

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/12/2022

Retrieve Tax Record

2021 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 36-6S-16-04099-000 (21320) >>

Owner & Property Info

Show Search Results

Owner	SHELTON STEWART R & JOSEPHINE SHELTON JOSEPHINE 622 SW LEGREE TER FT WHITE, FL 32038		
Site	622 SW LEGREE Ter, FORT WHITE		
Description*	THE SOUTH 5 AC OF FOLLOWING: COMM NW COR OF SE1/4 OF SE1/4, RUN E 880 FT FOR POB, RUN S 1089 FT, E 440 FT, N 1089 FT, W TO POB ALSO DESC AS: COMM NE COR OF SE1/4 OF SE1/4, E 880 FT, S 578.95 FT FOR POB, CONT S 510.05 FT, E 440.06 FT TO E LINE OF SEC, N 505 ...more>>>		
Area	5 AC	S/T/R	36-6S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

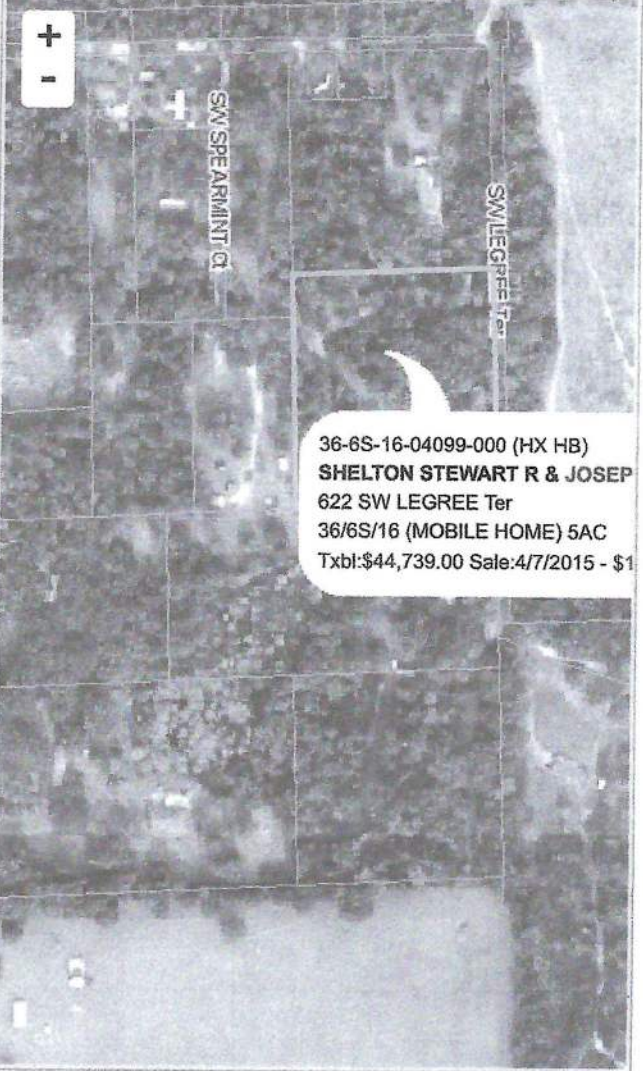
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2021 Certified Values		2022 Working Values	
Mkt Land	\$24,250	Mkt Land	\$22,750
Ag Land	\$0	Ag Land	\$0
Building	\$80,786	Building	\$95,822
XFOB	\$0	XFOB	\$3,250
Just	\$105,036	Just	\$121,822
Class	\$0	Class	\$0
Appraised	\$105,036	Appraised	\$121,822
SOH Cap [?]	\$13,056	SOH Cap [?]	\$27,083
Assessed	\$91,980	Assessed	\$94,739
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$41,980 city:\$0 other:\$0 school:\$66,980	Total Taxable	county:\$44,739 city:\$0 other:\$0 school:\$69,739

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales ☒ (zoom parcel) ☒ click ☒ hover


