

DATE04/29/2010

Columbia County Building Permit

PERMIT000028521

This Permit Must Be Prominently Posted on Premises During Construction

APPLICANTPATRICIA HEPPNER

PHONE386 466-6016

ADDRESS5726SE CR 252LAKE CITYFL32025

OWNERPATRICIA HEPPNER/TROY O'NEAIL

PHONE386 623-9827

ADDRESS5728SE CR 252LAKE CITYFL32025

CONTRACTORJERRY CORBETT

PHONE386 362-4948

LOCATION OF PROPERTY441S, TL CR 252, PAST COUNTRY CLUB, PAST PRICE CREEK,  
1 1/2 MILES ON RIGHT, BLACK BOX AFTER GUARD RAILS

TYPE DEVELOPMENTMH,UTILITYESTIMATED COST OF CONSTRUCTION0.00

HEATED FLOOR AREA0.00TOTAL AREA0.00HEIGHT0.00STORIES0

FOUNDATIONWALLSROOF PITCHFLOOR

LAND USE & ZONINGA-3MAX. HEIGHT0

Minimum Set Back Requirments:STREET-FRONT30.00REAR25.00SIDE25.00

NO. EX.D.U.0FLOOD ZONEXDEVELOPMENT PERMIT NO.

PARCEL ID30-4S-18-10513-005SUBDIVISION

LOTBLOCKPHASEUNIT0TOTAL ACRES10.00

IH0000790

Culvert Permit No.Culvert WaiverContractor's License NumberApplicant/Owner/Contractor

EXISTING10-166BKHDY

Driveway ConnectionSeptic Tank NumberLU & Zoning checked byApproved for IssuanceNew Resident

COMMENTS: ONE FOOT ABOVE THE ROAD, STUP-MH 1004-09

Check # or Cash1633

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

Insulation

date/app. by

date/app. by

Rough-in plumbing above slab and below wood floor

Electrical rough-in

date/app. by

date/app. by

Heat & Air Duct

Peri. beam (Lintel)

Pool

date/app. by

date/app. by

date/app. by

Permanent power

C.O. Final

Culvert

date/app. by

date/app. by

date/app. by

Pump pole

Utility Pole

M/H tie downs, blocking, electricity and plumbing

06/22/2010

TC

date/app. by

date/app. by

date/app. by

Reconnection

RV

Re-roof

date/app. by

date/app. by

date/app. by

BUILDING PERMIT FEE \$0.00

CERTIFICATION FEE \$0.00

SURCHARGE FEE \$0.00

MISC. FEES \$250.00

ZONING CERT. FEE \$50.00

FIRE FEE \$38.52

WASTE FEE \$100.50

FLOOD DEVELOPMENT FEE \$0.00

FLOOD ZONE FEE \$25.00

CULVERT FEE \$

TOTAL FEE464.02

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.  
NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"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."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

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

DATE 04/29/2010

**Columbia County Building Permit**  
This Permit Must Be Prominently Posted on Premises During Construction**PERMIT**  
**000028521**

APPLICANT PATRICIA HEPPNER PHONE 386 466-6016  
ADDRESS 5726 SE CR 252 LAKE CITY FL 32025  
OWNER PATRICIA HEPPNER/TROY O'NEAIL PHONE 386 623-9827  
ADDRESS 5728 SE CR 252 LAKE CITY FL 32025  
CONTRACTOR JERRY CORBETT PHONE 386 362-4948  
LOCATION OF PROPERTY 441S, TL CR 252, PAST COUNTRY CLUB, PAST PRICE CREEK,  
1 1/2 MILES ON RIGHT, BLACK BOX AFTER GUARD RAILS  
TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT                      STORIES                       
FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                       
LAND USE & ZONING A-3 MAX. HEIGHT                       
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.                     

PARCEL ID 30-4S-18-10513-005 SUBDIVISION                       
LOT                      BLOCK                      PHASE                      UNIT 0 TOTAL ACRES 10.00

IH0000790 Patricia Heppner  
Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor                       
EXISTING 10-166 BK HD Y  
Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                     

COMMENTS: ONE FOOT ABOVE THE ROAD, STUP-MH 1004-09Check # or Cash 1633**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                      Insulation                       
                    date/app. by                      date/app. by  
Rough-in plumbing above slab and below wood floor                      Electrical rough-in                       
                    date/app. by                      date/app. by  
Heat & Air Duct                      Peri. beam (Lintel)                      Pool                       
                    date/app. by                      date/app. by                      date/app. by  
Permanent power                      C.O. Final                      Culvert                       
                    date/app. by                      date/app. by                      date/app. by  
Pump pole                      Utility Pole                      M/H tie downs, blocking, electricity and plumbing                       
                    date/app. by                      date/app. by                      date/app. by  
Reconnection                      RV                      Re-roof                       
                    date/app. by                      date/app. by                      date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 250.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 38.52 WASTE FEE \$ 100.50  
FLOOD DEVELOPMENT FEE \$                      FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$                      **TOTAL FEE** 464.02  
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."

