

Permit Application / Manufactured Home Installation Application

For Office Use Only (Revised 6/24) 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 # _____

☐ Land Owner Affidavit ☐ Installer Authorization ☐ FW Comp. letter ☐ App Fee Paid ☐ 911 App

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

☐ Ellisville Water Sys ☐ Assessment _____ ☐ In County ☐ Sub VF For _____

***This page not required if Online Submission**

Property ID # 06-65-16-03784-104 Subdivision Ichetucknee Wilderness Onr Lot# 4

- ☐ New Mobile Home ☒ Used Mobile Home MH Size 28x60 Year 1992
- Applicant Heide Morrison Phone# (386) 784-9334
- Address 8767 SW Old Wire Rd, Ft White, FL, 32088
- Name of Property Owner Lexington Estates, LLC Phone# 352-215-1018
- 911 Address 373 SW Quater Ln, Ft White, FL, 32088
- Circle the correct power company - ☐ FL Power & Light - ☒ Clay Electric

(Circle One) ☐ - Suwannee Valley Electric - ☐ Duke Energy

- Name of Owner of Mobile Home Anthony Rott
- Phone # 315-746-2500 Address _____
- Relationship to Property Owner property buyer
- Current # of Dwellings on Property 0 # of Bed/bath _____
- Lot Size 5.04 Acres Total Acreage 5.04 Acres
- Do you: (Circle one) ☒ Have Existing Drive ☐ Private Drive ☐ Need a Driveway Permit
- (Currently using) (Blue Road Sign)

Please be advised all MH applications may prompt a driveway permit regardless of existing/private driveway

- Is this Mobile Home Replacing an Existing Mobile Home ☒ Yes ☐ No
- Name of Licensed Dealer/Installer Kyle Johnson
- Installers Phone # 352-339-3543
- Installers Address 22204 SE US Hwy 301, Hawthorne, FL, 32640
- License Number: IT1126657
- Installation Decal # 115982
- Is the mobile home currently located in Columbia County? ☒ Yes ☐ No
- (Only required for used mobile homes)

Applicant Email Address: heidemorrison@gmail.com

(This is where application updates will be sent)

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: **6/22/2020 2:45:33 PM**

Address: **373 SW QUARTER LN**

City: **FORT WHITE**

State: **FL**

Zip Code **32038**

Parcel ID **06-6S-16-03784-104**

REMARKS: **This is a verified Current address for Building General in Columbia County FL**
Verification ID: 3f6200f3-0a4a-4235-af03-fa0efc745813

Address was reassigned from old address: 4684 ROUTE 5

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Issuance of a 9-1-1 address for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

Address Issued By: **GIS Specialist**

Columbia County GIS/911 Addressing Coordinator

Columbia County
Department of Information Technology
135 NE Hernando Ave. Lake City, FL 32055
Telephone 386-719-1456

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Heide Morrison
(Name of Person to Act as my Agent)

for North Florida Building Permits, LLC
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for mobile home building permit
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Anthony Roth

Applicant/Owner's Title: Owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 315-746-2500 Date: 1-14-25

Applicant/Owner's Signature: [Signature]

Print Name: Anthony Roth

STATE OF NEW YORK
COUNTY OF Dutchess

The Foregoing instrument was acknowledged before me this 14 day of January, 2025 by Anthony Roth whom is personally known by me ☒ OR produced identification ☒

Type of Identification Produced NYS - Drivers License

[Signature]
(Notary Signature)

(SEAL)

AMANDA SCRUTON
Notary Public - State of New York
No. 01SC0029585
Qualified in Oswego County
My Commission Expires October 04, 2028

NOTICE TO APPLICANT/OWNER REGARDING FLOODING

Please read carefully before you begin your construction project!

WARNING: The degree of flood protection required by this County's floodplain ordinance and the Florida Building Code are considered as minimum for regulatory purposes only. The floodplain ordinance and Florida Building Code are based on scientific and engineering considerations, but do not include actual, observed events of flooding that may have occurred at your property. You should also keep in mind that larger floods have, can, and will occur from time to time. Flood heights may be increased by man-made or natural causes. Approval of your permit under the floodplain ordinance does not imply that the permitted structure will be free from flooding or flood damage. The Special Flood Hazard Areas and Base Flood elevations are contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps. The County adopts these maps for purposes of compliance with the National Flood Insurance Program but makes no representations or assurances of their accuracy or reliability. The County does not maintain, track, or provide flood history data for any particular parcel of land.

THERE IS NO GUARANTY OF VESTED USE, EXISTING USE, OR FUTURE USE CREATED BY YOUR COMPLIANCE WITH THE FLOODPLAIN ORDINANCE. YOU ARE RESPONSIBLE FOR ASSESSING YOUR OWN PARTICULAR FLOOD RISK AND YOU ARE ENCOURAGED TO SPEAK WITH NEIGHBORING OWNERS AND THE PREVIOUS OWNERS OF YOUR LAND TO OBTAIN FIRST-HAND KNOWLEDGE OF YOUR PROPERTY'S SPECIFIC FLOOD HISTORY.

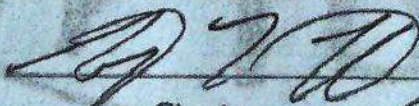
DISCLAIMER OF LIABILITY. The County floodplain ordinance does not create liability on the part of Board of County Commissioners of Columbia County or any officer or employee thereof for any flood damage that results from reliance on the ordinance, or any administrative decision lawfully made thereunder. Again, it is your responsibility to assess your property's flood risk and build accordingly.

