

DATE 08/06/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022163

APPLICANT LINDA RODER PHONE 719-7143

ADDRESS 1005 SW WALTER AVE LAKE CITY FL 32024

OWNER ISAAC CONSTRUCTION PHONE 719-7143

ADDRESS 195 SW STAFFORD COURT LAKE CITY FL 32024

CONTRACTOR ISAAC CONSTRUCTION PHONE 719-7328

LOCATION OF PROPERTY 90W, TL ON COUNTY ROAD 247, TR ON PHEASANT, TL ON WILSHIRE,  
TR ON STAFFORD COURT, LOT ON RIGHT

TYPE DEVELOPMENT SFD,UTILITY ESTIMATED COST OF CONSTRUCTION 123450.00

HEATED FLOOR AREA 2469.00 TOTAL AREA 3355.00 HEIGHT .00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 8/12 FLOOR CONC

LAND USE & ZONING RSF-2 MAX. HEIGHT 25

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-16-03023-099 SUBDIVISION CALLAWAY

LOT 71 BLOCK PHASE UNIT 3 TOTAL ACRES .50

000000373 CBC059323

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor

CULVERT PERMIT 04-0751-N Y

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD, NOC ON FILE

Check # or Cash 9738

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power Foundation Monolithic

Under slab rough-in plumbing Slab Sheathing/Nailing

Framing Rough-in plumbing above slab and below wood floor

Electrical rough-in Heat & Air Duct Peri. beam (Lintel)

Permanent power C.O. Final Culvert

M/H tie downs, blocking, electricity and plumbing Pool

Reconnection Pump pole Utility Pole

M/H Pole Travel Trailer Re-roof

BUILDING PERMIT FEE \$ 620.00 CERTIFICATION FEE \$ 16.77 SURCHARGE FEE \$ 16.77

MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ WASTE FEE \$

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ 25.00 TOTAL FEE 728.54

INSPECTORS OFFICE CLERKS OFFICE

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 INCONVIENCE, 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 71

# Columbia County Building Permit Application

For Office Use Only Application # 0401-46 Date Received 7/16/04 By G Permit # 373/22163  
 Application Approved by - Zoning Official RLK Date 06.08.04 Plans Examiner \_\_\_\_\_ Date \_\_\_\_\_  
 Flood Zone Xpr plot Development Permit N/A Zoning RSF-2 Land Use Plan Map Category Res. Low Den  
 Comments \_\_\_\_\_

Applicants Name Linda Roder Phone 386-719-7143  
 Address 1005 S.W. Walter Ave. Lake City, FL 32024  
 Owners Name Isaac Construction Phone 386-719-7143  
Isaac Bratkovich  
 911 Address 195 S.W. Stafford Ct Lake City, FL 32024  
 Contractors Name Isaac Construction Inc. Phone 386-719-7143  
 Address 1005 S.W. Walter Ave. Lake City, FL 32024  
 Fee Simple Owner Name & Address Isaac Bratkovich  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address Will Myers Nick Geisler  
 Mortgage Lenders Name & Address Daniel Crapps Agency  
 Property ID Number 15-45-16-03023-099 Estimated Cost of Construction 149,000  
 Subdivision Name Callaway Unit 3 Lot 71 Block \_\_\_\_\_ Unit 3 Phase \_\_\_\_\_  
 Driving Directions  Hwy 90 West, Turn L on County Road 247, Turn  
Ron Pheasant, Turn L on Wilshire Drive, Turn Ron  
Stafford Court, Lot on Right  
 Type of Construction Single Family Dwelling Number of Existing Dwellings on Property 0  
 Total Acreage \_\_\_\_\_ Lot Size .5 acres Do you need a Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front 50' Side 17'-10" Side 17'-10" Rear 10'-11"  
 Total Building Height 25' Number of Stories 1 Heated Floor Area 2469 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.

Linda R. Roder  
 Owner Builder or Agent (Including Contractor) Commission #DD303275  
 Expires: Mar 24, 2008  
 Bonded Thru  
 Atlantic Bonding Co., Inc.

