinal	<u>6</u>
Marriage wall	<u>2</u>
Shearwall	<u>4</u>

Mobile Home Permit Worksheet

Application Number: _____ Date: _____

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to _____ psf
or check here to declare 1000 lb. soil ☒ without testing.

X _____ X _____ X _____

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X _____ X _____ X _____

TORQUE PROBE TEST

The results of the torque probe test is 285 inch pounds or check here if you are declaring 5' anchors without testing _____. A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

OH Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Dale Houston

Date Tested 05/19/23

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. _____

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. _____

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. _____

Site Preparation

Debris and organic material removed _____
Water drainage: Natural _____ Swale _____ Pad ☒ Other _____

Fastening multi wide units

Floor: Type Fastener: Legs Length: 6" Spacing: 18"
Walls: Type Fastener: 1" Length: 1" Spacing: 11"
Roof: Type Fastener: 11" Length: 11" Spacing: 11"
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket Foam Installed: _____
Pg. _____ Between Floors Yes ☒
Between Walls Yes ☒
Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes _____ Pg. _____
Siding on units is installed to manufacturer's specifications. Yes _____
Fireplace chimney installed so as not to allow intrusion of rain water. Yes _____

Miscellaneous

Skirting to be installed. Yes _____ No _____
Dryer vent installed outside of skirting. Yes _____ N/A _____
Range downflow vent installed outside of skirting. Yes _____ N/A _____
Drain lines supported at 4 foot intervals. Yes _____
Electrical crossovers protected. Yes _____
Other: _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Dale Houston

Date

05/19/23

Town Home

2-0 H 28x56

Lake city

License Number: IH / 1133271 / 1 Name: DALE HOUSTON

Order #: 5768

Label #: 98869

Manufacturer:

(Check Size of Home)

Homeowner:

Year Model:

Single

Address:

Length & Width:

Double

City/State/Zip:

Type Longitudinal System:

Triple

HUD Label #:

Phone #:

Type Lateral Arm System:

Soil Bearing / PSF:

Date Installed:

New Home: Used Home:

Torque Probe / in-lbs:

Installed Wind Zone:

Data Plate Wind Zone:

Permit #:

Note:

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

98869

LABEL #

DATE OF INSTALLATION

DALE HOUSTON

NAME

IH / 1133271 / 1

5768

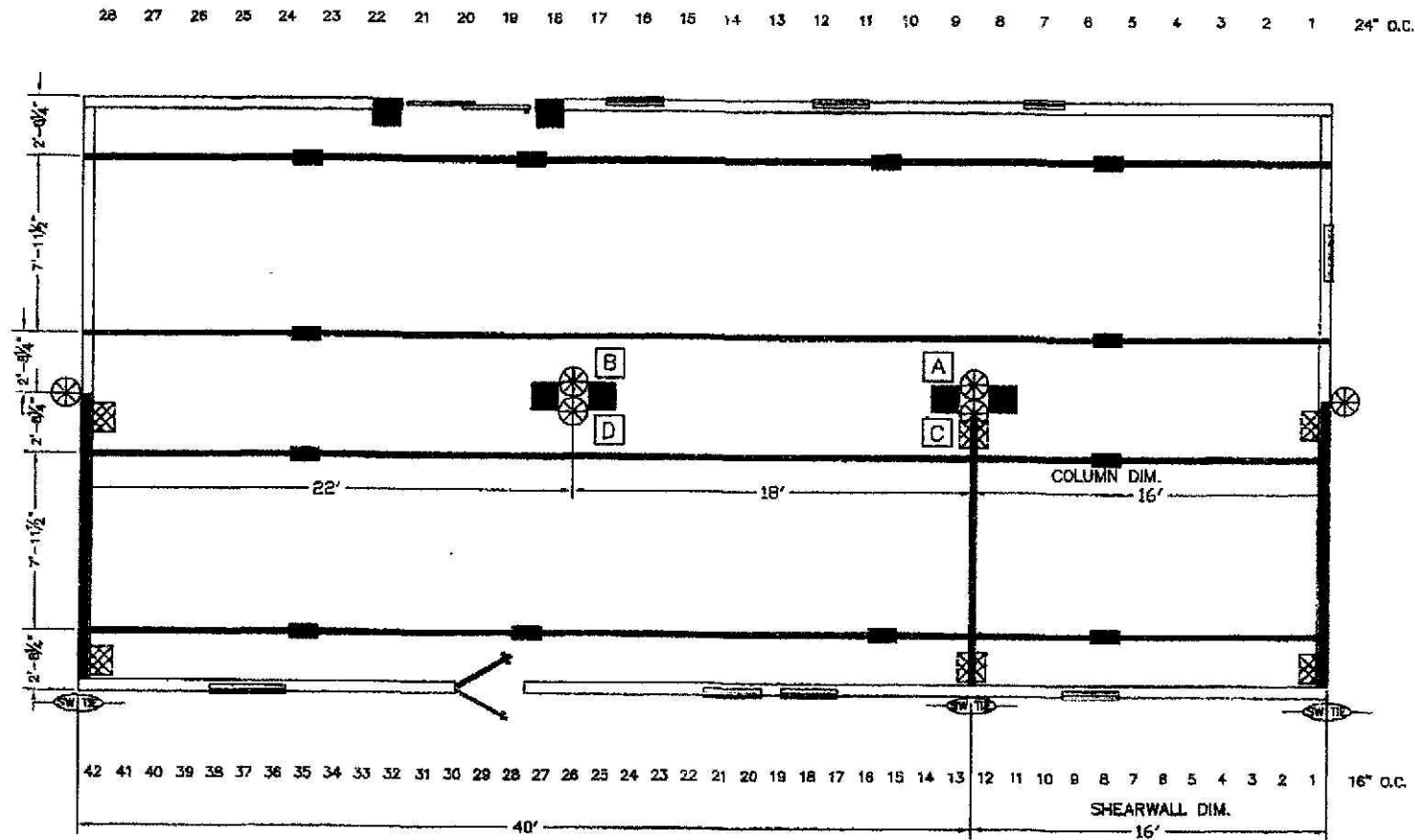
LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.



I-BEAM BLOCKING
SEE SOIL BEARING CAPACITY CHARTS FOR SPACING



COLUMN BLOCKING
SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE



SHEARWALL BLOCKING



SHEARWALL FRAME TIE



CENTER LINE TIES



VERTICAL TIE
MAX. SPACING 5'-4" CENTER TO CENTER



LONGITUDINAL TIES



SHEARWALL TIE

BLOCKING LEGEND:

FLORIDA

- 1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED SIDEWALLS AND EXTERIOR WALL OPENINGS 48" OR GREATER, WILL REQUIRE BLOCKING ON EACH SIDE.
- 2) 32" WIDE HOMES REQUIRED TO BE BLOCKED MIN 8'-0" ON CENTER BETWEEN COLUMNS.

