


PERMIT

This Permit Expires One Year From the Date of Issue

000022361

APPLICANT	LINDA RODER			PHONE	752-2281			
ADDRESS	507	W DUVAL ST SUITE 103		LAKE CITY	FL	32055		
OWNER	ISAAC CONSTRUCTION			PHONE	719-7143			
ADDRESS	213	SW STAFFORD CT		LAKE CITY	FL	32024		
CONTRACTOR	ISAAC CONSTRUCTION			PHONE	719-7143			
LOCATION OF PROPERTY	90 W, L ON BRANFORD HWY, L CALLAHAN, R PLEASANT, L WILSHIRE, R STAFFORD LOT ON RIGHT							
TYPE DEVELOPMENT	SFD, UTILITY			ESTIMATED COST OF CONSTRUCTION		.00		
HEATED FLOOR AREA			TOTAL AREA	HEIGHT		23.00	STORIES	1
FOUNDATION	CONCRETE	WALLS	FRAMED	ROOF PITCH	8/12	FLOOR	SLAB	
LAND USE & ZONING	RSF-2			MAX. HEIGHT		35		
Minimum Set Back Requirments:	STREET-FRONT		25.00	REAR	15.00	SIDE	10.00	
NO. EX.D.U.	0	FLOOD ZONE	X PP	DEVELOPMENT PERMIT NO.				

PARCEL ID	15-4S-16-03023-372		SUBDIVISION	CALLAWAY S/D	
LOT 72	BLOCK	PHASE 3	UNIT	TOTAL ACRES	.50

PERMIT		CBC059323		
Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor	
000000395	04-0950-N	BK	RJ	N
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident

COMMENTS: FINISHED FLOOR 1 FOOT ABOVE THE ROAD

THIS PERMIT REPLACES PERMIT # 22263, SAME RESIDENCE ON A DIFFERENT LOT

NO CHARGE FOR THIS, MONEY ALREADY COLLECTED ON PERMIT # 22263

Check # or Cash NO CHARGE

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power	Foundation	Monolithic
_____	_____	_____
date/app. by	date/app. by	date/app. by
Under slab rough-in plumbing	Slab	Sheathing/Nailing
_____	_____	_____
date/app. by	date/app. by	date/app. by
Framing	Rough-in plumbing above slab and below wood floor	
_____	_____	
date/app. by	date/app. by	
Electrical rough-in	Heat & Air Duct	Peri. beam (Lintel)
_____	_____	_____
date/app. by	date/app. by	date/app. by
Permanent power	C.O. Final	Culvert
_____	_____	_____
date/app. by	date/app. by	date/app. by
M/H tie downs, blocking, electricity and plumbing		Pool
	_____	_____
	date/app. by	date/app. by
Reconnection	Pump pole	Utility Pole
_____	_____	_____
date/app. by	date/app. by	date/app. by
M/H Pole	Travel Trailer	Re-roof
_____	_____	_____
date/app. by	date/app. by	date/app. by

BUILDING PERMIT FEE \$	<u>.00</u>	CERTIFICATION FEE \$	<u>.00</u>	SURCHARGE FEE \$	<u>.00</u>
MISC. FEES \$	<u>.00</u>	ZONING CERT. FEE \$	<u> </u>	FIRE FEE \$	<u> </u>
FLOOD ZONE DEVELOPMENT FEE \$	<u> </u>	CULVERT FEE \$	<u> </u>	TOTAL FEE	<u>.00</u>

INSPECTORS OFFICE *L. Nelson* CLERKS OFFICE *CH*

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL 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 AGENCIES, 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. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

Callaway Lot 72 (replace) Callaway Lot 34

Columbia County Building Permit Application

For Office Use Only Application # 0409-34 Date Received 9/21/04 By TW Permit # 22361/395
Application Approved by - Zoning Official BLK Date 01.10.04 Plans Examiner _____ Date _____
Flood Zone X for plot Development Permit N/A Zoning RSF-2 Land Use Plan Map Category RES. Low Den.
Comments _____

Applicants Name Linda Roder Phone 386-752-2281
Address 387 S.W. Kemp Ct. Lake City FL 32024
Owners Name Isaac Construction Phone 719-7143
911 Address 213 S.W. Stafford Ct. Lake City FL 32024
Contractors Name Isaac Construction Phone 719-7143
Address 1005 S.W. Walter Ave. Lake City FL 32024
Fee Simple Owner Name & Address NA
Bonding Co. Name & Address NA
Architect/Engineer Name & Address Will Myers/
Mortgage Lenders Name & Address Daniel Crapps Agency
Property ID Number 03023-372 Estimated Cost of Construction 134,900
Subdivision Name Callaway Phase 3 Lot 72 Block _____ Unit _____ Phase 3
Driving Directions go w, on Brantford Hwy, Left on Callahan, TR on Pleasant, L on Wilshire, R on Stafford Ct. Lot on R

Type of Construction SFD Number of Existing Dwellings on Property 0
Total Acreage _____ Lot Size .5034 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive
Actual Distance of Structure from Property Lines - Front 70'6" Side 70'8" Side 16' Rear 83'7"
Total Building Height 23'-0" Number of Stories 1 Heated Floor Area 2154 Roof Pitch 8-12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA
COUNTY OF COLUMBIA



Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Sworn to (or affirmed) and subscribed before me

this 13 day of September 2004.