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this 7 day of July 20 04.  
 Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Isaac Bratkovich  
 Contractor Signature  
 Contractors License Number CBC 059323  
 Competency Card Number \_\_\_\_\_

NOTARY STAMP/SEAL

Linda R. Roder  
 Notary Signature



# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name:	<b>Isaac Construction Inc.</b>	Builder:	<b>Isaac Construction, Inc.</b>
Address:	<b>Lot: 71, Sub: Callaway, Plat:</b>	Permitting Office:	
City, State:	<b>Lake City, FL 32056-</b>	Permit Number:	<b>22163</b>
Owner:	<b>Spec House</b>	Jurisdiction Number:	<b>221000</b>
Climate Zone:	<b>North</b>		

- |  |                                |  |                   |
|--|--------------------------------|--|-------------------|
| 1. New construction or existing              | New                            | 12. Cooling systems                    |                   |
| 2. Single family or multi-family             | Single family                  | a. Central Unit                        | Cap: 54.0 kBtu/hr |
| 3. Number of units, if multi-family          | 1                              |  | SEER: 11.50       |
| 4. Number of Bedrooms                        | 3                              | b. N/A                                 |                   |
| 5. Is this a worst case?                     | No                             | c. N/A                                 |                   |
| 6. Conditioned floor area (ft <sup>2</sup> ) | 2469 ft <sup>2</sup>           |  |                   |
| 7. Glass area & type                         |                                | 13. Heating systems                    |                   |
| a. Clear - single pane                       | 0.0 ft <sup>2</sup>            | a. Electric Heat Pump                  | Cap: 54.0 kBtu/hr |
| b. Clear - double pane                       | 494.0 ft <sup>2</sup>          |  | HSPF: 6.80        |
| c. Tint/other SHGC - single pane             | 0.0 ft <sup>2</sup>            | b. N/A                                 |                   |
| d. Tint/other SHGC - double pane             | 0.0 ft <sup>2</sup>            | c. N/A                                 |                   |
| 8. Floor types                               |                                | 14. Hot water systems                  |                   |
| a. Slab-On-Grade Edge Insulation             | R=0.0, 271.0(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, 1844.0 ft <sup>2</sup> | (HR-Heat recovery, Solar               |                   |
| b. Frame, Wood, Adjacent                     | R=13.0, 246.0 ft <sup>2</sup>  | 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, 2549.0 ft <sup>2</sup> | 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, 60.0 ft            |  |                   |
| b. N/A                                       |                                |  |                   |

Glass/Floor Area: 0.20

Total as-built points: 34007

Total base points: 34058

## PASS

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:** 6.29.04

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: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

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	2469.0	20.04	8906.2	Double, Clear	W	1.5	7.0	16.0	36.99	0.94	555.6			
				Double, Clear	W	1.5	3.0	5.0	36.99	0.73	135.0			
				Double, Clear	W	1.5	6.0	6.0	36.99	0.91	202.7			
				Double, Clear	W	15.0	9.0	63.0	36.99	0.43	1000.3			
				Double, Clear	W	15.0	9.7	18.0	36.99	0.44	294.7			
				Double, Clear	SW	12.5	9.0	42.0	38.46	0.43	702.6			
				Double, Clear	S	22.7	9.7	20.0	34.50	0.44	305.1			
				Double, Clear	S	1.5	9.0	42.0	34.50	0.94	1368.0			
				Double, Clear	W	1.5	9.0	31.0	36.99	0.97	1112.6			
				Double, Clear	W	1.5	8.0	15.0	36.99	0.96	531.5			
				Double, Clear	N	1.5	6.0	30.0	19.22	0.94	541.2			
				Double, Clear	N	1.5	2.0	4.0	19.22	0.76	58.2			
				Double, Clear	E	1.5	4.0	6.0	40.22	0.82	196.8			
				Double, Clear	E	1.5	8.0	45.0	40.22	0.96	1733.2			
				Double, Clear	SE	1.5	8.0	15.0	40.86	0.95	579.2			
				Double, Clear	E	8.5	9.7	80.0	40.22	0.55	1763.3			
				Double, Clear	S	1.5	8.0	10.0	34.50	0.92	318.5			
				Double, Clear	S	1.5	8.0	30.0	34.50	0.92	955.5			
				Double, Clear	S	1.5	7.0	16.0	34.50	0.89	493.8			
				As-Built Total:							494.0	12847.8		
				WALL TYPES		Area X BSPM = Points		Type	R-Value		Area X SPM = Points			
Adjacent	246.0	0.70	172.2	Frame, Wood, Exterior	13.0		1844.0	1.50	2766.0					
Exterior	1844.0	1.70	3134.8	Frame, Wood, Adjacent	13.0		246.0	0.60	147.6					
Base Total:		2090.0		3307.0		As-Built Total:		2090.0		2913.6				
DOOR TYPES		Area X BSPM = Points		Type			Area X SPM = Points							
Adjacent	18.0	2.40	43.2	Adjacent Insulated			18.0	1.60	28.8					
Exterior	0.0	0.00	0.0											
Base Total:		18.0		43.2		As-Built Total:		18.0		28.8				
CEILING TYPES		Area X BSPM = Points		Type	R-Value		Area X SPM X SCM = Points							
Under Attic	2469.0	1.73	4271.4	Under Attic	30.0		2549.0	1.73 X 1.00	4409.8					
Base Total:		2469.0		4271.4		As-Built Total:		2549.0		4409.8				