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



## For Office Use Only

(Revised 1-10-08)

Zoning Official BLK 23.04.10Building Official NO

AP#

1004-07

Date Received

4/19/10

By

G

Permit #

28521

Flood Zone

X

Development Permit

N/A

Zoning

A-3

Land Use Plan Map Category

A-3

Comments

NEED Recorded Copy of Affidavit/Agreement STUP - REC'D

FEMA Map#

N/A

Elevation

N/A

Finished Floor

1st fl

River

N/A

In Floodway

N/A☒ Site Plan with Setbacks Shown☒ EH #☐ EH Release☐ Well letter☒ Existing well☒ Recorded Deed or Affidavit from land owner☐ Letter of Auth. from installer☐ State Road Access☐ Parent Parcel #☒ STUP-MH 1004-09☐ F W Comp. letter

IMPACT FEES: EMS

Fire

Corr

Road/Code

School

= TOTAL N/A SuspendedWICWIC Sent  
VFProperty ID # 30-45-18-10513-005 Subdivision

New Mobile Home

Used Mobile Home

☒

MH Size

14x80

Year

91

Applicant

Patricia Heppner

Phone #

Address

5726 SE CR 252, Lake City, FL 32025

Name of Property Owner

Michael W & Patricia A. Heppner

Phone #

386-466-6016

Address

5726 SE CR 252 Lake City FL 32025

Circle the correct power company -

FL Power & LightClay Electric

(Circle One) -

Suwannee Valley ElectricProgress Energy

Name of Owner of Mobile Home

Troy A. O'neal

Phone #

386-623-9827

Address

5728 SE CR 252 Lake City FL 32025

Relationship to Property Owner

Son

Current Number of Dwellings on Property

1

Lot Size

Total Acreage

10.010Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)  
(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)

Is this Mobile Home Replacing an Existing Mobile Home

NO(owes)Left

Driving Directions to the Property

US 41 South to CR 252 Right on252 go under red light at Country Club, go under Red light at 245 (Price Creek Rd) app. 1 1/2 miles first black mail box after guard rails for Rose Creek on right

Name of Licensed Dealer/Installer

Jerry Corbett

Phone #

386-362-4948

Installers Address

10314 US Highway 90E, Live Oak, 32060

License Number

140000790

Installation Decal #

307379spoke to Troy 4/28/10BLK spoke to Troy 4/23/10



PERMIT NUMBER

Installer Tejey Corbett License # FA 0000790

Address of home being installed 5726 SE CR 252

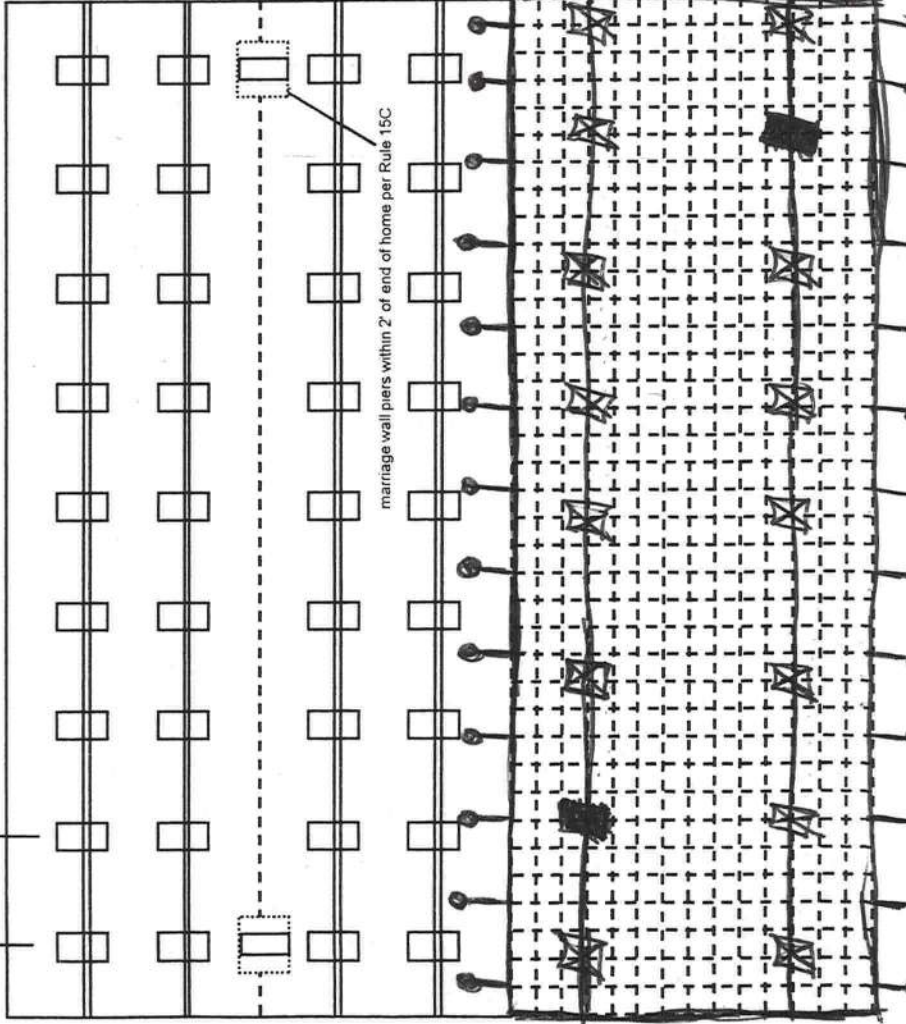
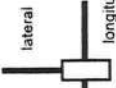
Manufacturer Fleetwood Length x width 76 x 14

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 AC

Typical pier spacing 6' Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)  
Anchors on 5'40.C.