Sales History

Show Similar Sales within 1/2 mile

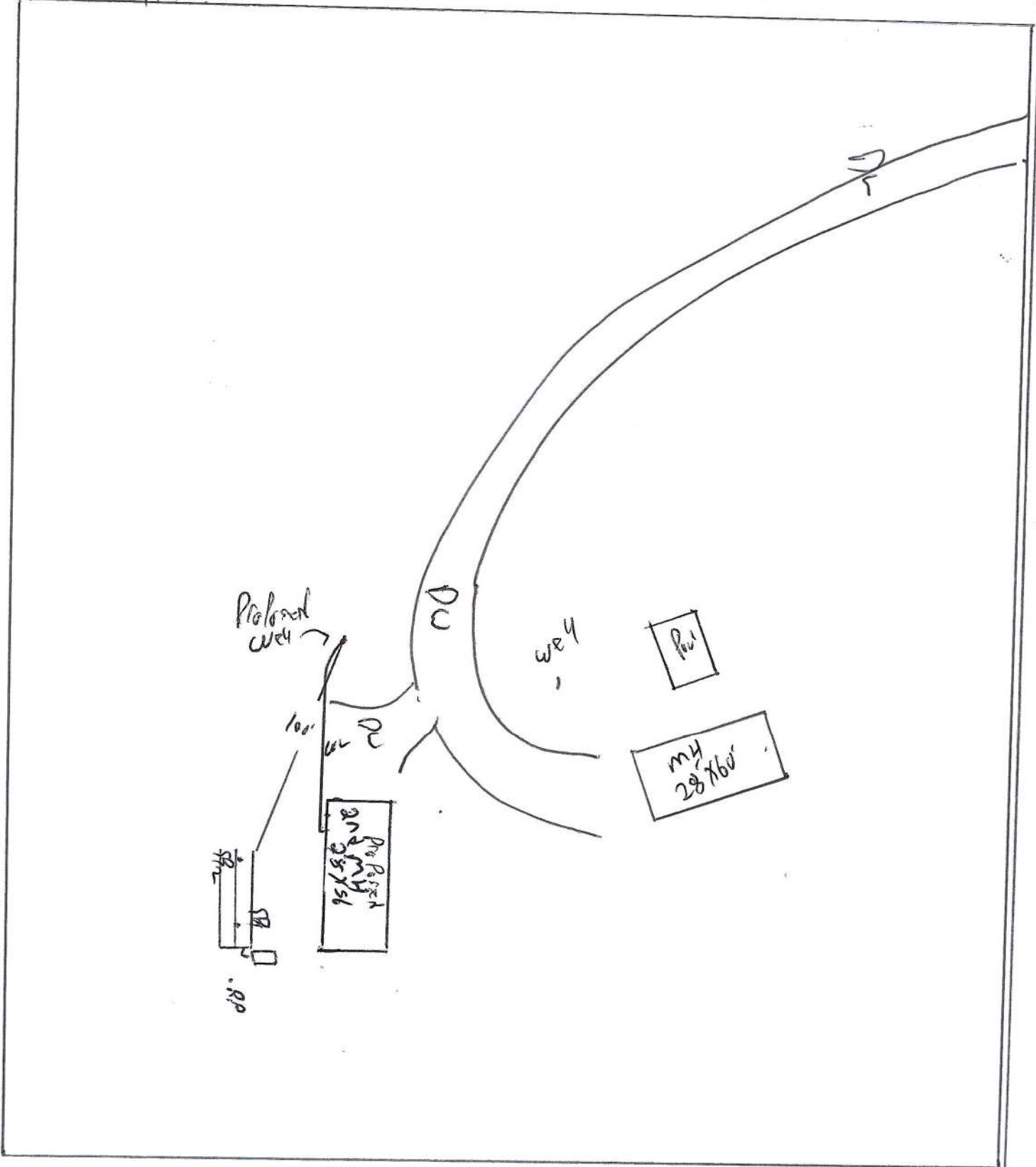
Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/7/2015	\$18,000	1292/1527	WD	V	Q	03
4/2/2015	\$100	1292/1524	QC	V	U	11
1/12/2004	\$100	1004/1329	QC	V	U	04
1/9/2004	\$22,000	1004/1332	WD	I	Q	
9/15/1994	\$18,500	0861/1660	AD	V	U	03
7/28/1994	\$13,500	0793/2001	WD	V	U	12

Building Characteristics

570,05-

N
4
1" = 60'
Johnston
447.68'



440.86

SW Legree Tr

575,05

PART 1. PURCHASE AGREEMENT

CONSUMER DISPUTE RESOLUTION

"The U.S. Department of Housing and Urban Development (HUD) Manufactured Home Dispute Resolution Program is available to resolve disputes among manufacturers, retailers, or installers concerning defects in manufactured homes. Many states also have a consumer assistance or dispute resolution program. For additional information about these programs, see sections titled "Dispute Resolution Process" and "Additional Information-HUD Manufactured Home Dispute Resolution Program" in the Consumer Manual required to be provided to the purchaser. These programs are not warranty programs and do not replace the manufacturer's or any other person's warranty program."