**SUMMER CALCULATIONS****Residential Whole Building Performance Method A - Details**

ADDRESS: Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

PERMIT #:

BASE				AS-BUILT				
FLOOR TYPES	Area X	BSPM =	Points	Type	R-Value	Area X	SPM =	Points
Slab	271.0(p)	-37.0	-10027.0	Slab-On-Grade Edge Insulation	0.0	271.0(p)	-41.20	-11165.2
Raised	0.0	0.00	0.0					
Base Total:			-10027.0	As-Built Total:		271.0		-11165.2
INFILTRATION	Area X	BSPM =	Points			Area X	SPM =	Points
	2469.0	10.21	25208.5			2469.0	10.21	25208.5
Summer Base Points:			31709.2	Summer As-Built Points:				34243.3
Total Summer Points	X System Multiplier	=	Cooling Points	Total Component	X Cap Ratio	X Duct Multiplier	X System Multiplier	X Credit Multiplier = Cooling Points
					(DM x DSM x AHU)			
31709.2	0.4266		13527.2	34243.3	1.000	(1.090 x 1.147 x 1.00)	0.297	1.000 12705.9
				34243.3	1.00	1.250	0.297	1.000 12705.9



# WINTER CALCULATIONS

## Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

PERMIT #:

BASE				AS-BUILT							
<b>GLASS TYPES</b>											
.18 X Conditioned X BWPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X WPM X WOF = Points				
.18	2469.0	12.74	5661.9	Double, Clear	W	1.5	7.0	16.0	10.77	1.02	175.1
				Double, Clear	W	1.5	3.0	5.0	10.77	1.08	58.3
				Double, Clear	W	1.5	6.0	6.0	10.77	1.02	66.1
				Double, Clear	W	15.0	9.0	63.0	10.77	1.21	822.8
				Double, Clear	W	15.0	9.7	18.0	10.77	1.21	233.9
				Double, Clear	SW	12.5	9.0	42.0	7.17	1.77	534.3
				Double, Clear	S	22.7	9.7	20.0	4.03	3.58	288.4
				Double, Clear	S	1.5	9.0	42.0	4.03	1.02	173.2
				Double, Clear	W	1.5	9.0	31.0	10.77	1.01	336.4
				Double, Clear	W	1.5	8.0	15.0	10.77	1.01	163.3
				Double, Clear	N	1.5	6.0	30.0	14.30	1.00	430.1
				Double, Clear	N	1.5	2.0	4.0	14.30	1.01	58.1
				Double, Clear	E	1.5	4.0	6.0	9.09	1.07	58.6
				Double, Clear	E	1.5	8.0	45.0	9.09	1.02	417.2
				Double, Clear	SE	1.5	8.0	15.0	5.33	1.05	83.9
				Double, Clear	E	8.5	9.7	80.0	9.09	1.25	911.1
				Double, Clear	S	1.5	8.0	10.0	4.03	1.04	42.0
				Double, Clear	S	1.5	8.0	30.0	4.03	1.04	125.9
				Double, Clear	S	1.5	7.0	16.0	4.03	1.07	69.3
				<b>As-Built Total:</b>				<b>494.0</b>	<b>5047.9</b>		
<b>WALL TYPES</b>				Area X BWPM = Points		Type		R-Value		Area X WPM = Points	
Adjacent	246.0	3.60	885.6	Frame, Wood, Exterior		13.0		1844.0	3.40	6269.6	
Exterior	1844.0	3.70	6822.8	Frame, Wood, Adjacent		13.0		246.0	3.30	811.8	
<b>Base Total:</b>		<b>2090.0</b>	<b>7708.4</b>	<b>As-Built Total:</b>				<b>2090.0</b>	<b>7081.4</b>		
<b>DOOR TYPES</b>				Area X BWPM = Points		Type		Area X WPM = Points			
Adjacent	18.0	11.50	207.0	Adjacent Insulated				18.0	8.00	144.0	
Exterior	0.0	0.00	0.0								
<b>Base Total:</b>		<b>18.0</b>	<b>207.0</b>	<b>As-Built Total:</b>				<b>18.0</b>	<b>144.0</b>		
<b>CEILING TYPES</b>				Area X BWPM = Points		Type		R-Value		Area X WPM X WCM = Points	
Under Attic	2469.0	2.05	5061.4	Under Attic		30.0		2549.0	2.05 X 1.00	5225.4	
<b>Base Total:</b>		<b>2469.0</b>	<b>5061.4</b>	<b>As-Built Total:</b>				<b>2549.0</b>	<b>5225.4</b>		