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 # 307379

Triple/Quad ☐ Serial # GAFL75A12025WE

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (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'	8'
1500 psf	4' 6"	6'	7'	8'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7' 6"	8'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

\* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 17x12x1/2

Perimeter pier pad size 16x16x1

Other pier pad sizes (required by the mfg.) \_\_\_\_\_

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



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

Opening \_\_\_\_\_ Pier pad size \_\_\_\_\_

ANCHORS

5 ft

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer \_\_\_\_\_

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer \_\_\_\_\_

OTHER TIES

Number 28

Sidewall \_\_\_\_\_

Longitudinal \_\_\_\_\_

Marriage wall \_\_\_\_\_

Shearwall \_\_\_\_\_

PERMIT NUMBER

POCKET PENETROMETER TEST

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

X 1600 X 1200 X 1700 psf

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 1500 X 1600 X 1700

TORQUE PROBE TEST

The results of the torque probe test is 290 inch pounds or check here if you are declaring 5' anchors without testing. A test showing 275 inch pounds or less will require 4 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 requires anchors with 4000 lb holding capacity.

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Deeey Carlett Pg. 4-6-10  
Date Tested 4-6-10

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.

Site Preparation

Debris and organic material removed ☒  
Water drainage: Natural ☒ Swale ☐ Pad ☐ Other ☐

Fastening multi wide units

Floor: Type Fastener: Length: Spacing:  
Walls: Type Fastener: Length: Spacing:  
Roof: Type Fastener: Length: Spacing:  
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

Type gasket Pg.  
Installed: Between Floors Yes  
Between Walls Yes  
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg. N/A  
Siding on units is installed to manufacturer's specifications. Yes  
Fireplace chimney installed so as not to allow intrusion of rain water. Yes N/A

Miscellaneous

Skirting to be installed. Yes No  
Dryer vent installed outside of skirting. Yes N/A  
Range downflow vent installed outside of skirting. Yes  
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

Installer Signature Deeey Carlett Date 4-6-10

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 02-768

Property Appraiser's  
Parcel Identification No.  
[REDACTED]

RECORDED IN THE PUBLIC RECORDS OF  
COLUMBIA COUNTY, FLORIDA  
BOOK 928, PAGE 2307  
DATE 10-18-02  
BY MCK

#### WARRANTY DEED

THIS INDENTURE, made this 18th day of October 2002, BETWEEN  
✓ PHILLIP W. MILLER, who does not reside on the property described  
herein, whose post office address is 11497 S.E. U.S. Highway 41,  
White Springs, Florida 32096, of the County of Hamilton, State of  
Florida, grantor\*, and MICHAEL W. HEPPNER and his wife, PATRICIA  
ANN HEPPNER, whose post office address is Post Office Box 33,  
Sanderson, Florida 32087, of the County of Baker, State of Florida,  
grantee\*.

WITNESSETH: that said grantor, for and in consideration of  
the sum of Ten Dollars (\$10.00), and other good and valuable  
considerations to said grantor in hand paid by said grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said grantee, and grantee's heirs and assigns forever,  
the following described land, situate, lying and being in Columbia  
County, Florida, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO FOR LEGAL DESCRIPTIONS

N.B.: Subject to Mortgage held by First Federal Savings  
Bank of Florida recorded in Official Records Book 928,  
Page 2307, public records of Columbia County, Florida,  
which said Mortgage Grantor shall pay.

SUBJECT TO: Restrictions, easements and outstanding  
mineral rights of record, if any, and taxes for the  
current year.

N.B.: Neither the Grantor nor any member of his family  
live or reside on the property described herein or any  
land adjacent thereto or claim any part thereof or any  
land adjacent thereto as their homestead.

and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Heather Johnson  
First Witness  
Heather Johnson  
Printed Name

Mari Crawford  
(Second Witness)  
Mari Crawford  
Printed Name

Phillip W. Miller (SEAL)  
Phillip W. Miller

NOTARY PUBLIC STATE OF FLORIDA  
Commission Expires: 04/30/05  
mck 1001 14th St. SE, Columbia County Bldg 2065 P:239

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup>  
day of October 2002, by PHILLIP W. MILLER, who is personally known  
to me and who did not take an oath.



Jannay L. Clarke  
Commission # 00000797  
Expires June 30, 2005  
Atlantic Notary Co., Inc.