A. PARTIES:

DATE PREPARED:

5/16/2022

1 Prestige Home Centers, Inc. 13771 NW Hwy 19, Chiefland FL 32626 Phone: 352 493-2492

2 Buyer: Edgar Burge

Phone: 854-224-5326

All Phone:

Buyer:

Email: jburg2@uky.edu

Buyers Address: 841 Apache Trail

City:

State:

Ky

Zip:

40603

B. AGREEMENT TO PURCHASE

Buyer agrees to purchase from Seller under the terms and conditions specified in this document following the described property

C. PROPERTY DESCRIPTION:

New ☒ Used ☐

Brokered ☐ Single ☐ Double Sec. ☒ Triple Sec. ☐

Make

Nobility

Year

2022

Model

Kingswood

Serial #

Floor L x W

28x56

Display Model

Closing Date:

TBA

Together with the furnishings, accessories and service indicated hereon. Even though the property is identified by Serial No. or as "factory order" the seller may substitute any other property which otherwise meets the description and specifications set forth hereon. See also Part II, Paragraph 2 & 4d.

D. RECORD OF TRANSACTION

LIST OF ADDITIONS & DELETIONS

1 Price of home including additions and deletions

\$

113,780.00

Home price excludes tires, wheels, axles, air conditioning, heating, skirting, steps & furniture unless listed here as an addition

Processing Fee

\$

287.00

Standard Delivery and Set up

2 Deliv. To home site & set up subject to Part II Paragraph 6 and Part IV of set up & site Requirements Agreement

\$

Standard Wooden Steps

3 Sets Std

SUB TOTAL

\$

114,067.00

A/C and Heat

Size:

3.5 Ton w/ 15K heat strip

3 Sales Tax: 6% (Excludes Gross Trade Value)

\$

6,844.02

Skirting:

Vertical White Std

Discretionary Sur Tax

\$

50.00

Total Improvements: (see adjacent column)

\$

21,000.00

TOTAL PRICE OF HOME

\$

141,961.02

Buyers Responsibility

4 Cash Down Payment

\$

2,000.00

Move on permits and fees. Homeowners insurance. Electrical Hook ups

Date

CR #

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

5 Trade-In Allowance-Gross (see below)

\$

ALLOWANCES FOR PROPERTY IMPROVEMENTS:

6 Less Payoff Debt (balance owing)

\$

Septic

4,000.00

Pad/Dozer

2,500.00

7 Net Trade-In Allowance (Buyers Equity)

\$

Electrical

3,500.00

Clearing

1,400.00

TOTAL DOWN PAYMENT

\$

2,000.00

Culvert

2,300.00

Apron

Grading

UNPAID BALANCE OF HOME PRICE

\$

139,961.02

Permits

Impact Fees

Well

Misc

8 M/H Insurance 12 mo Estimate

\$

Plumbing

1,400.00

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

9 Title/License/Lien Fee

\$

350.00

be at customers expense. Further specifications attached

10 Misc

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

11 Mige Tax / Doc. Stamp Fee

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

12 Flood Certification

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

13 Closing Costs / Points

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

14

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

TOTAL UNPAID BALANCE DUE BEFORE DELIVERY. Subject to Part II, 3 & 12

\$

140,311.02

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Trade-In In: Manuf Home ☐ Other ☐

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Debt to be paid by: Seller ☐ Buyer ☐ ACC#

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Debt owed to: Phone#

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Year: Model: # BR & BA:

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Size: Serial No. or Address:

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Trade-In

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Appliances ☐ Skirlings ☐ Drapes ☐ Carpets ☐

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

Includes: Furniture ☐ A/C Heat ☐ Porches and/or steps ☐

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

F. ENTIRE AGREEMENT CONTRACT PARTS: This Agreement includes Part II, Terms and Conditions on the reverse side of this sheet and all other written terms, conditions and understandings accepted by the parties as part of this transaction which are deemed to comprise a single contract document and constitute the entire agreement of the parties. Each paragraph and provision of this contract and all parts hereof is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

G. PRIOR AGREEMENTS, MODIFICATIONS: This Agreement supersedes all prior negotiations, orders, offers, agreements and representations, either oral or written. In Particular, this Agreement totally supersedes and replaces the similar agreement of the parties dated

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

or partly superseded by later written agreement of the parties attached hereto and incorporated herein.