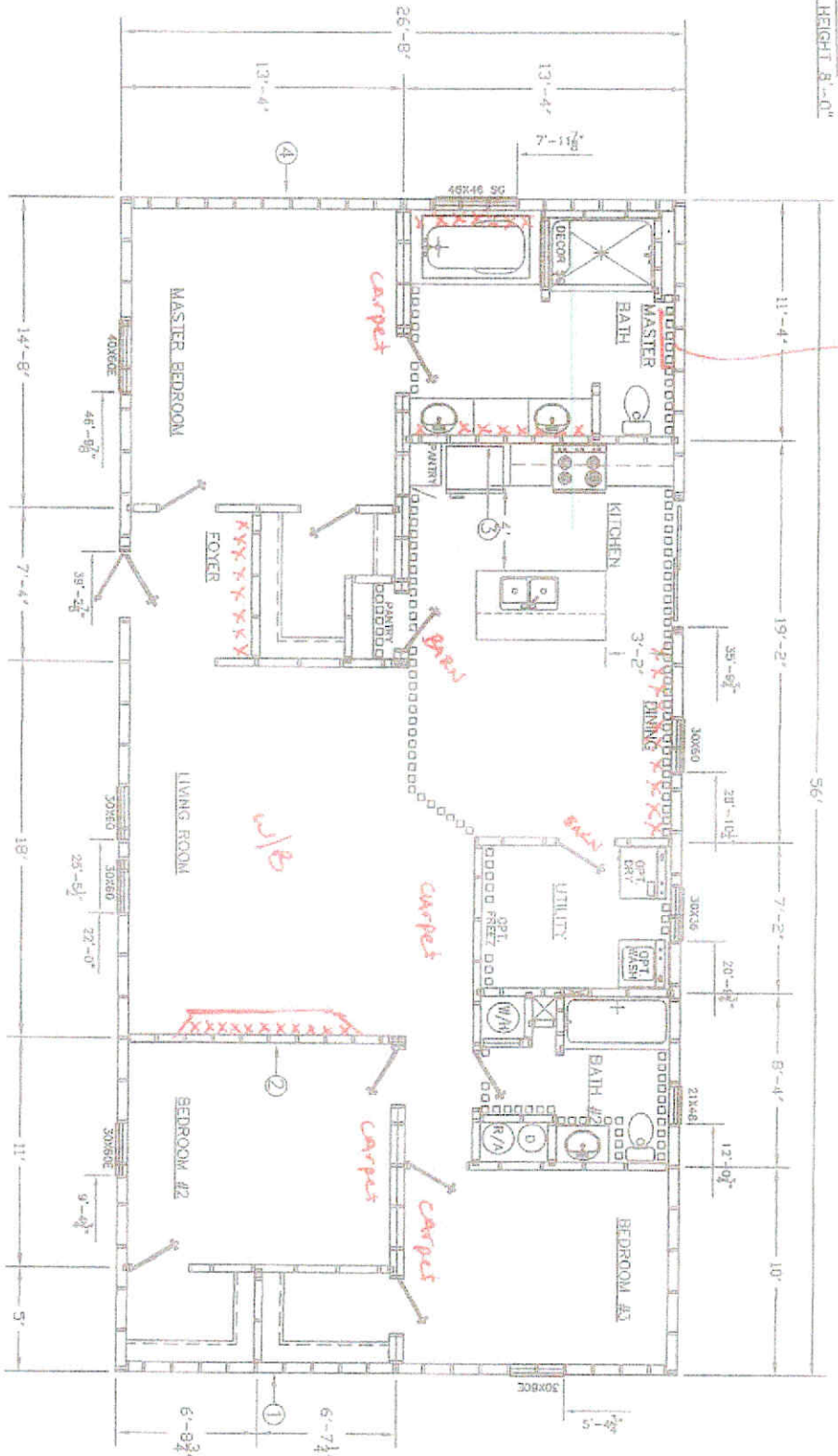


TownHomes
P.O. BOX 1058
LAKE CITY, FLORIDA
32056

Date: 12-8-21	Revisions	Code: 28191-A
Dr'n: DC	4-29-22 hb	
Parent: NEW		
Code: T (22)		
Sheet: 2	Model: PALMETTO 28191-624	Print: FLORIDA BLOCKING PLAN

26'-8" WIDE HOME
SIDEWALL HEIGHT 8'-0"

Towel
Tower



ZONE 1	SW#1			SW#4
ZONE 2	SW#1	SW#2		SW#4
ZONE 3	SW#1	SW#2	SW#3	SW#4

		TownHomes P.O. BOX 1059 LAKE CITY, FLORIDA 32056	
Date: 12-6-21	Revisions	Cod# 28191-A	
Dr'n: DC	4-28-22 hb		
Parent: NEW			
Code: T (22)			
Zone: 1	Zone: 2	Mode: PALMETTO	Print: 1493 SQ.FT.
2	3	28191-624	SALES

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Dale Houston PHONE 36-623-6522