**WINTER CALCULATIONS****Residential Whole Building Performance Method A - Details**

ADDRESS: Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

PERMIT #:

BASE				AS-BUILT			
FLOOR TYPES    Area X BWPM = Points				Type	R-Value	Area X WPM	= Points
Slab	271.0(p)	8.9	2411.9	Slab-On-Grade Edge Insulation	0.0	271.0(p)	5094.8
Raised	0.0	0.00	0.0			18.80	
Base Total:			2411.9	As-Built Total:			5094.8
INFILTRATION    Area X BWPM = Points				Area X WPM = Points			
			2469.0    -0.59    -1456.7				2469.0    -0.59    -1456.7
Winter Base Points:			19594.0	Winter As-Built Points:			21136.9
Total Winter Points	X System Multiplier	= Heating Points		Total Component	X Cap Ratio	X Duct Multiplier	X System Credit = Heating Points
				(DM x DSM x AHU)			
19594.0	0.6274	12293.2		21136.9	1.000	(1.069 x 1.169 x 1.00)	13245.8
				21136.9	1.00	1.250	1.000



**WATER HEATING & CODE COMPLIANCE STATUS**

## Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

PERMIT #:

BASE					AS-BUILT					
<b>WATER HEATING</b>					Tank	EF	Number of	X	Tank	X
Number of	X	Multiplier	=	Total	Volume		Bedrooms		Ratio	Multiplier
Bedrooms										
3		2746.00		8238.0	50.0	0.90	3		1.00	2684.98
										1.00
										8054.9
					As-Built Total:					8054.9

**CODE COMPLIANCE STATUS**

BASE						AS-BUILT					
Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points	Cooling Points	+	Heating Points	+	Hot Water Points	= Total Points
13527		12293		8238	34058	12706		13246		8055	34007

**PASS**



# Code Compliance Checklist

## Residential Whole Building Performance Method A - Details

ADDRESS: Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

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\* = 82.9**

The higher the score, the more efficient the home.

Spec House, Lot: 71, Sub: Callaway, Plat: , Lake City, FL, 32056-

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 54.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 11.50
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	No	c. N/A	
6. Conditioned floor area (ft <sup>2</sup> )	2469 ft <sup>2</sup>		
7. Glass area & type		13. Heating systems	
a. Clear - single pane	0.0 ft <sup>2</sup>	a. Electric Heat Pump	Cap: 54.0 kBtu/hr
b. Clear - double pane	494.0 ft <sup>2</sup>		HSPF: 6.80
c. Tint/other SHGC - single pane	0.0 ft <sup>2</sup>	b. N/A	
d. Tint/other SHGC - double pane	0.0 ft <sup>2</sup>	c. N/A	
8. Floor types		14. Hot water systems	
a. Slab-On-Grade Edge Insulation	R=0.0, 271.0(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, 1844.0 ft <sup>2</sup>	(HR-Heat recovery, Solar	
b. Frame, Wood, Adjacent	R=13.0, 246.0 ft <sup>2</sup>	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, 2549.0 ft <sup>2</sup>	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, 60.0 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 EnergyStar™ 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](http://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)