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

H. FINALITY OF SALE CONDITIONS: The sale agreed upon herein is unconditional, final and binding on the parties according to the terms stated in the various parts hereof, EXCEPT FOR THE FOLLOWING CONDITIONS ONLY: If (1) contemplated financing, if any, is not obtainable by any means at a rate not greater than 18% simple interest, or if (2) the Seller is unable to deliver the property substantially as specified, or if (3) N/A

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

then in such case only, Buyer and Seller may elect to cancel the sale and Buyer shall then be entitled to a refund of payments made and/or the net true value of the trade-in received by the Seller less any direct costs incurred by Seller in processing this order or in applying for financing.

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

I. TRADE IN: If on receiving possession of the trade-in property by the Seller there has been a material change in its furnishings, accessories or physical condition from initial appraisal, normal wear and tear excepted, then the Seller may make a reappraisal. Said reappraisal then determines the trade-in allowance. THE BUYER WARRANTS SUCH PROPERTY TO BE HIS PROPERTY, FREE AND CLEAR OF ALL LIENS AND LICENSE FEES AND ACCOUNT SHORTAGES, EXCEPT AS OTHERWISE NOTED HERE, AND THE BUYER WARRANTS THE TOTAL AMOUNT THEREOF TO BE NO GREATER THAN STATED IN THIS AGREEMENT. Necessary connections and adjustments concerning changes in net payoff on trade-in shall be made at the time of settlement. The values allowed herein for trade-in may be arbitrary and may differ from actual fair market value by mutual agreement for the purpose of this transaction. Therefore in the event of rescission or cancellation of the sale the parties are not bound by such allowance. If the trade-in consists of real estate, then details of the trade-in transaction and an itemization and calculation of allowances for same are set forth on the attached Real Estate Trade-In Agreement and Closing Statement, which is made a part of this Agreement. The Buyer agrees to deliver the original bill of sale or the title to any property traded in as partial payment along with the delivery of said property and the keys for same to Seller's premises.

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

J. In the event the Buyer has not paid in full by the mutually agreed upon date, the Buyer will pay the Seller interest at the highest legal rate per month on the unpaid Balance until payment is made in full.

\$

When required standard delivery and set up is based on your soil density of

3000 pounds. Off-road equipment needed to deliver or spot the home shall

be at customers expense. Further specifications attached

When required standard delivery and set up is based on your soil density of

K. ASSENT:



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

ROY M. HARVEY

Installers Name

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
JEF HARDEE	<i>Jef Hardee</i>	Hardee Environmental & Permitting

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

[Signature]
License Holders Signature (Notarized)

IH1122397
License Number

7-17-23
Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: MARION

The above license holder, whose name is ROY M. HARVEY
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this _____ day of _____, 20____

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



JOHN J. MARTORANA
Commission # HH 195567
Expires January 11, 2026
Bonded Thru Budget Notary Services