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name <u>LEO JACKSON</u> Signature <u>[Signature]</u> License #: <u>ES12001176</u> Phone #: <u>386-688-7025</u> Qualifier Form Attached <input type="checkbox"/>
MECHANICAL/ A/C _____	Print Name <u>Ron E Bonds</u> Signature <u>[Signature]</u> License #: <u>CAC 1817658</u> Phone #: <u>850-545-8664</u> Qualifier Form Attached <input type="checkbox"/>

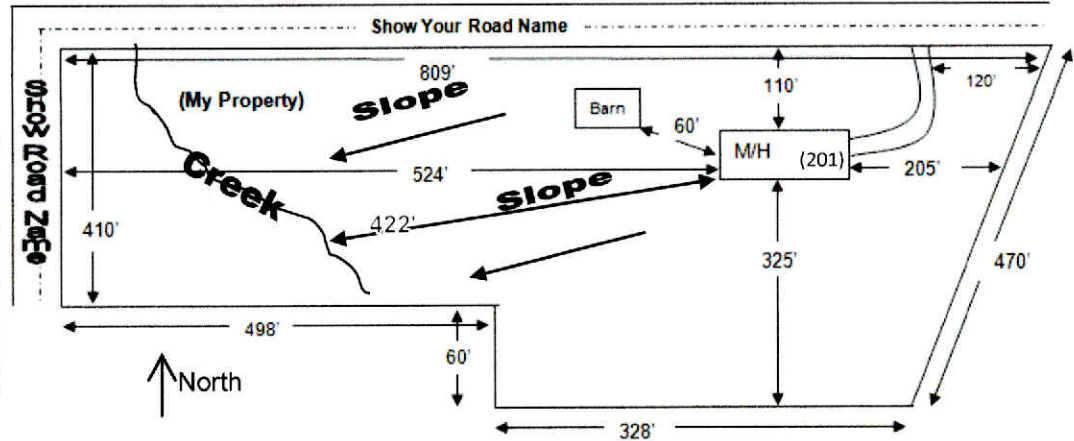
F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

SITE PLAN CHECKLIST

- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

SITE PLAN EXAMPLE

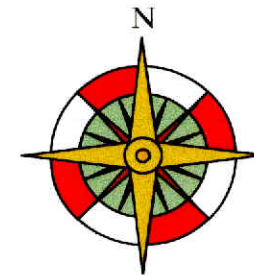
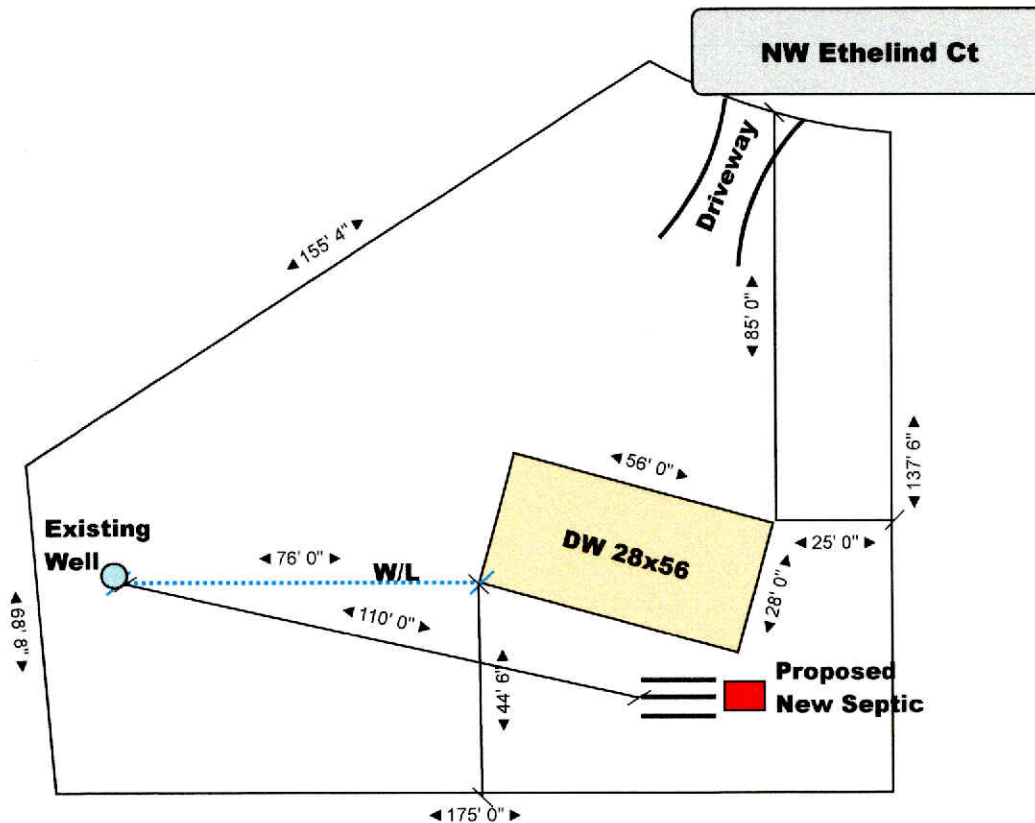
Revised 7/1/15



NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.

See Attached



Parcel ID: 28-3S-16-02377-121

Site: 264 NW Ethelind Ct, Lake City	Drawing: 80264	Project: 00264	Drawn: Heide M	Notes:	Heide Morrison 313 NW Brook Loop Lake City, FL, 32055 (386)984-9334
Title: Frier Finance, INC	Scale: 1"=40"	Date: 05/22/23	Rev: A		



COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Dale Houston, give this authority for the job address show below
Installer License Holder Name

only, 264 NW Ethelene CT Lake City FL 32055, and I do certify that
Job Address

the below referenced person(s) listed on this form is/are under my direct supervision and control and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Authorized Person is... (Check one)
Heide Morrison	<i>[Signature]</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

Dale Houston License Holders Signature (Notarized) JH 1133271 License Number 05/19/23 Date

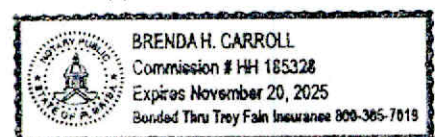
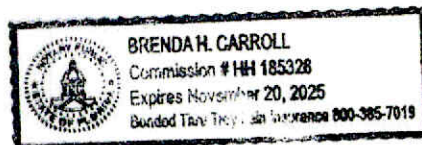
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Suwannee

The above license holder, whose name is Dale Houston, personally appeared before me and is known by me or has produced identification (type of I.D.) on this 19th day of May, 2023.

Brenda H Carroll
NOTARY'S SIGNATURE

(Seal/Stamp)





COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Dale Houston, give this authority and I do certify that the below
referenced person(s) listed on this form is/are under my direct supervision and control and
is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
Heide Morrison	H Morrison	N. Fl. Building Permits.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Dale Houston License Holders Signature (Notarized) 141133271 License Number 05/19/23 Date

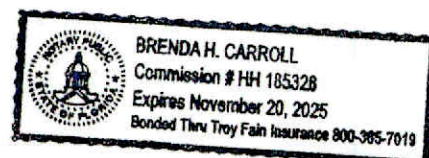
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Suwannee

The above license holder, whose name is Dale Houston,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 19th day of May, 2023.

Brenda H. Carroll
NOTARY'S SIGNATURE

(Seal/Stamp)



Wayne Frier Home Center of Live Oak, LLC

Date of Birth

Buyer:

Co-Buyer:

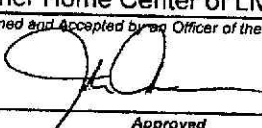

12788 US 90 West
Live Oak, Florida 32060

Phone 386-362-8306 Fax 386-362-4771

Drivers License

Buyer:

Co-Buyer:

BUYER(S) Frier Finance, Inc.		PHONE 386-362-2720		DATE: 05/19/23	
MAILING ADDRESS: 12788 US 90 W Live Oak FL 32060					
DELIVERY ADDRESS: 264 NW Ethelind Ct Lake City FL 32055					
MAKE & MODEL TownHomes		YEAR 2023	BEDROOMS 3	FLOOR SIZE 56 w 28	HITCH SIZE 60 w 28
SERIAL NUMBER FLTHLCT28191L-4450AB		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED		STOCK NUMBER WF576	
LOCATION		R-VALUE	THICKNESS	TYPE OF INSULATION	SALES PERSON Josh
CEILING					BASE PRICE OF UNIT \$ 97,420.00
EXTERIOR					OPTIONAL EQUIPMENT \$ -
FLOORS					PROCESSING FEE \$ -
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CRF SECTION 460.16.					SUB-TOTAL \$ 97,420.00
OPTIONAL EQUIPMENT, LABOR & ACCESSORIES					SALES TAX \$ 2,922.60
Delivered & Set-up. Up to 3 block high					COUNTY SUR TAX \$ 75.00
Tied Down					ESTIMATED TAG & TITLE FEES \$ 259.70
Connect water & sewer up to edge of home only					VARIOUS FEES & INSURANCE \$ -
Furnished <input type="checkbox"/> No warranty on furniture or décor pkgs.					PERMITS \$ -
Unfurnished <input type="checkbox"/>					LAND IMPROVEMENTS \$ -
					1. CASH PURCHASE PRICE \$ 100,677.30
Customer responsible for any tractor / dozer fees incurred during set-up of new home and / or removal of trade					TRADE-IN ALLOWANCE \$ -
					LESS BAL DUE ON ABOVE \$ -
					NET ALLOWANCE \$ -
					CASH DOWN PAYMENT \$ -
					CASH AS AGREED SEE REMARKS \$ -
Wheels & axles deleted from sale price of home. Will lend for a local move.					2. LESS TOTAL CREDITS \$ -
					SUB TOTAL \$ 100,677.30
Customer responsible for any gas or electrical hookups to home. (Dealer not licensed)					SALES TAX (If not Included Above) \$ -
					3. Unpaid Balance of Cash Sale Price \$ 100,677.30
Customer responsible for releveling of home after initial setup. Can not be responsible for settling of land. We will re-level home, but there will be a charge.					REMARKS:
Options include extra: (List)					NO VERBAL AGREEMENTS WILL BE HONORED.
					Initial: _____
BALANCE CARRIED TO OPTIONAL EQUIPMENT \$ -					
NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE					
DESCRIPTION OF TRADE-IN YEAR SIZE					
MAKE	MODEL	BEDROOMS			
TITLE NO	SERIAL	COLOR			
AMOUNT OWING TO WHOM NO					
ANY DEBT BUYER OWES ON THE TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER					
THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT. Dealer and Buyer certify that the additional terms and conditions printed on the other side of this contract are agreed to as part of this agreement, the same as if printed above the signatures. Buyer is purchasing the above described trailer, manufactured home or vehicle, the optional equipment and accessories, the insurance as described has been voluntary, that Buyer's trade-in is free from all claims whatsoever, except as noted. BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS ORDER AND THAT BUYER HAS READ AND UNDERSTANDS THE BACK OF THIS AGREEMENT					
Wayne Frier Home Center of Live Oak, LLC DEALER					
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent					
By  Approved					
SIGNED X  BUYER					
SOCIAL SECURITY NO. _____					
SIGNED X _____ BUYER					
SOCIAL SECURITY NO. _____					

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 5/18/2023

Parcel: << 28-3S-16-02377-121 (9301) >>

Owner & Property Info

Result: 1 of 1

Owner	FRIER FINANCE, INC 12788 US 90 WEST LIVE OAK, FL 32060		
Site	264 NW ETHELIND CT, LAKE CITY		
Description*	LOT 21 MAGNOLIA HILLS S/D. 805-1554, 959-121, 980-1850, WD 1063-433, QC 1072-2684, WD 1072-2685, WD 1479-38, WD 1482-2331		
Area	0.5 AC	S/T/R	28-3S-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.