For more information, see the Columbia County Code of Ordinances, Land Development Regulations, Article 8, at: <https://library.municode.com/fl/columbia-county>. Additional information can also be found on the County Building Department's web page: <https://www.columbiacountyfla.com/BuildingandZoning.asp>.

ACKNOWLEDGMENT

I have read and understand the foregoing NOTICE TO APPLICANT/OWNER REGARDING FLOOD ZONES. I understand it is my responsibility to determine my property's flood risk, and that the County has made me no assurances that my property can not or will not flood.

OWNER SIGNATURE:



PRINT NAME:

Anthony Roth

PARCEL # OR ADDRESS:

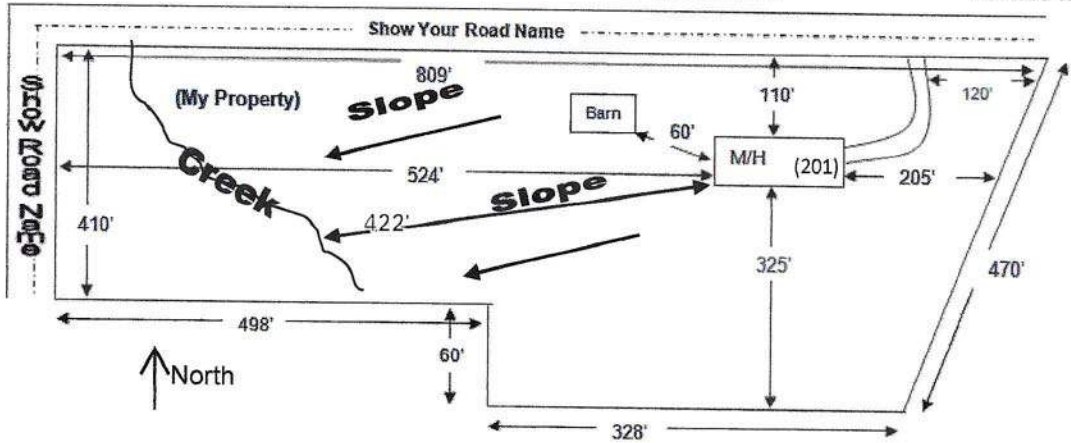
6-065-16-03784-104

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

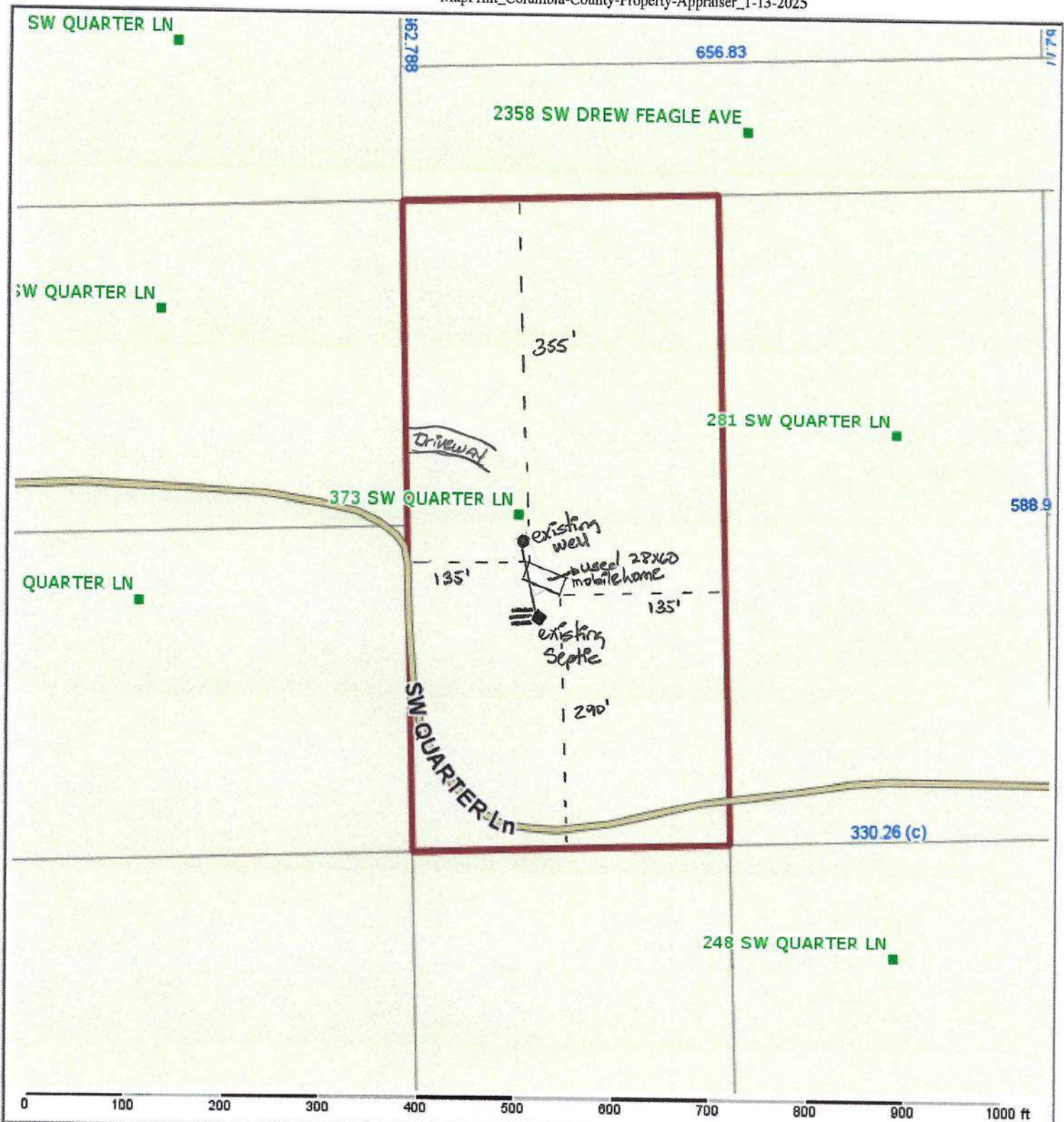
Revised 7/1/15



NOTE:

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

See Attached



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 06-6S-16-03784-104 (19273) | VACANT (0000) | 5.04 AC

AKA LOT 4 ICHETUCKNEE WILDERNESS UNR DESC AS: W1/2 OF NW1/4 OF SE1/4 OF SE1/4. 739-624, 938-2437, WD 1059-1776, WD 1073-2548, DC 1168-906, PB 1168-9

LEXINGTON ESTATES LLC

Owner: 20638 NW 78TH AVE
ALACHUA, FL 32615

Site: 373 SW QUARTER LN, FORT
WHITE

Sales	5/9/2017	\$14,000	V (U)
Info	5/8/2017	\$0	V (U)
	1/20/2016	\$100	V (U)

2025 Working Values

Mkt Lnd	\$50,400	Appraised	\$57,400
Ag Lnd	\$0	Assessed	\$57,400
Bldg	\$0	Exempt	\$0
XFOB	\$7,000	county:	\$49,033
Just	\$57,400	city:	\$0
		other:	\$0
		school:	\$57,400

NOTES:

Columbia County, FL



STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I, (We), Lexington Estates LLC,
(Property Owners Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)
as the owner of the below described property:

Property tax Parcel ID number 06-65-16-03784-104