COLUMBIA COUNTY PERMIT WORKSHEET

Permit Number

Date 7/17/2023

Installer **ROY M. HARVEY**

Permit # **IH1122397**

Address of home being installed

Manufacturer **NOBILITY**

Length x width

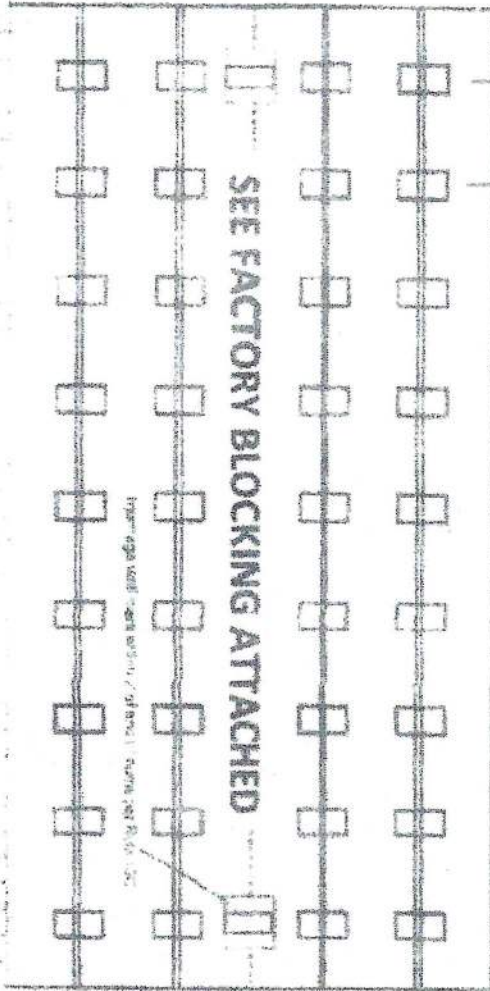
28' X 56'

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. Lateral Arms Systems cannot be used on any home (new or used) where the sidewall has exceeded 5' + 4 ft.

Installer's initials **RMH**



Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)



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 Detail # _____

Triple/Quad ☐ Serial # _____

PER SPACING TABLE FOR USED HOMES

Load (pounds per sq ft)	16' x 16' (256)	18' x 18' (324)	20' x 20' (400)	22' x 22' (484)	24' x 24' (576)	26' x 26' (676)
1500 psf	3	4	5	6	7	8
1500 psf	4	5	6	7	8	9
2000 psf	5	6	7	8	9	10
2500 psf	6	7	8	9	10	11
3000 psf	7	8	9	10	11	12
3500 psf	8	9	10	11	12	13

* Adapted from Rule 15-C.1 user spacing table.

PER PAD SIZES

17" X 25"

Identify pier pad size

NA

Perimeter pier pad size

21" X 29"

Other pier pad sizes (required by the mfg.)

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

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

Character

"A"

Pier pad size

21" X 29"

ANCHORS

4# X 5#

FRAME TIES

within 2' of end of home spaced at 5' @ oc

OTHER TIES

Number

TEARDOWN COMPONENTS

Longitudinal Steel Reinforcing Device (LRSD) Manufacturer **OLIVER TECH** Longitudinal Spacing Device w/ Lateral Arms Manufacturer **OLIVER TECH**

Side wall Longitudinal Reinforcing Steel Shear wall

COLUMBIA COUNTY PERMIT WORKSHEET

Permit Number

Date 7/17/2023

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psi or check here to declare 1000 lb. soil with no testing.

X 1700 X 1700 X 1700

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 1700 X 1700 X 1700

TORQUE PROBE TEST

The results of the torque probe test is 265 inch pounds or check here if you are installing 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 all anchors are allowed at the sidewalk locations. (understand 5 ft anchors are required at all centerlines the points where the torque test reading is 275 or less and where the mobile home manufacturer may not use anchors with anchoring capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

ROY M. HARVEY

Date Tested

7/14/2023

Electrical

Connect electrical conductors between multi-wire units, but not to the main power source. This includes the bonding wire between multi-wire units. Pg 43

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank Pg 45

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg 44

Department of Growth Management
Building Division

Site Preparation

Details and/or grade material removed YES Pad X Other

Water drainage Natural

Smells

Fastening multi wide units

Floor Type Fastener LAGS Length: 6" Spacing: 18" x 24" Walls Type Fastener Nails Length: 3" Spacing: 6" x 6" Roof Type Fastener Length: Spacing: FILL ROCK CAP For used homes a min 30 gauge, 6" wide galvanized metal strip will be centered over the peak of the roof and fastened with gsk. roofing nails at 2' on center on both sides of the centerline.