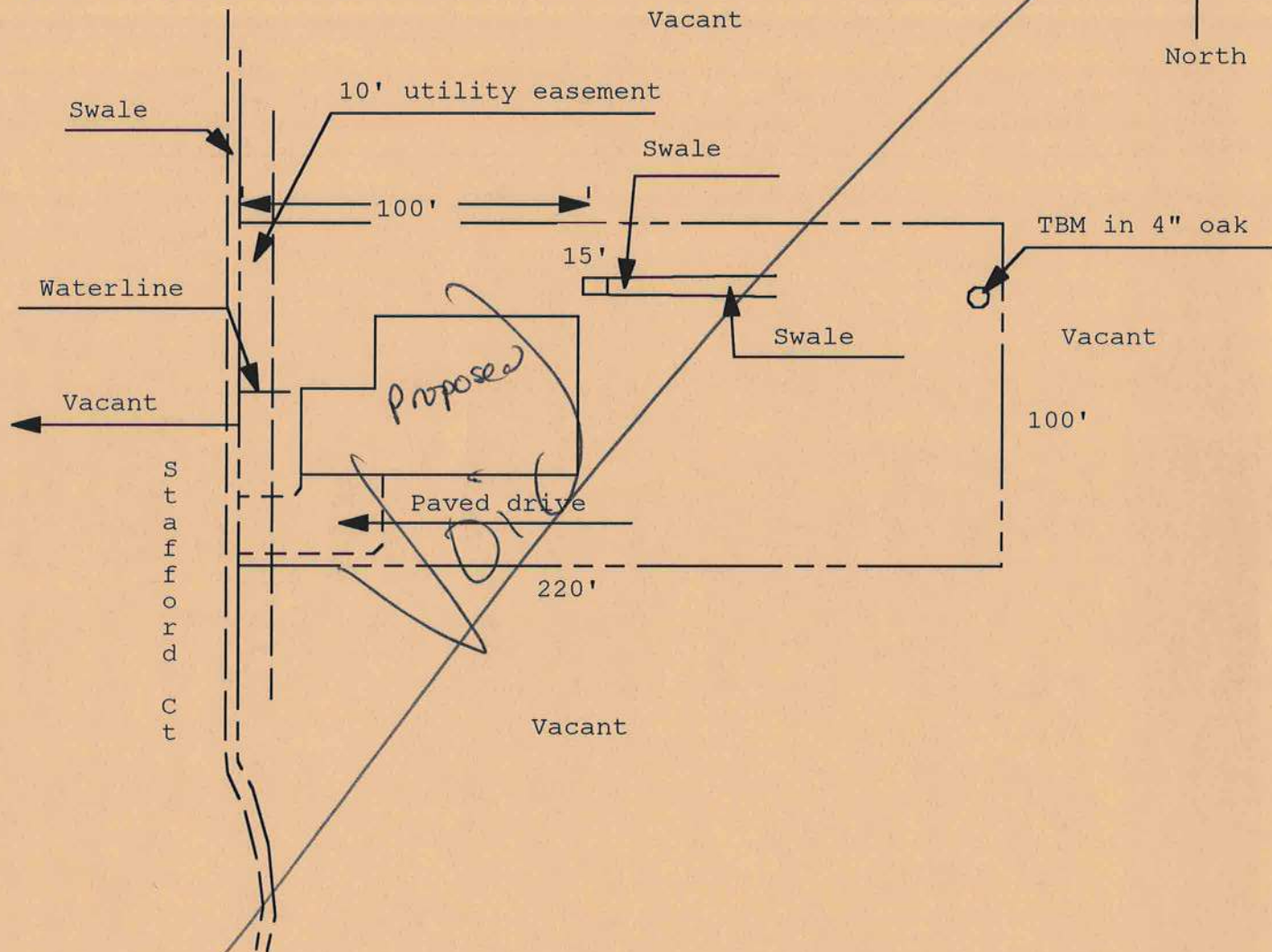
# Application for Onsite Sewage Disposal System Construction Permit. Part II Site Plan