Personally known ✓ or Produced Identification _____

Contractor Signature

Contractors License Number CBC 059323

Competency Card Number _____

NOTARY STAMP/SEAL

Notary Signature

DATE 08/31/2004

Columbia County Building Permit

PERMIT
000022263

This Permit Expires One Year From the Date of Issue

APPLICANT LINDA RODER/N FL PERMIT PHONE 386.752.2281
ADDRESS 387 SW KEMP COURT LAKE CITY FL 3204
OWNER ISAAC BRATKOVICH PHONE 719.7143
ADDRESS 270 SW CALLAWAY DRIVE LAKE CITY FL 32024
CONTRACTOR ISAAC CONSTRUCTION PHONE 719.7143
LOCATION OF PROPERTY C-247-S TO CALLAHAN ROAD,L,GO TO CALLAWAY,L, LOT ON R.

TYPE DEVELOPMENT SFD & UTILITY ESTIMATED COST OF CONSTRUCTION 107700.00
HEATED FLOOR AREA 2154.00 TOTAL AREA 3149.00 HEIGHT 23.00 STORIES 1
FOUNDATION CONC WALLS FRAMED ROOF PITCH 8'12 FLOOR CONC
LAND USE & ZONING RSF-2 MAX. HEIGHT 35
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00
NO. EX.D.U. 0 FLOOD ZONE XPP DEVELOPMENT PERMIT NO.

PARCEL ID 15-4S-16-03023-254 SUBDIVISION CALLAWAY
LOT 54 BLOCK PHASE 2 UNIT TOTAL ACRES .50

000000395 N CBC059323
Culvert Permit No. Culvert Waiver Contractor's License Number
18"X32'MITERED 04-0856-N BLK RTJ N
Driveway Confection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE.
1 FOOT ABOVE ROAD.

Check # or Cash 9881

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

Callaway Lot 12

NOTICE OF COMMENCEMENT FORM
COLUMBIA COUNTY, FLORIDA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

15-45-16
Tax Parcel ID Number 03023-372

1. Description of property: (legal description of the property and street address or 911 address)
Callaway Phase 3 Lot 72
213 S.W. Stafford Ct. Lake City FL 32024
2. General description of improvement: Single Family Dwelling
3. Owner Name & Address Isaac Construction 1005 S.W. Walter Ave
Lake City FL 32024 Interest in Property Spec house
4. Name & Address of Fee Simple Owner (if other than owner): NA
5. Contractor Name Isaac Construction Phone Number 719-7143
Address 1005 S.W. Walter Ave Lake City FL 32024
6. Surety Holders Name NA Phone Number _____
Address _____
Amount of Bond NA
7. Lender Name Daniel Crapps Agency Phone Number 755-5110
Address _____
8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:
Name Linda Roder Phone Number 386-752-2281
Address 387 S.W. Kemp Ct. Lake City FL 32024
9. In addition to himself/herself the owner designates _____ of _____
_____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) -
(a) 7. Phone Number of the designee _____
10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording, (Unless a different date is specified) _____

NOTICE AS PER CHAPTER 713, Florida Statutes:

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

[Signature]
Signature of Owner

prepared by & return to
Linda Roder
387 S.W. Kemp Ct.
Lake City FL 32024



Linda R. Roder
Commission #DD303275
Expires: Mar 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Sworn to (or affirmed) and subscribed before
day of Sept 13, 2004, 20 04