Checklist for self-reporting requirements

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and cracked masonry 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 PDAM Pg FACTORY INSTALLED

Installed Between Floors Yes X Between Walls Yes X Bottom of ridgebeam Yes X

Weatherstripping

The bottomboard will be repaired and/or taped Yes X Pg SU.58 Sealing on joints is installed to manufacturer's specifications. Yes Flashing chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

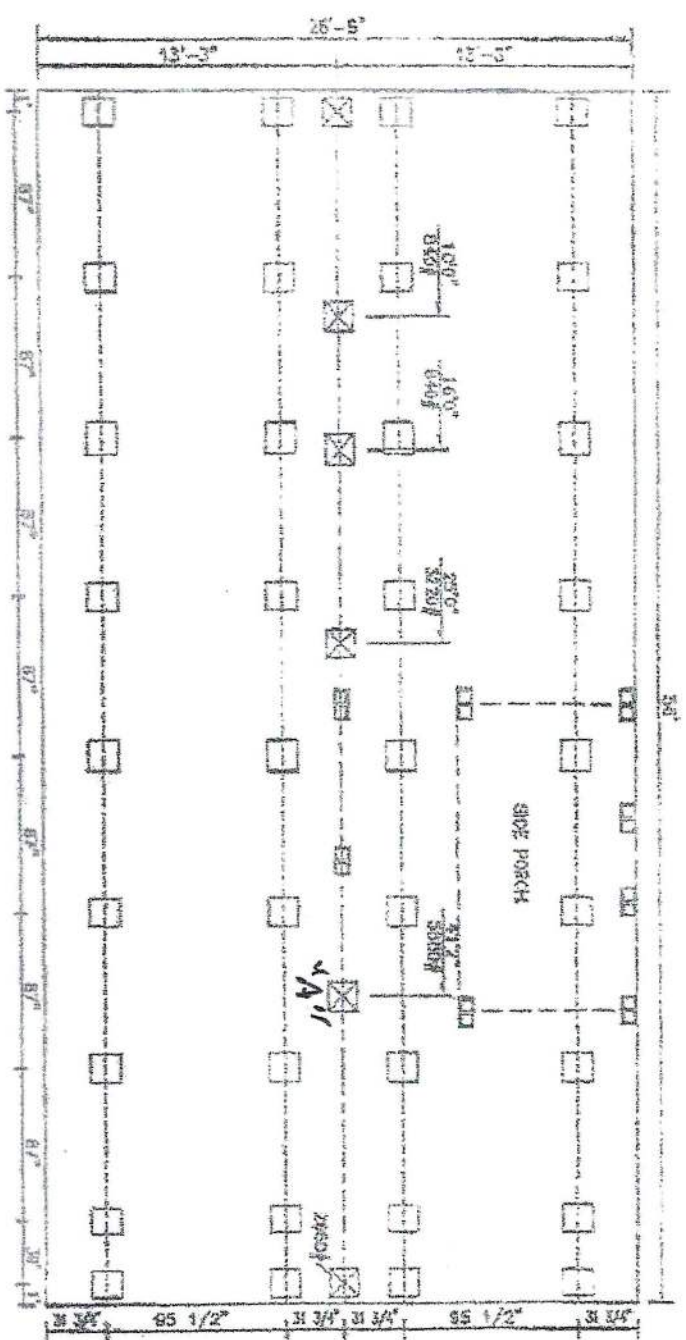
Sealing to be installed. Yes X No Dryer vent installed outside of skirting Yes X N/A Range hood/boiler vent installed outside of skirting Yes X N/A Drain lines supported at 4 foot intervals. Yes X Electrical crossovers protected. Yes X Other

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and/or Rule 16C-1 & 2

Installer Signature

Date 7/17/2023

1500 LB SOIL.....28' X 56'
 I BEAM PADS.....17" X 25".....7'o/c
 MARRIAGE WALL "A" PADS...29" X 21"
 OLIVER TECH STABILIZING SYSTEM
 4' ANCHORS@ 5'4" OR LESS



- NOTES:
- (1) COLUMN SUPPORT PIERS MAY BE WITHIN 8" OF OPENINGS GREATER THAN 48"
 - (2) ADDITIONAL PIERS ARE REQUIRED AT EACH SIDE OF EXTERIOR DOOR OPENINGS.
 - (3) THIS IS A TYPICAL DRAWING FOR THIS MODEL. SPACING MAY BE DIFFERENT IF MAX. SPACING IS NOT EXCEEDED.

