



Columbia County, FL.

New Residential Construction Permit #000049008

Issued January 12, 2024



* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: NICKELSON DALE, NICKELSON KARLA

PHONE: 386-867-0864

ADDRESS: 205 SW GOVERNORS GLN LAKE CITY, FL 32024

PARCEL: 01-5S-16-03406-206

ZONING: AGRICULTURE - 3 A-3

FLOOD ZONE: X

Coords: 30.08,-82.67

SUBDIVISION: ROSE CREEK PLANTATION PHASE 1

LOT: 6 **BLK:** **PHASE:** **UNIT:** **ACRES:** 2.51

CONTRACTORS

NAME: AARON NICKELSON

BUSINESS: AARON MARC LLC

ADDRESS:

426 SW COMMERCE DRIVE,
STE. 130
LAKE CITY, FL 32025

PHONE: 386-487-1466

LICENSE: CBC1258040 -

License	License Title	Contractor	Business
CFC1427133	PLUMBING CONTRACTOR	GEORGE N DEGLER JR	A PROUD PLUMBER LLC
EC13009101	CERT. ELECTRICAL	BENJAMIN L SPARKS	LINE ELECTRIC COMPANY LLC
CAC1819412	CERT. A/C CLASS "B"	STEPHEN M BRISBOIS	EPIC AC SERVICE (DBA) CENTRAL HOME HEATING & AIR LLC

PROJECT DETAILS

LIVING AREA LIMITED TO THE 500 SQUARE FOOT OFFICE AREA
POWER TO COME FROM MAIN DWELLING UNIT

THIS IS THE CONSTRUCTION OF A:

Accessory Dwelling

HEATED AREA (SQFT):

1704

TOTAL AREA (SQFT):

1782

STORIES:

2

BUILDING HEIGHT:

22

BUILDING CODE CONSTRUCTION TYPE:

V

BUILDING CODE ELEMENT:

B

BUILDING CODE OCCUPANCY TYPES:

Residential

OCCUPANCY USE TITLE:

detached garage

SETBACKS FRONT:

30'

SETBACK SIDE 1:

25'

SETBACK SIDE 2:

25'

SETBACKS REAR:

25'

NOTICE: Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

NOTICE: Issuance of a culvert or culvert waiver 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.

MUST POST ON THE JOBSITE: Copies of the Permit and Recorded Notice of Commencement for inspection.

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SERVICE AMPS:

100

BUILDING CODE EDITION:

2023 Florida Building Code 8th Edition and 2020 National Electrical Code

ELEVATION REGULATION

Minimum Requirement

FINISHED FLOOR REQUIREMENT:

One foot above the road

FEMA MAP NUMBER :

12023C0383D

SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE OPTION
PER FBC 2023 8TH EDITION):

a minimum 4-inch wide strip of selfadhering polymer-modified bitumen complying with ASTM D1970 or a minimum 3 ¾ - inch wide strip of selfadhering flexible flashing tape complying with AAMA 711, applied over all joints in the roof decking. A felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment meeting the performance requirements specified, is required to be applied over the strips/tape over the entire roof.

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