NOTARY STAMP/SEAL

[Signature]
Signature of Notary

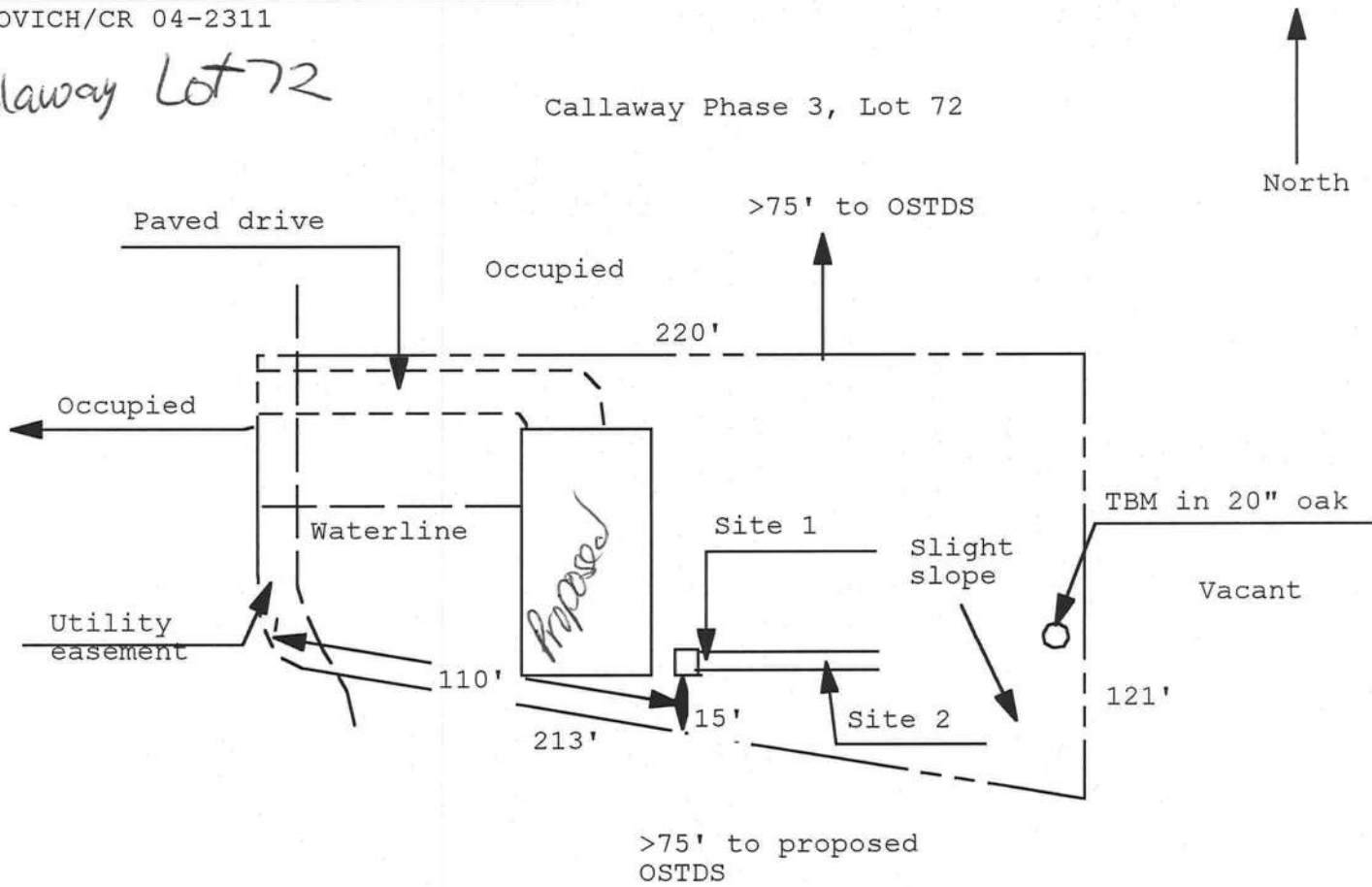
Ins 2004020962 Date: 09/14/2004 Time: 13:47
DC, P. Dewitt Cason, Columbia County B: 1025 P: 2445

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan
Permit Application Number: 04-0950N
ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

BRATKOVICH/CR 04-2311

Callaway Lot 72

Callaway Phase 3, Lot 72

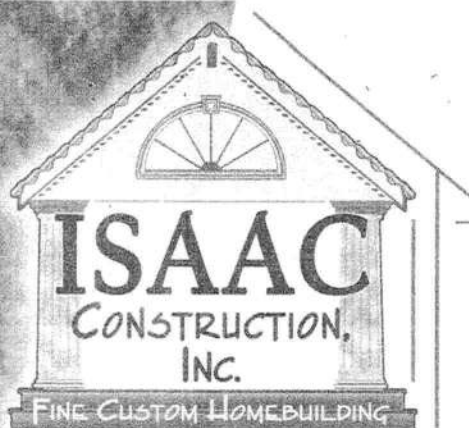


1 inch = 50 feet

Site Plan Submitted By Paul Llop Date 9/15/04
Plan Approved Not Approved Date 9/15/04
By Paul Llop Lalab Beck C CPHU 9-16-04

Notes: _____

"Building Dream Homes"



CBC#059323

ROUTE 9 Box 646 LAKE CITY, FLORIDA 32056

September 13, 2004

Columbia County Building Department
P.O. Box 1829
Lake City, Florida 32056

Re: Building Permit # 000022263

To Whom It May Concern:

Permit# 22263

Please be advised that I will not be building a home on Lot 54 in Callaway Subdivision Phase II.

The home that was scheduled to be built on Lot 54 will be built on Lot 72 in Callaway Subdivision Phase II for which you will be receiving an application for a building permit within the next few days.