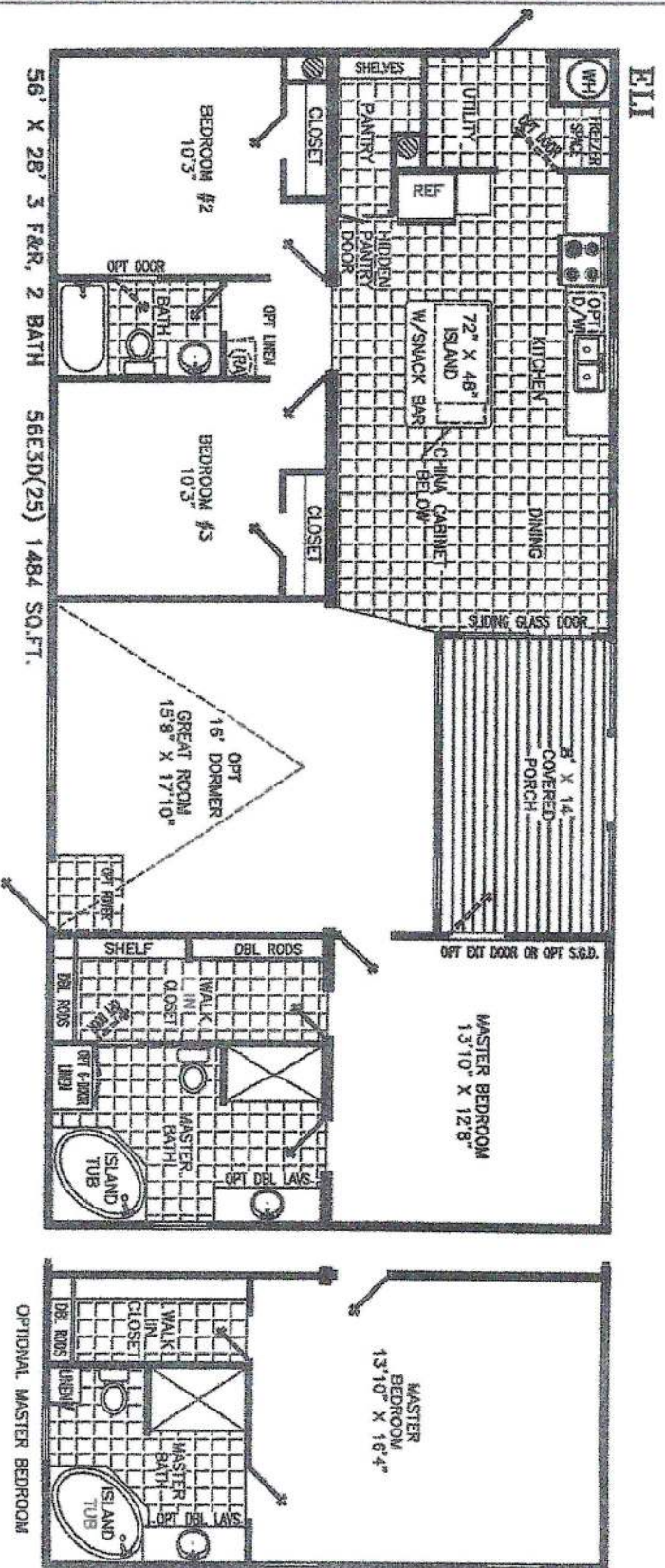
☒ COLUMN SUPPORT PADS
☐ 17" X 25" X 1/2" THICK IAD

SPACING FOR 1500 PSF SOIL WITH 17 1/2" X 25 1/2" BASE PAD
 MAXIMUM SPACING FOR THE I-BEAM PIERS IS 87"

1	2	3	4
5	6	7	8

DATE: 7-11-39
 SCALE: 3/8" = 1'-0"
 E.L.: 28' 6"
 30E30(25)

Prestige Home Centers



*Homes Designed, Built & Serviced
By NOBILITY HOMES*

MANUFACTURED IN ACCORDANCE WITH STANDARDS DEVELOPED AND ENFORCED BY HUD. DUE TO OUR CONTINUING PROGRAM OF PRODUCT IMPROVEMENT, PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME ITEMS SUCH AS TREES, BUSHES, AXES AND HITCHES MAY HAVE BEEN RECYCLED AFTER INSPECTION FOR SAFETY AND APPEARANCE. ALL DIMENSIONS ARE NOMINAL.