Jannay L. Clarke  
Notary Public  
My Commission Expires: June 30, 2005



SCHEDULE "A"

PARCEL "A":

TOWNSHIP 4 SOUTH - RANGE 18 EAST

SECTION 30: A part of the S 1/2 of Section 30, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows: Commence at the SE Corner of the SW 1/4 of said Section 30, and run thence N 33°31'50"W, 1555.78 feet; thence N 21°00'25"W, 793.38 feet to the POINT OF BEGINNING; thence continue N 21°00'25"W, 717.76 feet; thence S 87°27'31"E, 371.63 feet; thence S 21°54'49"E, 546.48 feet; thence S 65°14'46"W, 350.08 feet to the POINT OF BEGINNING.

PARCEL "B":

TOWNSHIP 4 SOUTH - RANGE 18 EAST

SECTION 30: A part of the S 1/2 of Section 30, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows: Commence at the SE Corner of the SW 1/4 of said Section 30, and run thence N 33°31'50"W, 1555.78 feet; thence N 21°00'25"W, 793.38 feet; thence N 65°14'46"E, 350.08 feet to the POINT OF BEGINNING; thence N 21°54'49"W, 546.48 feet; thence S 87°27'31"E, 508.58 feet to a point on the Westerly Right-of-Way line of County Road #252 (Old Lulu Road); thence S 43°49'59"E, along said Right-of-Way line 330.75 feet; thence N 65°14'46"E, 587.14 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: A 60-foot easement being more particularly described as follows: Commence at the SE Corner of the SW 1/4 of Section 30, Township 4 South, Range 18 East, Columbia County, Florida, and run thence N 33°31'50"W, 1555.78 feet; thence N 21°00'25"W, 793.38 feet; thence N 65°14'46"E, 320.08 feet to the POINT OF BEGINNING of said easement; thence N 24°45'14"W, 30.00 feet; thence N 65°14'46"E, 606.76 feet to a point on the Westerly Right-of-Way line of County Road #252 (Old Lulu Road); thence S 43°49'59"E, along said Westerly Right-of-Way line, 63.49 feet; thence S 65°14'46"W, 627.52 feet; thence N 24°45'14"W, 30.00 feet to the POINT OF BEGINNING.



# Columbia County Property Appraiser

DB Last Updated: 3/29/2010

2009 Tax Roll Year

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

Parcel: 30-4S-18-10513-005

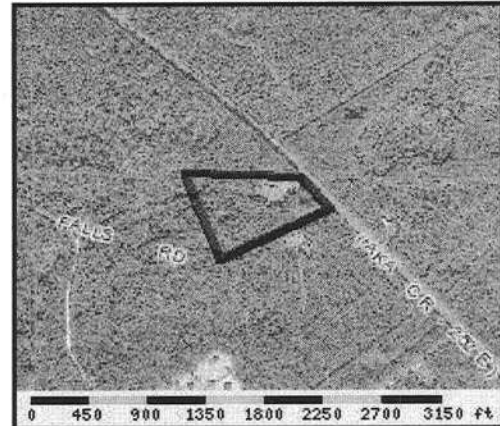
&lt;&lt; Next Lower Parcel

Next Higher Parcel &gt;&gt;

Search Result: 1 of 1

## Owner & Property Info

Owner's Name	HEPPNER MICHAEL W & PATRICIA A		
Mailing Address	5726 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site Address	5726 SE COUNTY ROAD 252		
Use Desc. (code)	IMPROVED A (005000)		
Tax District	3 (County)	Neighborhood	1418
Land Area	10.010 ACRES	Market Area	04
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.  COMM SE COR OF SW1/4, RUN N 33 DEG W 1555.78 FT, N 21 DEG W 793.38 FT VOR POB, CONT N 21 DEG W 717.76 FT, E'LY 880.21 FT TO W R/W CR-252, S 43 DEG E ALONG R/W 330.75 FT, S 65 DEG W 937.22 FT TO POB. ORB 928-2305, 965-238,		



## Property & Assessment Values

2009 Certified Values		
Mkt Land Value	cnt: (1)	\$5,462.00
Ag Land Value	cnt: (2)	\$2,099.00
Building Value	cnt: (1)	\$30,113.00
XFOB Value	cnt: (1)	\$1,600.00
Total Appraised Value		\$39,274.00
Just Value		\$68,374.00
Class Value		\$39,274.00
Assessed Value		\$39,274.00
Exempt Value	(code: HX)	\$25,000.00
Total Taxable Value	Cnty: \$14,274 Other: \$14,274   Schl: \$14,274	

## 2010 Working Values

**NOTE:**  
2010 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

## Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
10/18/2002	965/238	WD	V	Q		\$34,500.00
6/12/2001	928/2305	WD	V	Q		\$22,300.00