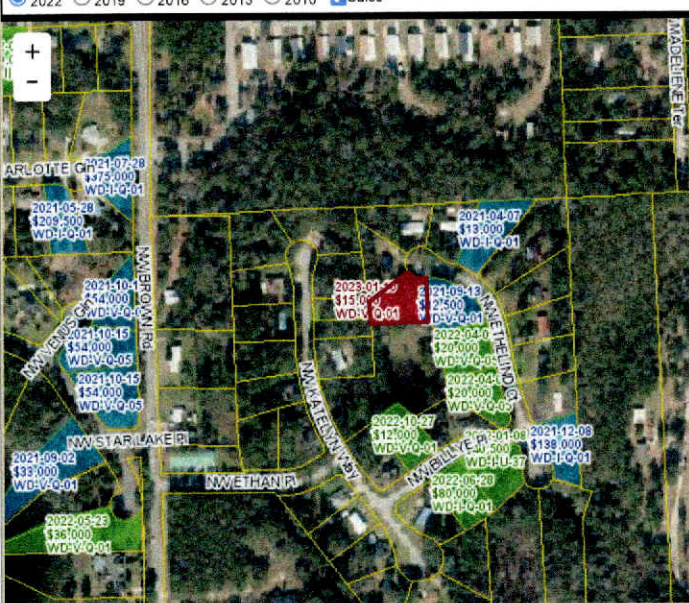
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$15,000	Just	\$18,500
Class	\$0	Class	\$0
Appraised	\$15,000	Appraised	\$18,500
SOH Cap [?]	\$5,650	SOH Cap [?]	\$0
Assessed	\$15,000	Assessed	\$18,500
Exempt	\$0	Exempt	\$0
Total	county:\$9,350 city:\$0	Total	county:\$18,500 city:\$0
Taxable	other:\$0 school:\$15,000	Taxable	other:\$0 school:\$18,500

Aerial Viewer Pictometry Google Maps

2022 2019 2016 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/10/2023	\$15,000	1482/2331	WD	V	Q	01
11/4/2022	\$4,000	1479/0039	WD	V	U	37
2/3/2006	\$34,000	1072/2685	WD	V	Q	
1/31/2006	\$26,000	1072/2684	QC	V	U	01
8/11/2005	\$420,000	1063/0433	WD	V	Q	
4/11/2003	\$100,000	0980/1850	WD	V	U	03
4/11/2003	\$100,000	0980/1850	WD	V	U	03
6/27/2002	\$150,000	0959/0121	WD	V	U	08
6/27/2002	\$150,000	0959/0121	WD	V	U	08
6/27/2002	\$150,000	0959/0121	WD	V	U	08

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 (0.500 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by GrizzlyLogic.com

Prepared by and return to:

Gumminger Law PLLC
Brent Baris, Esq.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 22-482D

Parcel Identification No. 28-3S-16-02377-121

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of January, 2023 between SterlingPoint Properties, LLC, a Washington Limited Liability Company whose post office address is 13203 SE 172nd Ave., Ste 166-365, Happy Valley, OR 97086 of the County of Clackamas, State of Oregon, grantor*, and Frier Finance, Inc., a Florida Corporation whose post office address is 12788 US 90 West, Live Oak, FL 32060 of the County of Suwannee, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

Lot 21, Magnolia Hills, according to the map or plat thereof as recorded in Plat Book 6, Page 189, Public Records of Columbia County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

----- Remainder Intentionally Left Blank -----

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

Signed, sealed and delivered in our presence:

Kelli Diere
Witness
Printed Name: Kelli Diere
Pat Speight
Witness
Printed Name: Pat Speight

SterlingPoint Properties, LLC, a Washington
Limited Liability Company

By: [Signature]
Andrew Koo, Member

State of Oregon

County of Clatsop

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
10 day of January, 2023 by Andrew Koo, Member of SterlingPoint Properties, LLC. Andrew Koo ☒ is personally known
or ☐ has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Jared Lowenberg
My Commission Expires: 10-22-2023