Permit Application Number: 04-0751N

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT**

BRATKOVICH/CR 03-2190

Callaway Unit 3, Lot 71

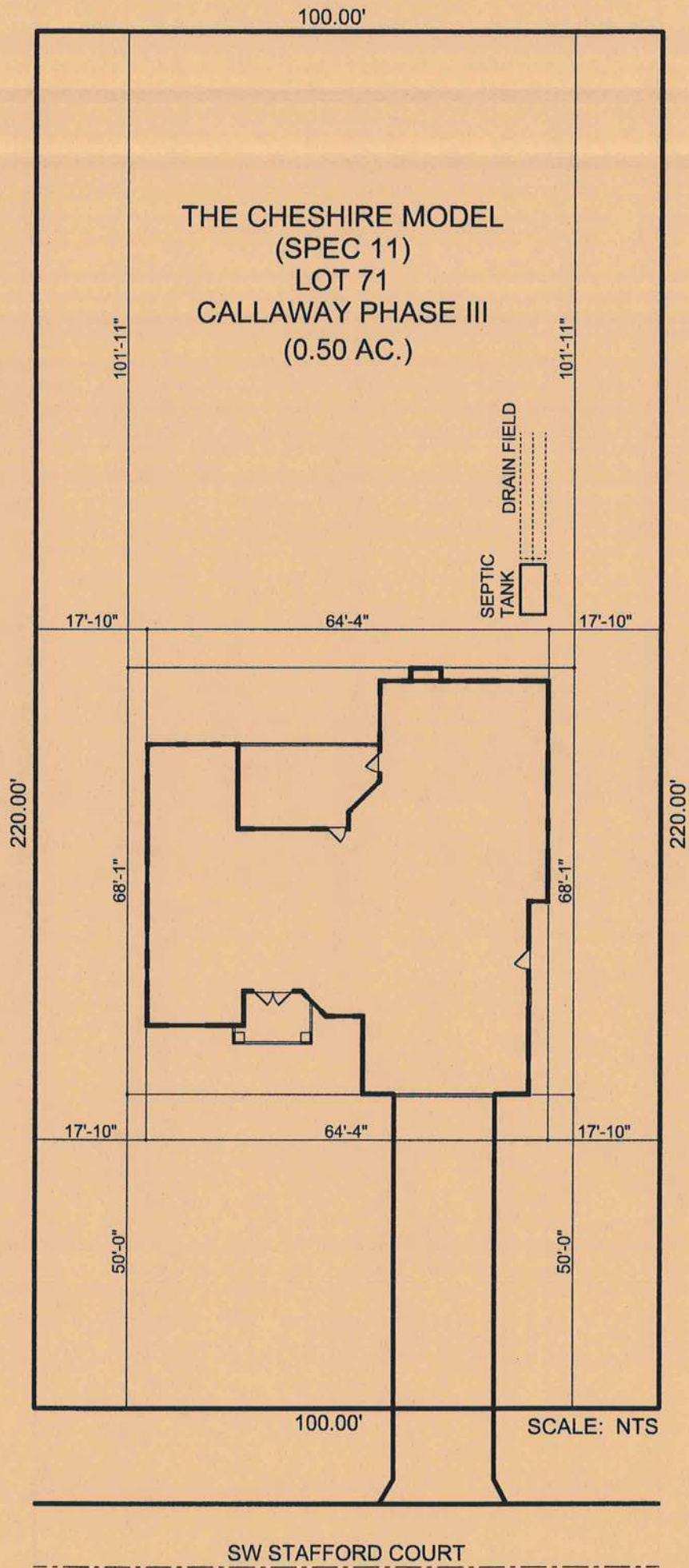


1 inch = 50 feet

Site Plan Submitted By Paul Lloyd Date 7/7/04  
 Plan Approved Paul Lloyd Not Approved [Signature] Date 7/7/04  
 By Paul Lloyd [Signature] CPHU

Notes: \_\_\_\_\_







Lot 71 Callaway

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA  
COUNTY OF Columbia

(Inst:2004016475 Date:07/16/2004 Time:08:39

MK DC, P. DeWitt Cason, Columbia County B:1020 P:2926

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:

1. Description of Property: Callaway Lot 71 Unit 3  
15-45-76-03023-099
2. General Description of Improvement: Single Family Dwelling
3. Owner Information:
  - a. Name and Address: Isaac Construction  
1005 SW Walter Ave. Lake City, FL 32024
  - b. Interest in Property: Speculation
  - c. Name and Address of Fee Simple Titleholder (if other than owner): N-A
4. Contractor (name and address): Isaac Construction  
1005 SW Walter Ave. Lake City, FL 32024
5. Surety:
  - a. Name and Address: N-A
  - b. Amount of Bond: N-A
6. Lender (name and address): Daniel Crapps Agency
7. Persons within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Florida Statutes 713.13(1)(a)(7): Linda Roder @  
North Florida Permitting Service
8. In addition to himself, owner designates: Linda Roder

to receive a copy of the Lessor's Notice as provided in Florida Statutes 713.13(1)(b).

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified):

Prepared by and Return to:  
North Florida Permit Services  
387 SW Kemp Ct  
Lake City, FL 32024

Isaac Construction  
Type Owner Name: Isaac Construction

Type Owner Name: \_\_\_\_\_

Sworn to and subscribed before me this 13 day of July, 2004

Personally Known ☒  
Produced ID \_\_\_\_\_  
Did/Did Not Take an Oath \_\_\_\_\_

Linda R. Roder  
Type Notary's Name: Linda R. Roder  
Notary Public, State of Florida  
Commission Expiry & Number: 3-24-08



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



# 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"):

## I. DESCRIPTION:

6\* (a) Legal description of the Real Property located in Columbia County, Florida: Lot 71 Callaway Unit 3  
7\* Lot 71 Callaway Unit 3

9\* (b) Street address, city, zip, of the Property: Callaway Drive

10 (c) Personal Property includes existing range, refrigerator, dishwasher, ceiling fans, light fixtures, and window treatments unless  
11 specifically excluded below.