## Building Characteristics

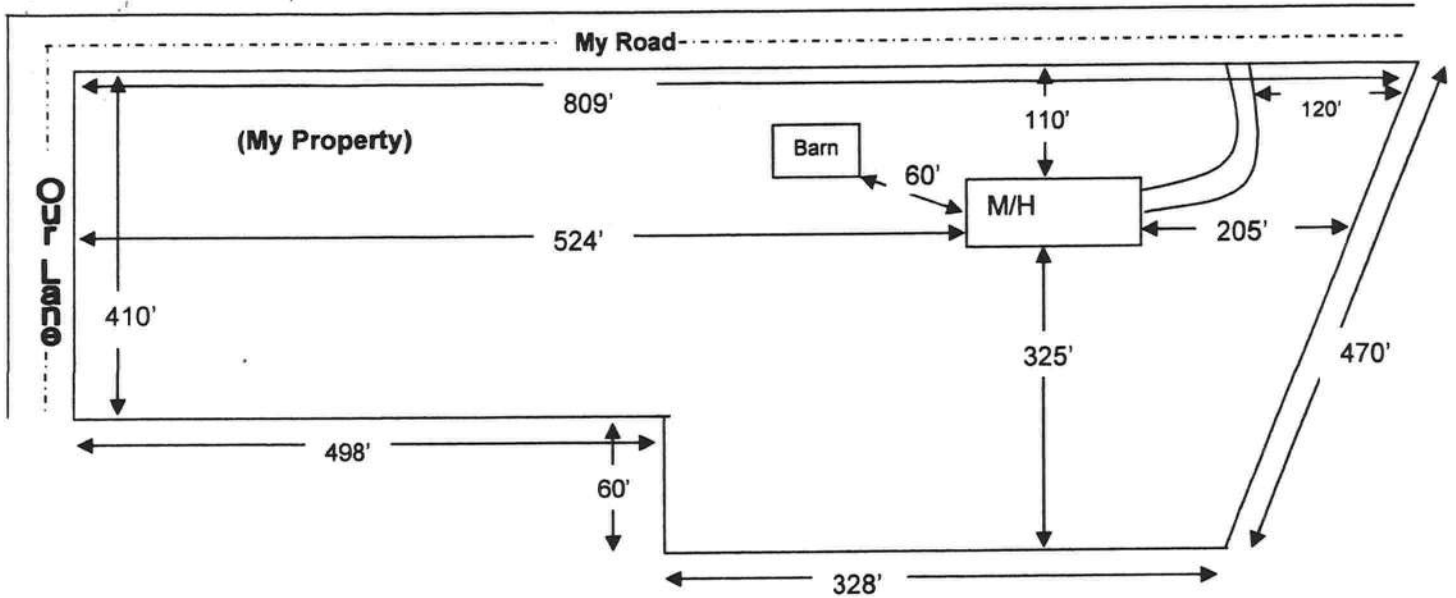
Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1994	(31)	1620	1620	\$27,585.00
<b>Note:</b> All S.F. calculations are based on exterior building dimensions.						

## Extra Features & Out Buildings

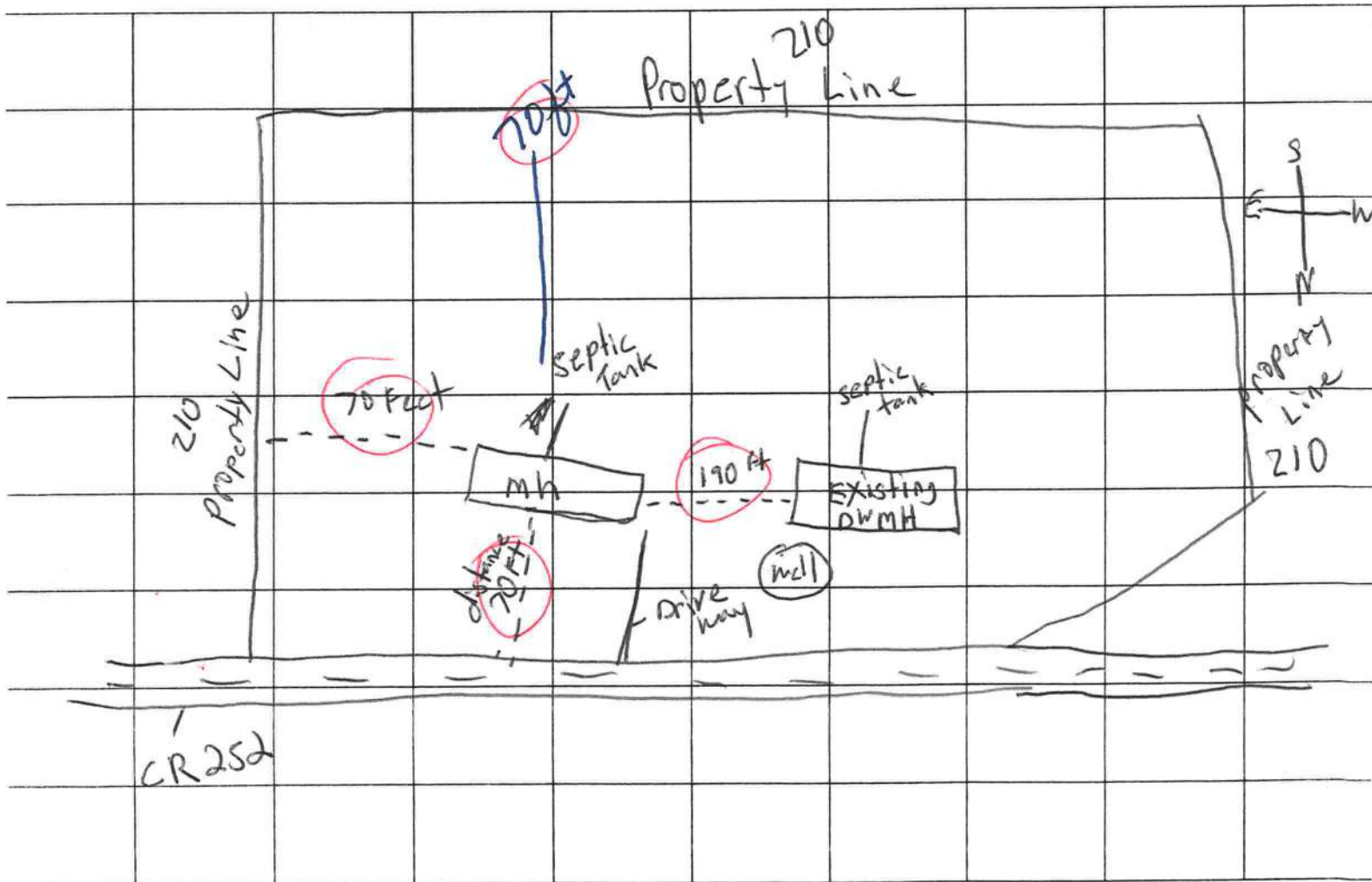
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	2005	\$1,200.00	0000001.000	0 x 0 x 0	(000.00)