Subdivision (Name, Lot, Block, Phase) Ichetucknee Wilderness Unr, Lot 4

Give my permission for Anthony Roter to place a
(Name of person authorized to sign as owner or place a structure)

Select one: ☒ Mobile Home ☐ Travel Trailer ☐ Utility Pole Only ☐ Single Family Home
☐ Barn ☐ Shed ☐ Garage ☐ Culvert ☐ Other (specify) _____

I (We) understand that the named person(s) above will be allowed to receive a building permit on the parcel number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

MARK P. SULLIVAN
Printed Name of Signor

Mark P. Sullivan
Signature

1-16-25
Date

Printed Name of Signor

Signature

Date

Printed Name of Signor

Signature

Date

Sworn to and subscribed before me this 16th day of JANUARY, 2025 by

X physical presence or _____ online notarization and this (these) person(s) are personally known to me X or produced ID _____.

FAITH M. BROOKER
Printed Name of Notary

FAITH M. BROOKER
Signature

Notary Stamp



FAITH M BROOKER
Commission # HH 257714
Expires April 28, 2026

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____

CONTRACTOR Kyle Johnson PHONE _____

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>James Dale Williams</u> License #: <u>EC 13007092</u> Qualifier Form Attached ☐	Signature <u>[Signature]</u> Phone #: <u>386-590-0041</u>
MECHANICAL/ A/C _____	Print Name <u>SHATTO Heating & Air</u> <u>Timothy D. SHATTO</u> License #: <u>CAC057875</u> Qualifier Form Attached ☐	Signature <u>Timothy D. Shatto</u> Phone #: <u>(386) 496-8224</u>

P. 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.

Revised 4/27/2017

Mobile Home Permit Worksheet

Application Number: _____

Date: _____

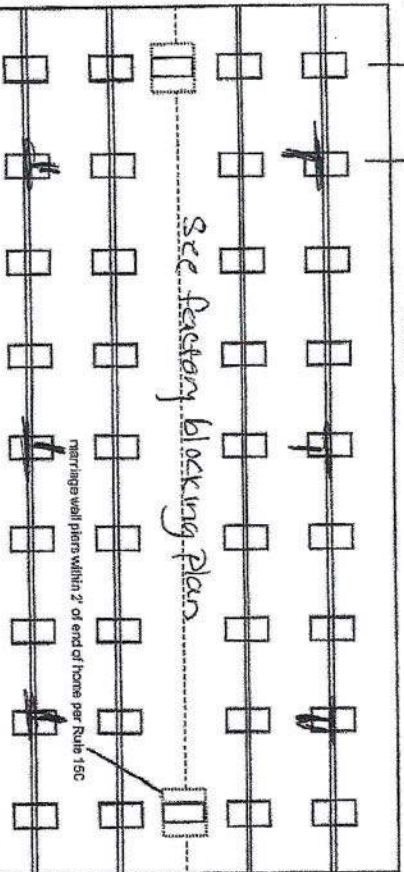
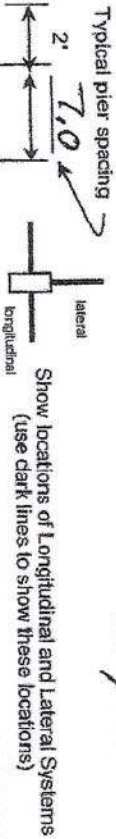
Installer: Kyle Johnson License # IN1124657