12\* Other items included are: no personal property

14\* Items of Personal Property (and leased items, if any) excluded are: \_\_\_\_\_  
15\* \_\_\_\_\_

16\* II. PURCHASE PRICE (U.S. currency): \_\_\_\_\_ \$ 23,900.00

## PAYMENT:

18\* (a) Deposit held in escrow by \_\_\_\_\_ (Escrow Agent) in the amount of .. \$ \_\_\_\_\_

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) Assumption of existing mortgage in good standing (see Paragraph IV(c)) having an approximate

22\* present principal balance of .. \$ \_\_\_\_\_

23\* (d) New mortgage financing with a Lender (see Paragraph IV(b)) in the amount of .. \$ \_\_\_\_\_

24\* (e) Purchase money mortgage and note to Seller (See Paragraph IV(d)) in the amount of .. \$ \_\_\_\_\_

25\* (f) Other: \_\_\_\_\_ \$ \_\_\_\_\_

26 (g) Balance to close by cash or LOCALLY DRAWN cashier's or official bank check(s), subject  
27\* to adjustments or prorations .. \$ 23,900.00

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

29 (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  
30\* before \_\_\_\_\_, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. **UNLESS OTH-**  
31 **ERWISE STATED, THE TIME FOR ACCEPTANCE OF ANY COUNTEROFFERS SHALL BE 2 DAYS FROM THE DATE THE COUN-**  
32 **TEROFFER IS DELIVERED.**

33 (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  
34 final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for  
35 acceptance of this offer or, if applicable, the final counteroffer.

## IV. FINANCING:

37\* ☐ (a) This is a cash transaction with no contingencies for financing;

38\* ☐ (b) This Contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within \_\_\_\_\_ days after Effective Date for (CHECK

39\* ONLY ONE): ☐ a fixed; ☐ an adjustable; or ☐ a fixed or adjustable rate loan, in the principal amount of \$ \_\_\_\_\_, at an initial inter-

40\* est rate not to exceed \_\_\_\_\_%, discount and origination fees not to exceed \_\_\_\_\_% of principal amount, and for a term of \_\_\_\_\_

41\* years. Buyer will make application within \_\_\_\_\_ days (if blank, then 5 days) after Effective Date and use reasonable diligence to obtain Loan

42 Approval and, thereafter, to satisfy terms and conditions of the Loan Approval and close the loan. Buyer shall pay all loan expenses. If Buyer

43 fails to obtain a Loan Approval or fails to waive Buyer's rights under this subparagraph within the time for obtaining Loan Approval or, after

44 diligent, good faith effort, fails to meet the terms and conditions of the Loan Approval by Closing, then either party thereafter, by written notice

45 to the other, may cancel this Contract and Buyer shall be refunded the deposit(s);

46\* ☐ (c) Assumption of existing mortgage (see rider for terms); or

47\* ☐ (d) Seller financing (see Standard B and riders; addenda; or special clauses for terms).

48\* V. TITLE EVIDENCE: At least \_\_\_\_\_ days (if blank, then 5 days) before Closing:

49\* ☒ (a) Title insurance commitment with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after

50\* Closing, an owner's policy of title insurance (see Standard A for terms); or ☐ (b) Abstract of title or other evidence of title (see rider for terms),

51\* shall be obtained by (CHECK ONLY ONE): ☒ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or

52\* ☐ (2) Buyer at Buyer's expense.

53\* VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on Aug 1, 2004 ("Closing"), unless

54 modified by other provisions of this Contract. If Buyer is unable to obtain Hazard, Wind, Flood, or Homeowners' insurance at a reasonable rate

55 due to extreme weather conditions, Buyer may delay Closing for up to 5 days after such coverage becomes available.

56 VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: comprehensive land use plans, zoning,

57 restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise

58 common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record

59 (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



60 lines); taxes for year of Closing and subsequent years; and assumed mortgages and purchase money mortgages, if any (if additional items, see  
61 addendum); provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for  
62\* **residential** purpose(s).

63 **VIII. OCCUPANCY:** Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended  
64 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.  
65 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  
66 for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

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

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

71 **XI. DISCLOSURES:**

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

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

77 (c) Buyer acknowledges receipt of the Florida Building Energy-Efficiency Rating System Brochure.

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

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

80 (f) If Buyer will be obligated to be a member of a homeowners' association, **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL**  
81 **BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION DISCLOSURE.**

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

83\* (a) \$\_\_\_\_\_ for treatment and repair under Standard D (if blank, then 2% of the Purchase Price).

84\* (b) \$\_\_\_\_\_ for repair and replacement under Standard N not caused by Wood Destroying Organisms (if blank, then 3% of  
85 the Purchase Price).