## Land Breakdown

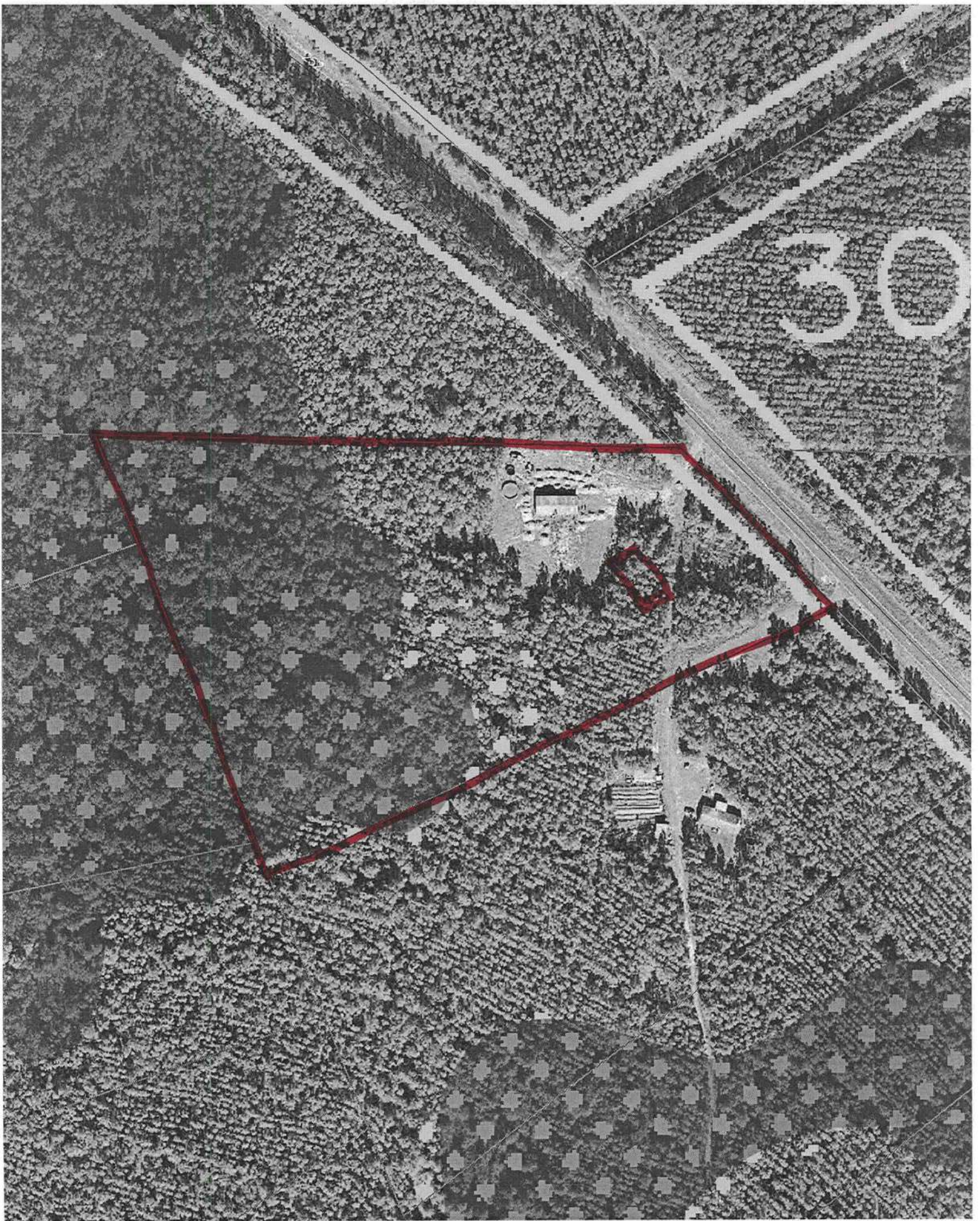
# SITE PLAN EXAMPLE / WORKSHEET



Use this example to draw your own site plan. Show all existing buildings and any other homes on this property and show the distances between them, Also show where the roads or roads are around the property. This site plan can also be used for the 911 Addressing department if you include the distance from the driveway to the nearest property line.







