

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

September 30, 2020

Matthew Erkinger

Erkinger Construction Group

matthew1@erkingerhomes.com

**re: ELEVATION LETTER – 461 SW PINEHURST DRIVE, LAKE CITY, FL**

As requested, I inspected the building site for the proposed construction at the above referenced site. The foundation had been constructed at the time of the inspection. The photo was taken from Pinehurst Drive looking northwest at the building site.

Per information provided by the surveyor, Mark D. Duren and Associates, Inc., the finished floor elevation of the slab is 104.00 and the elevation of the street centerline is 102.70. Per the Forest Country 6<sup>th</sup> Addition Plat, the minimum finished floor elevation is listed as 105.50. The finished floor elevation is 1.50' lower than the plat elevation; however, the existing finished floor elevation is sufficient to protect the structure against water damage from a base flood event.



The site will be graded to channel direct precipitation runoff from the home and to the street.

I certify that the existing 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=ccpevyo@gmail.co  
m, c=US  
2020.09.30 16:00:10 -04'00'

Carol Chadwick, P.E.

attachments: Property Card

# Columbia County Property Appraiser

Jeff Hampton

**2020 Preliminary Certified**

updated: 8/12/2020

Parcel: << **22-4S-16-03087-112** >>

Aerial Viewer Pictometry Google Maps

## Owner & Property Info

Result: 1 of 0

Owner	<b>ADAMS CHRISTOPHER &amp; BRIDGET</b> 461 SW PINEHURST DR LAKE CITY, FL 32024		
Site	461 PINEHURST DR, LAKE CITY		
Description*	LOT 12 FOREST COUNTRY 6TH ADDITION. WD 1338-610, WD 1414-659,		
Area	0.69 AC	S/T/R	22-4S-16E
Use Code**	VACANT (000000)	Tax District	3

\*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

2019 Certified Values		2020 Preliminary Certified	
Mkt Land (1)	\$26,200	Mkt Land (1)	\$26,200
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$26,200	Just	\$26,200
Class	\$0	Class	\$0
Appraised	\$26,200	Appraised	\$26,200
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$26,200	Assessed	\$26,200
Exempt	\$0	Exempt	\$0
Total	county:\$26,200	Total	county:\$26,200
Taxable	city:\$26,200	Taxable	city:\$26,200
	other:\$26,200		other:\$26,200
	school:\$26,200		school:\$26,200



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
6/23/2020	\$30,000	1414/0659	WD	V	Q	01
5/17/2017	\$0	1338/0610	WD	V	U	11

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.690 AC)	1.00/1.00 1.00/1.00	\$26,200	\$26,200

Search Result: 1 of 0