86 **XIII. RIDERS; ADDENDA; SPECIAL CLAUSES:**

87 CHECK those riders which are applicable AND are attached to this Contract:

88\* ☐ CONDOMINIUM ☐ VA/FHA ☒ HOMEOWNERS' ASSN. ☐ LEAD-BASED PAINT

89\* ☐ COASTAL CONSTRUCTION CONTROL LINE ☐ INSULATION ☐ "AS IS" ☐ Other Comprehensive Rider Provisions

90\* ☐ Addenda

91\* Special Clause(s): \_\_\_\_\_

92\* **seller to hold mortgage for 1 year at no interest and will subordinate to a bank first**  
93\* **mortgage if necessary**

94\*  
95\*

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

98 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF**  
99 **AN ATTORNEY PRIOR TO SIGNING.**

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

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

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

105\* Jim Brathwaite 6/10/03 [Signature] 6/21/04  
106 (BUYER) (DATE) (SELLER) (DATE)

107\* \_\_\_\_\_  
108 (BUYER) (DATE) (SELLER) (DATE)

109\* Buyers' address for purposes of notice \_\_\_\_\_ Sellers' address for purposes of notice \_\_\_\_\_

110\* \_\_\_\_\_

111\* \_\_\_\_\_ Phone \_\_\_\_\_ Phone \_\_\_\_\_

112\* Deposit under Paragraph II (a) received (Checks are subject to clearance); \_\_\_\_\_ (Escrow Agent)

113 **BROKERS:** The brokers named below, including listing and cooperating brokers, are the only brokers entitled to compensation in connection  
114 with this Contract:

115\* Name: DCA Inc DCA Inc  
116 Cooperating Brokers, if any Listing Broker



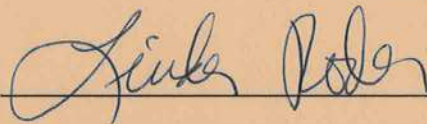
# Columbia County Building Department Culvert Permit

Culvert Permit No.  
**000000373**

DATE 08/06/2004 PARCEL ID # 15-4S-16-03023-099  
APPLICANT LINDA RODER PHONE 719-7328  
ADDRESS 1005 SW WALTER AVE LAKE CITY FL 32024  
OWNER ISAAC CONSTRUCTION PHONE 719-7328  
ADDRESS 195 SW STAFFORD COURT LAKE CITY FL 32024  
CONTRACTOR ISAAC CONSTRUCTION PHONE 719-7328  
LOCATION OF PROPERTY 90W, TL ON CR 247, TR ON PHEASANT, TL ON WILSHIRE DRIVE, TR ON  
STAFFORD COURT, LOT ON RIGHT

SUBDIVISION/LOT/BLOCK/PHASE/UNIT CALLAWAY 71 3

SIGNATURE



## INSTALLATION REQUIREMENTS



Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:

- a) a majority of the current and existing driveway turnouts are paved, or;
- b) the driveway to be served will be paved or formed with concrete.

Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.



Culvert installation shall conform to the approved site plan standards.



Department of Transportation Permit installation approved standards.



Other \_\_\_\_\_

ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED  
DURING THE INSTALLATION OF THE CULVERT.

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

Amount Paid 25.00







Phone (386) 755-3611

Fax (386) 752-5381

**Certificate of Compliance for Termite Protection**

(as required by Florida Building Code (FBC) 1816.1.7)

Aspen Pest Control, Inc.

(386) 755-3611

State License # - JB109476

State Certification # - JF104376

# 22163

**Callaway S/D, Lot #71 - Lake City, FL 32024**

Address of Treatment or Lot/Block of Treatment

**Soil Barrier**

Method of Termite Prevention Treatment - Soil Barrier, Wood Treatment, Bait System, Other

**Horizontal, Vertical, Void and Exterior Treatment**

Description of Treatment

The above named structure has received a complete treatment for the prevention of subterranean termites. Treatment was done in accordance with the rules and laws established by the Florida Department of Agriculture and Consumer Services.

  
Authorized Signature



# COLUMBIA COUNTY OFFICE OF CALLOWAY

## 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-16-03023-099

Building permit No. 000022163

Use Classification SFD, UTILITY

Fire: 34.02

Permit Holder ISAAC CONSTRUCTION

Waste: 73.50

Owner of Building ISAAC CONSTRUCTION

Total: 107.52

Location: 195 SW STAFFORD COURT(CALLOWAY, LOT 71)

Date: 03/17/2005

*Harry Becker*

Building Inspector



POST IN A CONSPICUOUS PLACE  
(Business Places Only)