1004-27



# COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 \* FAX: (386) 758-1365 \* Email: ron\_croft@columbiacountyfla.com

## Addressing Maintenance

To maintain the Countywide 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 assigning 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 Service 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 REQUESTED: 3/29/2010 DATE ISSUED: 4/1/2010

### ENHANCED 9-1-1 ADDRESS:

5728 SE COUNTY ROAD 252

LAKE CITY FL 32025

### PROPERTY APPRAISER PARCEL NUMBER:

30-4S-18-10513-005

### Remarks:

2ND LOC

Address Issued By:



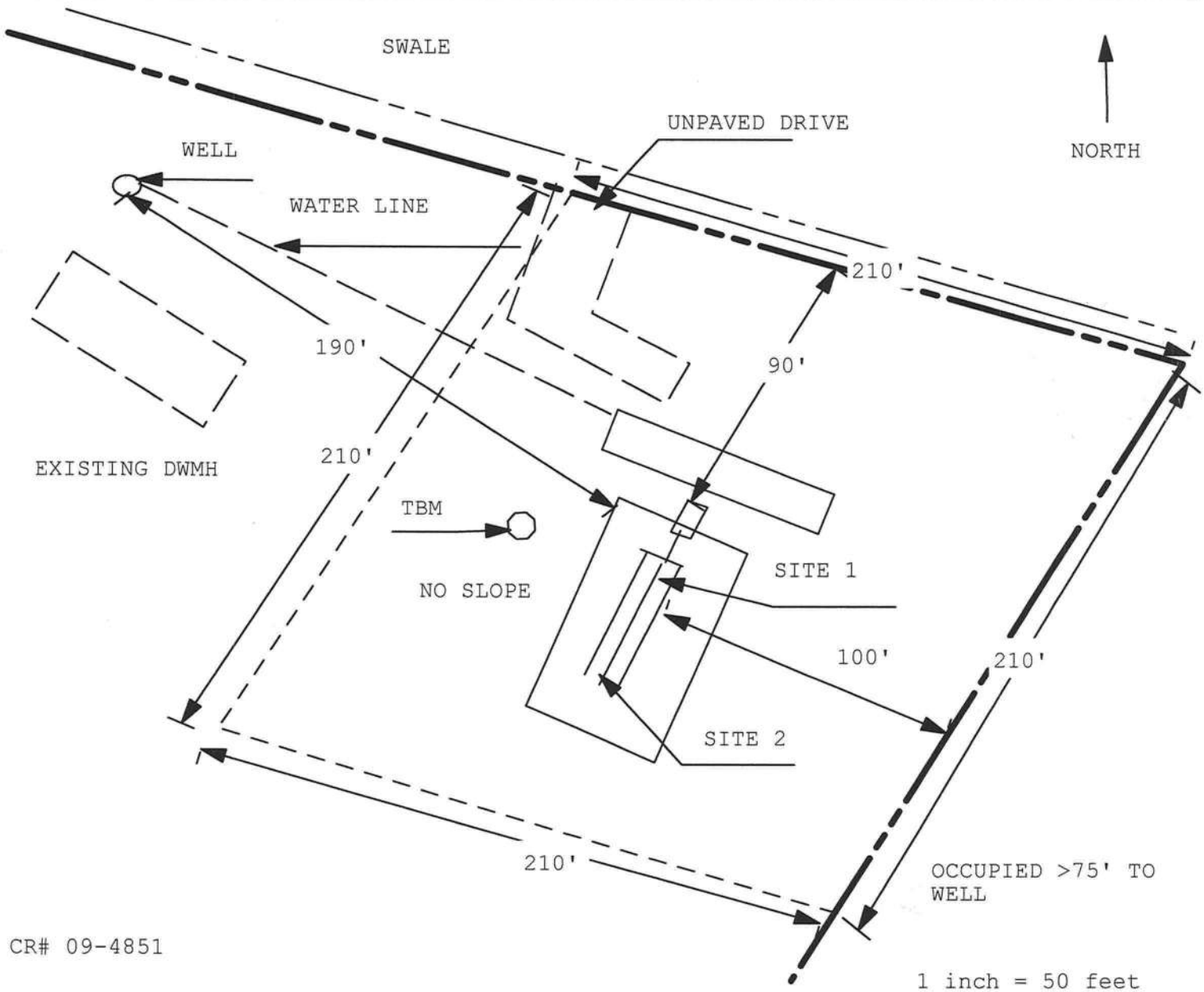
Columbia County 9-1-1 Addressing / GIS Department

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

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

**Permit Application Number:** 10-0166N

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



CR# 09-4851

Site Plan Submitted By Paul H. Lloyd Date 4/2/10  
Plan Approved Not Approved Date 4-8-10  
By Salhi Ford, EM Director, Columbia CPHU

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

st  
see attached  
for full property  
view.