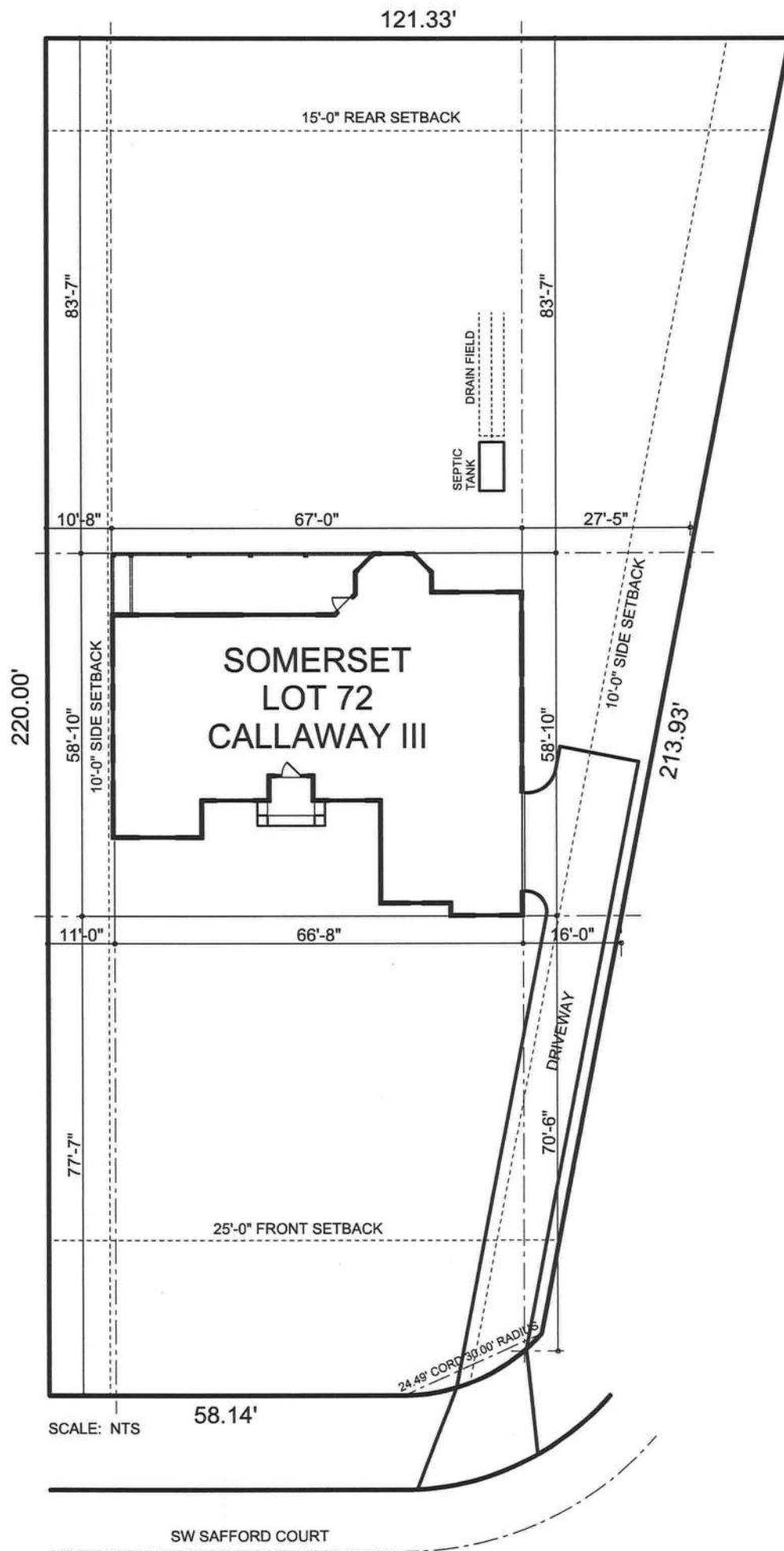
Please either refund the \$646.50 that was paid for this permit or apply it to the application that you will be receiving for a building permit for Lot 72.

Thank you for your prompt attention to this matter.

Regards,

Isaac Bratkovich, President
Isaac Construction, Inc.