Address of home being installed: 373 SW Quater Ln
FT White, FL, 32038

Manufacturer: Fleetwood Length x width: 60 x 28

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: kJ



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 # 115982

Triple/Quad ☐ Serial # 64FLM35A80S495HS

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	Footer size (256)	18 1/2" x 18 (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 7.0

Perimeter pier pad size: Door will be used

Other pier pad sizes: other 1055-11
adjustable outriggers

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

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

Opening: See factory blocking plan - married

Pier pad size: 4 ft 5 ft

FRAME TIES

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

OTHER TIES

Longitudinal Stabilizing Device (LSD)
Manufacturer: Oliver 116 V
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer: Oliver 116 V

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

x 1000 x _____ x 1000

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 1000 x _____ x 1000

TORQUE PROBE TEST

The results of the torque probe test is _____ 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.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Kyle Johnson

Date Tested Assured driver 11/11/14 Sec 4 & 51
11/11/14
10/11/14

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. _____

Application Number: _____ Date: _____

Site Preparation

Debris and organic material removed ☒ Swale ☒ Pad ☒ Other _____

Fastening multi wide units

Floor: Type Fastener: 1/4" x 2" Length: 7" Spacing: 20"
Walls: Type Fastener: 1/4" x 6" Length: 6" Spacing: 10"
Roof: Type Fastener: 1/4" x 7" Length: 7" Spacing: 20"

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 KJ

Type gasket factory ev
Pg. K-11

Installed:
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 Kyle Johnson Date _____

**CODE ENFORCEMENT DEPARTMENT
COLUMBIA COUNTY, FLORIDA
OUT OF COUNTY MOBILE HOME INSPECTION REPORT
(Only required for used homes)**

COUNTY THE MOBILE HOME IS BEING MOVED FROM Columbia.
OWNERS NAME Anthony Roter PHONE _____ CELL 315-746-2500
INSTALLER Kyle Johnson PHONE _____ CELL _____
INSTALLERS ADDRESS 22204 SE Hwy 301, Hawthorne, FL, 32640

MOBILE HOME INFORMATION

MAKE Fleetwood YEAR 1992 SIZE 28 x 60
COLOR _____ SERIAL No. GAFLM35AB05495HS
WIND ZONE II SMOKE DETECTOR _____

INTERIOR:

FLOORS _____
DOORS _____
WALLS _____
CABINETS _____
ELECTRICAL (FIXTURES/OUTLETS) _____

EXTERIOR:

WALLS / SIDING _____
WINDOWS _____
DOORS _____

INSTALLER: APPROVED ☒ NOT APPROVED _____

INSTALLER OR INSPECTORS PRINTED NAME Kyle Johnson

License No. TH1126657 Date 1/15/25

NOTES: _____

ONLY THE ACTUAL LICENSE HOLDER CAN SIGN THIS FORM.

NO WIND ZONE ONE MOBILE HOMES WILL BE PERMITTED. MOBILE HOMES PRIOR TO 1977 ARE PRE-HUD AND THE WIND ZONE MUST BE PROVEN TO BE PERMITTED.

BEFORE THE MOBILE HOME CAN BE MOVED INTO COLUMBIA COUNTY THIS FORM MUST BE COMPLETED AND RETURNED TO THE COLUMBIA COUNTY BUILDING DEPARTMENT.

ONCE MOVED INTO COLUMBIA COUNTY AN INSPECTOR MUST COMPLETE A PRELIMINARY INSPECTION ON THE MOBILE HOME. CALL 386-719-2023 TO SET UP THIS INSPECTION. NO PERMIT WILL BE ISSUED BEFORE THIS IS DONE.

Licensed Installer Approval Signature Kyle Johnson Date 1/15/25

Revised 12/2023

License Number: IH / 1126657 / 1 Name: KYLE JOHNSON

Order #: 6429	Label #: 115982	Manufacturer: <u>Fleetwood</u>	(Check Size of Home)
Homeowner: <u>Anthony Rott</u>	Year Model: <u>1992</u>	Single	
Address: <u>373 SW Quater Ln</u>	Length & Width: <u>60x28</u>	Double ☒	
City/State/Zip: <u> Ft White, FL, 32038</u>	Type Longitudinal System:	Triple	
Phone #:	Type Lateral Arm System:	HUD Label #:	
Date Installed:	New Home: ☐ Used Home: ☒	Soil Bearing / PSF:	
Installed Wind Zone: <u>II</u>	Data Plate Wind Zone:	Torque Probe / in-lbs:	
Permit #:			
Note:			