PHONE: 386-719-7143 ▲ isaacconstruction.com



THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

Contract For Sale And Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

1* PARTIES: Callaway Land Trust ("Seller"),
2* and Isaac Construction, Inc ("Buyer"),
3 hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property")
4 pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

5 I. DESCRIPTION:

6* (a) Legal description of the Real Property located in Columbia County, Florida: Lot 72 Callaway Phase 3
7*
8*
9* (b) Street address, city, zip, of the Property:
10 (c) Personal Property includes existing range(s), refrigerator(s), dishwasher(s), ceiling fan(s), light fixture(s), and window treatment(s) unless
11 specifically excluded below.
12* Other Items included are: vacant land only
13*
14* Items of Personal Property (and leased items, if any) excluded are:
15*

16* II. PURCHASE PRICE (U.S. currency): \$ 25,900.00

17 PAYMENT:

18* (a) Deposit held in escrow by _____ (Escrow Agent) in the amount of (checks subject to clearance) \$ _____
19* (b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date
20* (see Paragraph III) in the amount of \$ _____
21* (c) Financing (see Paragraph IV) in the amount of \$ 25,900.00
22* (d) Other \$ _____
23 (e) Balance to close by cash, wire transfer or LOCALLY DRAWN cashier's or official bank check(s), subject
24* to adjustments or prorations \$ 0.00

25 III. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:

26 (a) If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or
27* before _____, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. **UNLESS OTH-**
28 **ERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE 2 DAYS FROM THE DATE THE COUN-**
29 **TEROFFER IS DELIVERED.**
30 (b) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this offer or the
31 final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for
32 acceptance of this offer or, if applicable, the final counteroffer.

33 IV. FINANCING:

34* ☐ (a) This is a cash transaction with no contingencies for financing;
35* ☐ (b) This Contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within _____ days (if blank, then 30 days) after
36* Effective Date ("Loan Approval Date") for (CHECK ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☐ a fixed or adjustable rate loan, in the prin-
37* cipal amount of \$ _____, at an initial interest rate not to exceed _____%, discount and origination fees not to exceed
38* _____% of principal amount, and for a term of _____ years. Buyer will make application within _____ days (if blank, then 5 days) after
39 Effective Date. Buyer shall use reasonable diligence to: obtain Loan Approval and notify Seller in writing of Loan Approval by Loan
40 Approval Date; satisfy terms and conditions of the Loan Approval; and close the loan. Loan Approval which requires a condition related to
41 the sale of other property shall not be deemed Loan Approval for purposes of this subparagraph. Buyer shall pay all loan expenses. If Buyer
42 does not deliver written notice to Seller by Loan Approval Date stating Buyer has either obtained Loan Approval or waived this financing con-
43 tingency, then either party may cancel this Contract by delivering written notice ("Cancellation Notice") to the other, not later than seven (7)
44 days prior to Closing. Seller's Cancellation Notice must state that Buyer has three (3) days to deliver to Seller written notice waiving this
45 financing contingency. If Buyer has used due diligence and has not obtained Loan Approval before cancellation as provided above, Buyer
46 shall be refunded the deposit(s). Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction,
47 by Closing, of those conditions of Loan Approval related to the Property;
48* ☐ (c) Assumption of existing mortgage (see rider for terms); or
49* ☒ (d) Purchase money note and mortgage to Seller (see Standards B and K and riders; addenda; or special clauses for terms).

50* V. TITLE EVIDENCE: At least _____ days (if blank, then 5 days) before Closing a title insurance commitment with legible copies of instruments
51 listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall
52 be obtained by:

53* (CHECK ONLY ONE): ☒ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or
54* ☐ (2) Buyer at Buyer's expense.

55* (CHECK HERE): ☐ If an abstract of title is to be furnished instead of title insurance, and attach rider for terms.

56* VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on Sept 15, 2004 ("Closing"), unless
57 modified by other provisions of this Contract. If Buyer is unable to obtain Hazard, Wind, Flood, or Homeowners' insurance at a reasonable rate
58 due to extreme weather conditions, Buyer may delay Closing for up to 5 days after such coverage becomes available.

59 VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: comprehensive land use plans, zoning,
60 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise

common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unpletted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines); taxes for year of Closing and subsequent years; and assumed mortgages and purchase money mortgages, if any (if additional items, see addendum); provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for purpose(s).

VIII. OCCUPANCY: Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is Intended to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them.

X. ASSIGNABILITY: (CHECK ONLY ONE): Buyer ☐ may assign and thereby be released from any further liability under this Contract; ☐ may assign but not be released from liability under this Contract; or ☐ may not assign this Contract.

XI. DISCLOSURES:

(a) ☐ CHECK HERE if the Property is subject to a special assessment lien imposed by a public body payable in installments which continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ☐ Seller ☐ Buyer ☐ Other (see addendum).

(b) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon or radon testing may be obtained from your County Public Health unit.

(c) Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

(d) Buyer acknowledges receipt of the Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

(e) If the real property includes pre-1978 residential housing then a lead-based paint rider is mandatory.

(f) If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.

(g) **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE.**

(h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

XII. MAXIMUM REPAIR COSTS: Seller shall not be responsible for payments in excess of:

(a) \$_____ for treatment and repair under Standard D (if blank, then 1.5% of the Purchase Price).

(b) \$_____ for repair and replacement under Standard N not caused by Wood Destroying Organisms (if blank, then 1.5% of the Purchase Price).