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

115982

LABEL #

DATE OF INSTALLATION

KYLE JOHNSON

NAME

IH / 1126657 / 1

6429

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

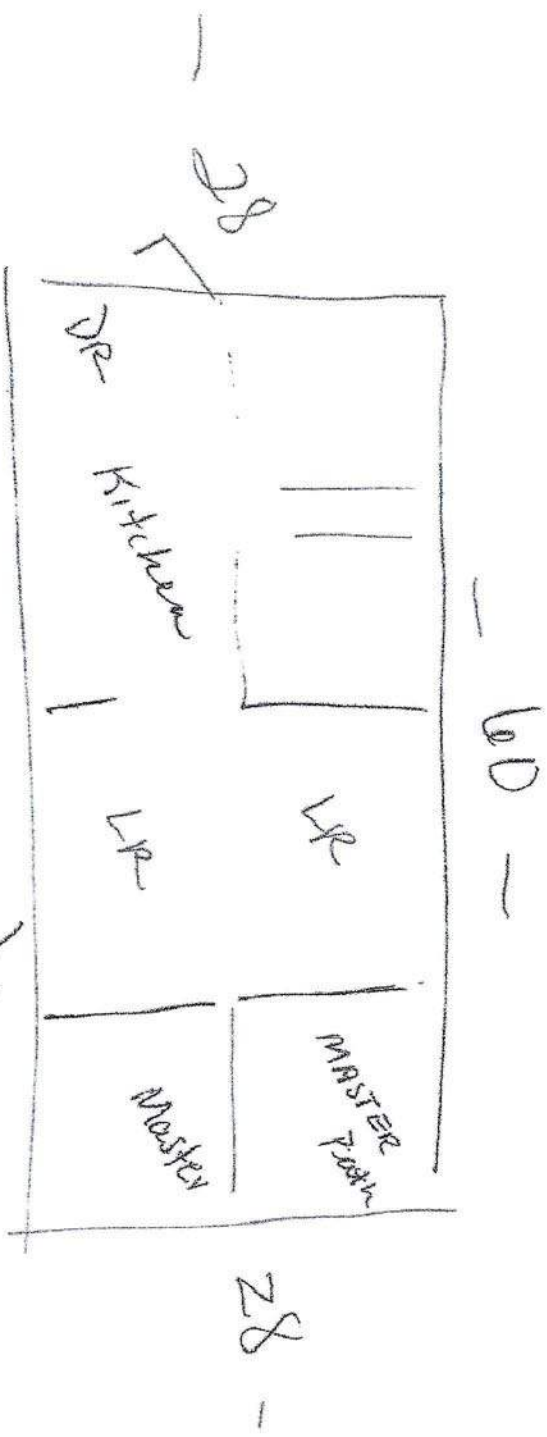
PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.

Unif
Siding / metal
roof

Used
==

Fleetwood Harbor
Zone II Springs
1992

on our lot
N + E



Anthony Roth



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

*Use to authorize
property owners to
pull permit on
Installers behalf.

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Kyle Johnson, give this authority for the job address show below
Installer License Holder Name

only, 373 SW Quater Ln, FT White FL, 32032, 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
Heide Womson	[Signature]

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) FL 1124657 License Number 1/15/25 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Alachua

The above license holder, whose name is Kyle Johnson
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 15 day of January, 2025.

[Signature]
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

*Use to authorize
Agent to pull
permit on Installers
behalf.

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Kyle Johnson, give this authority and I do certify that the below
Installers Name

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	<i>H Morrison</i>	North 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.

Kyle Johnson License Holders Signature (Notarized) 141126657 License Number 1/15/25 Date

NOTARY INFORMATION:

STATE OF Florida COUNTY OF Clackwa

The above license holder, whose name is Kyle Johnson,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 15 day of January, 2025.

Shavon M. Milton
NOTARY'S SIGNATURE



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/9/2025

Parcel: << 06-6S-16-03784-104 (19273) >>

Owner & Property Info

Result: 1 of 1

Owner	LEXINGTON ESTATES LLC 20638 NW 78TH AVE ALACHUA, FL 32615		
Site	373 SW QUARTER LN, FORT WHITE		
Description*	AKA LOT 4 ICHETUCKNEE WILDERNESS UNR DESC AS): W1/2 OF NW1/4 OF SE1/4 OF SE1/4. 739-624, 938-2437, WD 1059-1776, WD 1073-2548, DC 1168-906, PB 1168-908, PR 1308-27, TD 1336-1188, FJ 1344-1785.		
Area	5.04 AC	S/T/R	06-6S-16
Use Code**	VACANT (0000)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$50,400	Mkt Land	\$50,400
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$7,000	XFOB	\$7,000
Just	\$57,400	Just	\$57,400
Class	\$0	Class	\$0
Appraised	\$57,400	Appraised	\$57,400
SOH/10% Cap	\$12,825	SOH/10% Cap	\$8,367
Assessed	\$57,400	Assessed	\$57,400
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$44,575 city:\$0 other:\$0 school:\$57,400	Total Taxable	county:\$49,033 city:\$0 other:\$0 school:\$57,400

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/9/2017	\$14,000	1337 / 1188	TD	V	U	11
5/8/2017	\$0	1344 / 1785	FJ	V	U	18
1/20/2016	\$100	1308 / 027	PR	V	U	30
2/8/2006	\$66,500	1073 / 2548	WD	V	Q	
9/20/2005	\$24,700	1059 / 1775	WD	V	Q	01
9/19/2005	\$50,000	1059 / 1776	WD	V	Q	
8/16/2001	\$100	938 / 2437	WD	V	Q	06

▼ Building Characteristics

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

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
9945	Well/Sept		\$7,000.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.040 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$50,400

Search Result: 1 of 1

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by: GrizzlyLogic.com

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LEASE CONTRACT WITH OPTION TO PURCHASE
(Not recordable until the Official Closing-upon reaching 25% equity in property)

LEXINGTON ESTATES, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "SELLER", and Anthony L. Roth of 1820 County Route 7, Oswego, NY 13126, hereinafter referred to as "BUYER", hereby agree that the SELLER shall Lease with Buyer's Option to Buy and the BUYER shall Lease With Option To Buy the following property upon the terms and conditions hereinafter set forth:

Description:

Legal Description

AKA LOT 4 ICHETUCKNEE WILDERNESS UNR DESC AS): W1/2 OF NW1/4 OF SE1/4 OF SE1/4. ORB 739-624, 938-2437, WD 1059-1776, WD 1073-2548, (DC 1168-906; WILLIAM LANDERS) PROB 1168-908, PR DEED 1308- 027 TD 1336-1188 ADDRESS 373 SW Quarter Ln, Ft. White, FL

Tax Parcel: 06-6S-16-03784-104 Columbia County Florida.

PURCHASE PRICE AND METHOD OF PAYMENT.

The full purchase for said property is \$109,900.00, payable as follows:

(a) Credit for down payment	\$3,000.00
(b) Purchase Money Mortgage for balance on terms set forth herein below	\$106,900.00
TOTAL	\$109,900.00

EFFECTIVE DATE. The effective date of this Contract shall be December 10, 2024.

2. **CONVEYANCE.** The SELLER agrees to convey title to the above described property to BUYER by Warranty Deed free and clear of all liens or encumbrances except:

(a) BUYER shall be LEASING property until title is conveyed at Official Closing. The Official Closing will not occur and title will not be conveyed until after BUYER has accumulated a 25% equity in the property against the original mortgage principal amount.

(b) Taxes and assessments for year of closing and subsequent years.

(c) Restrictions and easements of record.

(d) SHOULD LESSEE DEFAULT, THIS CONTRACT SHALL BE GOVERNED UNDER CONTRACT LAW UNDER THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN GIVEN A WRITTEN DEFAULT NOTICE AND HAS NOT CORRECTED THE DEFAULT AFTER 30 DAYS, THE LESSEE GIVES UP ANY RIGHT TO THE OPTION TO PURCHASE PORTION OF THIS CONTRACT AND THIS CONTRACT SHALL BE DEEMED A LEASE.

4. **TAX ESCROW** BUYER shall include along with each monthly mortgage installment a sum equal to one-twelfth (1/12) of the ad valor em property taxes for the property. The current year's Real Estate tax escrow is \$60.00 per month. BUYER is responsible for having current mobile home registration (decals displayed for any home placed on property).

5. A. **LEASE.** During the leasing portion of this agreement,

Page 2

the Buyer shall pay rental in the amount of \$998.12 per month commencing December 10, 2024, and due on the 10th of each month thereafter. The lease payments will include a Tax escrow of \$60.00 and the balance shall be applied against the purchase price at the same rate as a principal and interest payment of \$938.12 would present an amortization of \$106,900.00 over a period of 360 months at ten percent (10%) interest per annum with the principal amount of said amortization being applied to the purchase price. The balance, which would equal the interest portion under such monthly amortization would not apply against the purchase price. During the term of the lease, the BUYER/Lessee may prepay at any time, the equity of the balance of the 25% principal as contemplated herein above and proceed to an official closing. In addition, the Buyer/Lessee may prepay the balance of the purchase price at any time. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Seller/Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks. Payments are non-refundable.

B. PURCHASE MONEY MORTGAGE. Upon exercising the Option To Purchase, Seller agrees to accept from Buyer a purchase money mortgage encumbering the property subject and securing the repayment of the promissory note. The sums due under the promissory note shall be amortized and shall be repaid in equal monthly installments of \$938.12 which sum includes both principal and interest at the rate of 10% per annum. In addition, each payment shall include the Tax & HOA escrow of \$60.00 per month for the current year making total payments of \$998.12. The payments are non-refundable. No mortgage will be held if BUYER has existing liens or judgments at time of closing.

The mortgage shall provide for a thirty (30) day grace period and the BUYER shall be deemed to be in default if payment is not received by SELLER within the grace period, the BUYER agrees to vacate the property immediately if in default.

Timely payments are important: a late fee of 10% shall be paid on any payment made 5 or more days late. A charge of \$35.00 is imposed for any returned checks.

The promissory note shall provide for full right of PRE-PAYMENT in whole or part any time WITHOUT PENALTY. The payments shall be the LEASE payments until the Official Closing. The enclosed amortization schedule shall be used to determine the amount of credit toward the principal which will be used from the Lease payments toward the Option To Purchase down payment at the time of the Official Closing.

It is hereby understood and agreed that SELLER has the right to sell, assign or hypothecate this Agreement and the obligations of BUYER will inure to the benefit of any assignee or purchaser of SELLER's interest.

6. AMORTIZATION SCHEDULE - An amortization schedule

which shows how monthly payments will be applied to principal and interest can be provided.

7. POSSESSION OF PROPERTY. As long as payments are being made according to the terms set forth in this contract to buy, BUYER shall retain possession of land, until and through the time that a closing shall occur.

8. LIABILITY RELEASE. BUYER shall NOT hold SELLER liable for any liabilities that may occur, while on said property, prior to closing, while under said contract. It is the BUYERS responsibility to provide Liability Insurance naming Lexington Estates, LLC as an additional insured, PRIOR to occupying property.

9. EXPENSES. SELLER shall pay the following expenses: preparation of deed; and, SELLER'S attorney's fee, if any. BUYER shall pay the following expenses: including without limitation state documentary stamps on the deed and mortgage; preparation of the mortgage; recording mortgage; recording deed; title insurance; and, Buyer's attorney's fees, if any.