XIII. HOME WARRANTY: ☐ Seller ☐ Buyer ☐ N/A will pay for a home warranty plan issued by _____ at a cost not to exceed \$_____.

XIV. RIDERS; ADDENDA; SPECIAL CLAUSES: CHECK those riders which are applicable AND are attached to and made part of this Contract:

☐ CONDOMINIUM ☐ VA/FHA ☐ HOMEOWNERS' ASSN. ☐ LEAD-BASED PAINT ☐ COASTAL CONSTRUCTION CONTROL LINE

☐ INSULATION ☐ "AS IS" ☐ Other Comprehensive Rider Provisions ☐ Addenda

Special Clause(s):

Seller will hold mortgage at no interest for one year or until spec home sells, and will subordinate to a construction lender if necessary.

This contract subject to the nullifying of the contract on Lot 54 phase 2.

XV. STANDARDS FOR REAL ESTATE TRANSACTIONS ("Standards"): Buyer and Seller acknowledge receipt of a copy of Standards A through Y on the reverse side or attached, which are incorporated as part of this Contract.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD,

SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR.

Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

AN ASTERISK(*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.

113* Isaac Brathovack 9/13/04 _____
114* (BUYER) (DATE) (SELLER) (DATE)

115* _____
116* (BUYER) (DATE) (SELLER) (DATE)

117* Buyers' address for purposes of notice _____ Sellers' address for purposes of notice _____

118* _____

119* _____ Phone _____ Phone _____

BROKERS: The brokers (including cooperating brokers, if any) named below are the only brokers entitled to compensation in connection with this Contract:

122* Name: DCA Inc DCA Inc

123* Cooperating Brokers, if any Listing Broker

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FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name:	Isaac Construction Inc. - Somerset Lot 72	Builder:	Isaac Construction Inc.
Address:	Lot: 72, Sub: Callaway, Plat: Phase III	Permitting Office:	Columbia County
City, State:	Lake City, FL 32025-	Permit Number:	22361
Owner:	Spec House	Jurisdiction Number:	221000
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 49.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 12.50
4. Number of Bedrooms	4	b. N/A	
5. Is this a worst case?	No	c. N/A	
6. Conditioned floor area (ft²)	2154 ft²	13. Heating systems	
7. Glass area & type		a. Electric Heat Pump	Cap: 49.0 kBtu/hr
a. Clear - single pane	0.0 ft²		HSPF: 6.80
b. Clear - double pane	456.0 ft²	b. N/A	
c. Tint/other SHGC - single pane	0.0 ft²	c. N/A	
d. Tint/other SHGC - double pane	0.0 ft²	14. Hot water systems	
8. Floor types		a. Electric Resistance	Cap: 50.0 gallons
a. Slab-On-Grade Edge Insulation	R=0.0, 249.0(p) ft		EF: 0.90
b. N/A		b. N/A	
c. N/A		c. Conservation credits	
9. Wall types		(HR-Heat recovery, Solar	
a. Frame, Wood, Exterior	R=13.0, 1556.0 ft²	DHP-Dedicated heat pump)	
b. Frame, Wood, Adjacent	R=13.0, 182.0 ft²	15. HVAC credits	
c. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
d. N/A		HF-Whole house fan,	
e. N/A		PT-Programmable Thermostat,	
10. Ceiling types		MZ-C-Multizone cooling,	
a. Under Attic	R=30.0, 2316.0 ft²	MZ-H-Multizone heating)	
b. N/A			
c. N/A			
11. Ducts			
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 65.0 ft		
b. N/A			

Glass/Floor Area: 0.21	Total as-built points: 33338	PASS
	Total base points: 33363	

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Will Myers

DATE: 9.20.09

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT:

DATE:

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL:

DATE:



SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025-

PERMIT #:

BASE				AS-BUILT							
GLASS TYPES											
.18 X Conditioned X BSPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X	SPM X	SOF = Points		
.18	2154.0	20.04	7769.9	Double, Clear	W	1.5	6.0	30.0	36.99	0.91	1013.5
				Double, Clear	NW	1.5	8.0	21.0	25.46	0.96	515.1
				Double, Clear	W	1.5	8.0	28.0	36.99	0.96	992.2
				Double, Clear	SW	2.5	8.0	21.0	38.46	0.82	666.3
				Double, Clear	SW	10.5	9.7	20.0	38.46	0.47	364.2
				Double, Clear	W	10.3	8.0	84.0	36.99	0.47	1469.6
				Double, Clear	W	10.3	8.0	30.0	36.99	0.47	524.9
				Double, Clear	S	1.5	6.0	30.0	34.50	0.86	886.1
				Double, Clear	S	1.5	2.0	4.0	34.50	0.57	78.0
				Double, Clear	E	1.5	8.0	60.0	40.22	0.96	2310.9
				Double, Clear	E	1.5	6.0	30.0	40.22	0.91	1101.4
				Double, Clear	E	1.5	5.0	40.0	40.22	0.87	1407.1
				Double, Clear	E	9.5	9.7	22.0	40.22	0.52	462.0
				Double, Clear	N	1.5	5.0	16.0	19.22	0.92	281.5
				Double, Clear	N	1.5	6.0	20.0	19.22	0.94	360.8
				As-Built Total:							456.0
WALL TYPES				Area X BSPM = Points		Type	R-Value	Area X SPM = Points			
Adjacent	182.0	0.70	127.4	Frame, Wood, Exterior		13.0	1556.0	1.50	2334.0		
Exterior	1556.0	1.70	2645.2	Frame, Wood, Adjacent		13.0	182.0	0.60	109.2		
Base Total:		1738.0	2772.6	As-Built Total:			1738.0		2443.2		
DOOR TYPES				Area X BSPM = Points		Type	Area X SPM = Points				
Adjacent	18.0	2.40	43.2	Exterior Insulated			20.0	4.10	82.0		
Exterior	20.0	6.10	122.0	Adjacent Insulated			18.0	1.60	28.8		
Base Total:		38.0	165.2	As-Built Total:			38.0		110.8		
CEILING TYPES				Area X BSPM = Points		Type	R-Value	Area X SPM X SCM = Points			
Under Attic	2154.0	1.73	3726.4	Under Attic		30.0	2316.0	1.73 X 1.00	4006.7		
Base Total:		2154.0	3726.4	As-Built Total:			2316.0		4006.7		
FLOOR TYPES				Area X BSPM = Points		Type	R-Value	Area X SPM = Points			
Slab	249.0(p)	-37.0	-9213.0	Slab-On-Grade Edge Insulation		0.0	249.0(p)	-41.20	-10258.8		
Raised	0.0	0.00	0.0								
Base Total:		-9213.0		As-Built Total:			249.0		-10258.8		

SUMMER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025- PERMIT #:

BASE				AS-BUILT						
INFILTRATION Area X BSPM = Points				Area X SPM = Points						
2154.0 10.21 21992.3				2154.0 10.21 21992.3						
Summer Base Points: 27213.5				Summer As-Built Points: 30727.8						
Total Summer X System = Cooling Points Multiplier Points				Total X Cap X Duct X System X Credit = Cooling Component Ratio Multiplier Multiplier Multiplier Points <small>(DM x DSM x AHU)</small>						
27213.5 0.4266 11609.3				30727.8 1.000 (1.090 x 1.147 x 1.00) 0.273 1.000 10489.3 30727.8 1.00 1.250 0.273 1.000 10489.3						

WINTER CALCULATIONS
Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025-

PERMIT #:

BASE				AS-BUILT							
GLASS TYPES											
.18 X Conditioned X BWPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X WPM X WOF = Points				
.18	2154.0	12.74	4939.6	Double, Clear	W	1.5	6.0	30.0	10.77	1.02	330.5
				Double, Clear	NW	1.5	8.0	21.0	14.03	1.00	294.8
				Double, Clear	W	1.5	8.0	28.0	10.77	1.01	304.8
				Double, Clear	SW	2.5	8.0	21.0	7.17	1.10	165.5
				Double, Clear	SW	10.5	9.7	20.0	7.17	1.65	236.4
				Double, Clear	W	10.3	8.0	84.0	10.77	1.19	1078.8
				Double, Clear	W	10.3	8.0	30.0	10.77	1.19	385.3
				Double, Clear	S	1.5	6.0	30.0	4.03	1.12	135.1
				Double, Clear	S	1.5	2.0	4.0	4.03	2.27	36.5
				Double, Clear	E	1.5	8.0	60.0	9.09	1.02	556.3
				Double, Clear	E	1.5	6.0	30.0	9.09	1.04	282.4
				Double, Clear	E	1.5	5.0	40.0	9.09	1.05	381.8
				Double, Clear	E	9.5	9.7	22.0	9.09	1.28	256.2
				Double, Clear	N	1.5	5.0	16.0	14.30	1.00	229.7
				Double, Clear	N	1.5	6.0	20.0	14.30	1.00	286.8
				As-Built Total:							456.0
WALL TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Adjacent	182.0	3.60	655.2	Frame, Wood, Exterior		13.0	1556.0	3.40	5290.4		
Exterior	1556.0	3.70	5757.2	Frame, Wood, Adjacent		13.0	182.0	3.30	600.6		
Base Total:		1738.0	6412.4	As-Built Total:		1738.0		5891.0			
DOOR TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Adjacent	18.0	11.50	207.0	Exterior Insulated			20.0	8.40	168.0		
Exterior	20.0	12.30	246.0	Adjacent Insulated			18.0	8.00	144.0		
Base Total:		38.0	453.0	As-Built Total:		38.0		312.0			
CEILING TYPES Area X BWPM = Points				Type	R-Value		Area X WPM X WCM = Points				
Under Attic	2154.0	2.05	4415.7	Under Attic		30.0	2316.0	2.05 X 1.00	4747.8		
Base Total:		2154.0	4415.7	As-Built Total:		2316.0		4747.8			
FLOOR TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Slab	249.0(p)	8.9	2216.1	Slab-On-Grade Edge Insulation		0.0	249.0(p)	18.80	4681.2		
Raised	0.0	0.00	0.0								
Base Total:		2216.1		As-Built Total:		249.0		4681.2			

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025- PERMIT #:

BASE				AS-BUILT							
INFILTRATION Area X BWPM = Points				Area X WPM = Points							
2154.0 -0.59 -1270.9				2154.0 -0.59 -1270.9							
Winter Base Points: 17165.9				Winter As-Built Points: 19322.1							
Total Winter X System = Heating Points Multiplier Points				Total X Cap X Duct X System X Credit = Heating Component Ratio Multiplier Multiplier Multiplier Points (DM x DSM x AHU)							
17165.9 0.6274 10769.9				19322.1 1.000 (1.069 x 1.169 x 1.00) 0.501 1.000 12108.5 19322.1 1.00 1.250 0.501 1.000 12108.5							

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025-

PERMIT #:

BASE				AS-BUILT					
WATER HEATING									
Number of Bedrooms	X	Multiplier	= Total	Tank Volume	EF	Number of Bedrooms	X Tank Ratio	Multiplier X Credit Multiplier	= Total
4		2746.00	10984.0	50.0	0.90	4	1.00	2684.98	10739.9
				As-Built Total:					10739.9

CODE COMPLIANCE STATUS							
BASE				AS-BUILT			
Cooling Points	+	Heating Points	+ Hot Water Points = Total Points	Cooling Points	+	Heating Points	+ Hot Water Points = Total Points
11609		10770	10984 33363	10489		12109	10740 33338

PASS



Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025-

PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum: .3 cfm/sq.ft. window area; .5 cfm/sq.ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings >1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings; penetrations of ceiling plane of top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 6-12. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE* = 82.8

The higher the score, the more efficient the home.

Spec House, Lot: 72, Sub: Callaway, Plat: Phase III, Lake City, FL, 32025-

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 49.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 12.50
4. Number of Bedrooms	4	b. N/A	
5. Is this a worst case?	No	c. N/A	
6. Conditioned floor area (ft²)	2154 ft²		
7. Glass area & type		13. Heating systems	
a. Clear - single pane	0.0 ft²	a. Electric Heat Pump	Cap: 49.0 kBtu/hr
b. Clear - double pane	456.0 ft²		HSPF: 6.80
c. Tint/other SHGC - single pane	0.0 ft²	b. N/A	
d. Tint/other SHGC - double pane	0.0 ft²	c. N/A	
8. Floor types		14. Hot water systems	
a. Slab-On-Grade Edge Insulation	R=0.0, 249.0(p) ft	a. Electric Resistance	Cap: 50.0 gallons
b. N/A			EF: 0.90
c. N/A		b. N/A	
9. Wall types		c. Conservation credits	
a. Frame, Wood, Exterior	R=13.0, 1556.0 ft²	(HR-Heat recovery, Solar	
b. Frame, Wood, Adjacent	R=13.0, 182.0 ft²	DHP-Dedicated heat pump)	
c. N/A		15. HVAC credits	
d. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
e. N/A		HF-Whole house fan,	
10. Ceiling types		PT-Programmable Thermostat,	
a. Under Attic	R=30.0, 2316.0 ft²	MZ-C-Multizone cooling,	
b. N/A		MZ-H-Multizone heating)	
c. N/A			
11. Ducts			
a. Sup: Unc. Ret: Unc. AH: Garage	Sup. R=6.0, 65.0 ft		
b. N/A			

I certify that this home has complied with the Florida Energy Efficiency Code For Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



**NOTE: The home's estimated energy performance score is only available through the FLA/RES computer program. This is not a Building Energy Rating. If your score is 80 or greater (or 86 for a US EPA/DOE EnergyStarTM designation), your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at 321/638-1492 or see the Energy Gauge web site at www.fsec.ucf.edu for information and a list of certified Raters. For information about Florida's Energy Efficiency Code For Building Construction, contact the Department of Community Affairs at 850/487-1824.*

EnergyGauge® (Version: FLR1PB v3.22)

CERTIFICATE OF CALLAWAY

OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 15-4S-16-03023-372

Building permit No. 000022361

Use Classification SFD, UTILITY

Fire: 28.35

Permit Holder ISAAC CONSTRUCTION

Waste: 61.25

Owner of Building ISAAC CONSTRUCTION

Total: 89.60



Location: 213 SW STAFFORD COURT(CALLAWAY, LOT 72)

Date: 04/27/2005

Harry Triche

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)