10. OTHER AGREEMENTS. This contract constitutes the entire agreement between the parties, and any changes, amendments or modifications hereof shall be null and void unless same are reduced to writing and signing by the parties hereto. SELLER extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or use of said property. Any permanent improvements made to subject property shall remain with property in the event of default. No swimming pools, dogs, or trampolines during lease phase unless BUYERS liability coverage specifically covers that risk.

11. PERSONS BOUND. The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall include all genders.

12. ATTORNEYS FEES, COST. In the event the Buyer hereto should default in the performance of any of the terms and conditions hereof, and it becomes necessary in the opinion of the SELLER, to place this agreement in the hands of an attorney for enforcement or suit is brought on same, the defaulting BUYER hereby agree to pay all cost, charges and expenses of same, including a reasonable attorneys fee and abstract fees.

13. DECLARATION OF RESTRICTIONS The following restrictions shall constitute a covenant, running with the land for a period

of thirty years.

Section 1. Residential Use. The lots shall be used for residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards, towers, or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes. No tractor-trailer trucks permitted.

Section 2. Size and Character of Units No site-built home shall be permitted on any lot which has less than twelve hundred (1200) square feet of living space exclusive of open porches, garages or car ports. Homes must be built by a licensed contractor, meet all county codes and construction to be completed within nine months from date of commencement. Homes to be constructed of conventional materials and methods. Plans and specifications to be approved by SELLERS. The SELLER shall have the right to approve the standard of materials and standard of quality. BUYER is required to carry Homeowners Insurance.

Mobile Homes shall be allowed provided they are 1994 years old or newer when placed on a lot and provided each mobile home shall contain not less than eight hundred forty (840) square feet of livable area. All mobile homes must be under skirted, set up and maintained in a neat and orderly fashion, and secured with appropriate tie downs. No Mobile Home, house or travel trailer to be placed on property prior to County Permits being issued and until appropriate well and septic are installed.

Section 3. Setbacks. Must conform to Columbia County codes.

Section 4. Number of Units. No more than one dwelling shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph 3 hereof.

Section 5. Travel Trailers. No travel trailers, shed, camper or tent shall be used as a dwelling on any Lot.

Section 6. Livestock. - The Owner may fence (no barbed wire or metal fence posts) his Lot along his boundary line and graze cows, horses and other livestock; provided, however, that such livestock either do not create a nuisance through noise or insect infestation to the neighboring property owners. No swine shall be permitted to occupy any portion of the Lot. No commercial dog kennels shall be permitted.

Section 7. Nuisance. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

Section 8. Property Maintenance. All lots, Units and improvements thereon shall, at all times, be maintained in a clean and neat condition. Lots shall be mowed a minimum of six times per year. No lot shall be used for a junk yard, dumping ground or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. If the Owner fails to mow or remove any trash, junk or otherwise maintain his Lot(s) after thirty (30) days written notice from Declarant (or any successor to Declarant), Declarant (or such successor) shall have the right to mow or remove any such trash or clean up the lot at the expense of the owner. The cost of such mowing, removal or cleanup shall constitute a lien upon the Lot and a personal obligation of the Owner and shall give rise to the same remedies as set forth herein. Must conform to Columbia County Codes.

Section 9. Hunting Prohibited. No hunting or discharge of firearms shall be permitted within the Property.

Section 10. Lot Size. No Lot may be subdivided by any Owner provided; however, this provision shall not prohibit corrective deeds or similar corrective instruments.

Section 11. Wells. All wells shall be drilled by a licensed contractor solely at the expense of the Buyer and the Buyer shall be responsible for obtaining all permits necessary to drill the well. The Buyer shall be responsible for all maintenance, operation, repair and replacement of the well. All existing utilities (if any) in "as is" condition.

Section 12. Sewage System. All septic systems are to be installed by a licensed contractor. No outside toilet facilities, portable or otherwise shall be maintained on the Property, except as such temporary facilities are placed upon the Property in connection with construction activity, pursuant to approval by the Declarant. All sewage disposal systems shall be of the type approved by the County or State Department of Health and shall be maintained by the Owner at all times in proper sanitary condition, in accordance with applicable governmental laws and regulations and such installation and maintenance shall be at Owner's cost and expense. The minimum size shall be 1050-gallon tank with 444.4 sq. Ft. of drain field.

Section 13. Storage of Vehicles. No vehicles or boats which are not in serviceable or usable condition and no inoperable, unlicensed or "junk" vehicles shall be parked or stored on a Lot so as to be visible from the street.

Section 14. Culverts. The installation, repair and maintenance of driveway culverts, if any, are required or used shall be the sole responsibility of the Owner and such Owner shall obtain any and all permits therefore.

14. TREES As long as BUYERS are LEASING the property (have not accumulated the 25% equity down payment) they have NO right to cut, sell, contract, or in any way encumber the trees on the subject property. After the Official Closing, when the land Deed

is in BUYERS name, the BUYERS shall only then have any equity in the trees. All proceeds from the sale of the trees, (after the BUYERS have the land in their name) must first go toward paying off or reducing the underlying mortgage. Buyers are required to have Sellers's consent in advance as to the timing of any timber sales. HERITAGE OAKS Any oak tree that is so large that two people holding each other's arms cannot fully encircle the tree shall be considered a Heritage Oak. Heritage Oak trees may NEVER be cut down.

15. NO BORROW PITS or excavations shall be dug and no soil shall be removed from the property without the written consent of the SELLER until property is Paid in Full.

16. ROAD MAINTENANCE AGREEMENT BUYER agrees to equally share in the upkeep, maintenance and repair of the easement road servicing subject property with all other lot owners with access to the road.

17. LEGAL Time is of the essence of this Contract, and in case of failure of the BUYER to make any of the payments or perform any of the covenants on their part for a period of thirty (30) days after the same shall be due, this Contract shall be forfeited and terminated at the election of the SELLER, -and, the BUYER shall forfeit all payments made by them on this Contract and forfeit all acquired hereunder, and such payments shall be retained by SELLER as liquidated damages, and the SELLER shall have the right to reenter and take possession of said land and premises and every part thereof. SHOULD LESSEE DEFAULT, THIS CONTRACT SHALL BE GOVERNED UNDER CONTRACT LAW UNDER THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN GIVEN A WRITTEN DEFAULT NOTICE AND HAS NOT CORRECTED THE DEFAULT AFTER 30 DAYS, THE LESEE GIVES UP ANY RIGHT TO THE OPTION TO PURCHASE PORTION OF THIS CONTRACT AND THIS CONTRACT SHALL BE DEEMED A LEASE. In the event of a default hereunder which exists and continues for 90 days without being cured, then in this event the BUYER expressly authorizes the SELLER or his authorized agent to execute any and all documents reasonably required for the limited purpose of reconveying the subject property to the SELLER and terminating all rights therein and hereunder of the BUYER. For example, if the BUYER is in default and this agreement is therefore terminated, the affidavit of the SELLER or its agent, attesting to the default of the BUYER and the termination of this agreement, shall be conclusive proof in favor of any subsequent, bona fide purchaser or encumbrance for value, of such default and termination. In such case, the BUYER hereby irrevocably appoints SELLER or his agent, his attorney in fact, to declare and record such affidavit, and agrees to be bound by such affidavit as his act and deed. This Contract and the rights and interests hereunder are not transferable by BUYER without written consent of SELLER, and then only upon the same terms and conditions herein contained, provided the Contract shall not be in default.

EXECUTED by SELLER the 10th day of December. 2024.

Witnesses:



Mark P. Sullivan
Managing Member
386-462-1776 hm
352-215-1018 mobile

Witness

E:MAIL Sullivan1776@windstream.net



Nancy J. Sullivan
Managing Member

EXECUTED by BUYER the 10th day of December, 2024.

Witness

Anthony L. Roth

SSN
HOME:
WK:
CELL 315-746-2500
FAX:

E-mail: anthonyroth2016@gmail.com

LEASE AGREEMENT

Lease agreement made between Lexington Estates, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "LESSOR", and Anthony L. Roth of 1820 County Route 7, Oswego, NY 13126, hereinafter referred to as "LESSEE".

Lessor hereby leases to Lessee the premises described as follows:
Legal Description

AKA LOT 4 ICHETUCKNEE WILDERNESS UNR DESC AS): W1/2 OF NW1/4 OF SE1/4 OF SE1/4. ORB 739-624, 938-2437, WD 1059-1776, WD 1073-2548, (DC 1168-906; WILLIAM LANDERS) PROB 1168-908, PR DEED 1308- 027 TD 1336-1188 Address: 373 SW Quarter Ln, Ft. White, FL Tax Parcel: 06-6S-16-03784-104 Columbia County Florida.

1. **EFFECTIVE DATE.** The effective date of this Contract shall be December 10, 2024.
2. **TERMS:** The term of this lease shall commence December 10, 2024, and due on the 10th day of each month thereafter. Lessee shall pay Lessor rental in the amount of \$998.12 monthly. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks.
3. **UTILITIES AND MAINTENANCE:** Lessee shall be responsible for all utilities and maintenance. Property leased "as is". LESSOR shall have no maintenance obligations or responsibilities. Lessee shall comply with all building, zoning and health codes and other applicable laws for said leased premises.
4. **DEFAULT:** In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Lessor shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises in addition to such other remedies available to Lessor arising from said breach.
5. **LIABILITY RELEASE:** LESSEE shall NOT hold LESSOR liable for any liabilities that may occur, while on said property, while under said contract. It is the LESSEE responsibility to provide Liability Insurance naming THE LEXINGTON ESTATES, LLC as an additional insured, PRIOR to occupying property.
6. **LESSORS ACCESS TO PREMISES:** LESSOR may enter the premises in the following circumstances:
 - A. At any time for the protection or preservation of the premises.

B. To inspect the premises under the following:
1. If LESSEE is in default and after reasonable notice to BUYER and at reasonable time.

7. OTHER AGREEMENTS: No swimming pools, dogs or trampolines allowed unless LESSEE's liability insurance specifically covers that risk. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof. No travel trailers, camper, shed or tent can be used as a dwelling on any Lot.

EXECUTED by LESSOR the 10th day of December, 2024.



Mark P. Sullivan
Managing Member
386-462-1776 hm
352-215-1018 mobile



Nancy J. Sullivan

Sullivan1776@windstream.net

EXECUTED by LESSEE this 10th day of December 2024.

Anthony L. Roth
SSN

CELL 315-746-2500
HOME:
WK:

e-mail: anthonyroth2016@gmail.com