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

### MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Jerry Corbett, give this authority for the job address show below  
Installer License Holder Name

only, 5726 SE CR 252 LAKE CITY, FL and I do certify that  
Job Address 32025

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	Authorized Person is... (Check one)
<u>Troy Oren</u>	<u>Troy Oren</u>	<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input checked="" type="checkbox"/> Property Owner
<u>Patricia Heppner</u>	<u>Patricia Heppner</u>	<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner

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.

Jerry Corbett  
License Holders Signature (Notarized)

IH-0000796  
License Number

4-6-10  
Date

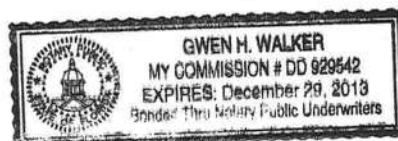
#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Swannee

The above license holder, whose name is Jerry Corbett personally appeared before me and is known by me or has produced identification (type of I.D.) known by personally on this 6<sup>th</sup> day of April, 2010.

Gwen H. Walker  
NOTARY'S SIGNATURE

(Seal/Stamp)





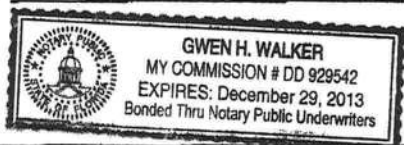
## AFFIDAVIT

I certify that the following described mobile home being placed on the referenced parcel is not a Wind Zone 1 mobile home.


Customer's Name: Troy Oneal  
Property ID: Sec: \_\_\_\_\_ Twp: \_\_\_\_\_ Rge: \_\_\_\_\_ Tax Parcel No: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Mobile Home Year/Make: 91- Fleetwood Size: 14x80

  
Signature of Mobile Home Installer

Sworn to and subscribed before me this 6<sup>th</sup> day of April, 2010  
by \_\_\_\_\_



Notary's name printed/typed

  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
Personally Known: X  
Produced ID (type) \_\_\_\_\_

## MOBILE HOME INSTALLER AFFIDAVIT

As per Florida Statutes Section 320.8249 Mobile Home Installers License:

Any person who engages in mobile home installation shall obtain a mobile home installer's license from the Bureau of Mobile Home and Recreational Vehicle Construction of the Department of Highway Safety and Motor Vehicles pursuant to this section. Said license shall be renewed annually, and each licensee shall pay a fee of \$150.

I, Jerry Corbett, license number IH 0000790  
Please Print

do hereby state that the installation of the manufactured home for

Troy O'neal at 5726 SE CR 252 LAKELAND FL  
Applicant  
911 Address

will be done under my supervision.

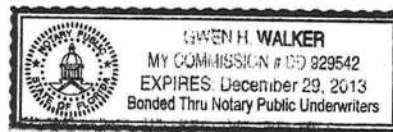
3 2025

x Jerry Corbett  
Signature

Sworn to and subscribed before me this 6<sup>th</sup> day of April,  
 2010.

Notary Public: Gwen H. Walker  
Signature

My Commission Expires: \_\_\_\_\_  
Date



COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION

Permit No. STUP - 1004-09 Date 4-19-10

Fee 450.00 Receipt No. 4052 Building Permit No. \_\_\_\_\_

Name of Title Holder(s) Michael W & Patricia A Heppner

Address 5726 SE CR 252 City Lake City

Zip Code 32025

Phone (386) 466-6014

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator **MUST** be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone ( )

Paragraph Number Applying for 7

Proposed Temporary Use of Property \_\_\_\_\_

Proposed Duration of Temporary Use \_\_\_\_\_

Tax Parcel ID# 30-45-18-10513-005

Size of Property 10.010

Present Land Use Classification A-3

Present Zoning District 3 A-3



Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;

- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
- h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations Administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

- 8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.

9.

In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:

- a. Demonstrate a permanent residence in another location.
- b. Meet setback requirements.

*30' Front*  
*25' Side + Rear*



- c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

---

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Patricia Heppner  
Applicants Name (Print or Type)

Patricia Heppner  
Applicant Signature

4/16/10  
Date

---

**OFFICIAL USE**

Approved X BLK 23.04.10

Denied \_\_\_\_\_

Reason for Denial \_\_\_\_\_

Conditions (if any) \_\_\_\_\_



COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
AUTHORIZATION

The undersigned, Patricia A. Heppner, (herein "Property Owners"), whose physical 911 address is 5726 SE CR 252 Lake City FL 32025, hereby understand and agree to the conditions set forth by the issuance of a Special Temporary Use Permit in accordance with the Columbia County Land Development Regulations (LDR's). I hereby further authorize Troy A. O'Neill to act on by behalf concerning the application for such Special Temporary Use Permit on Tax Parcel ID # 30-45-18-10513-005.

Dated this 18<sup>th</sup> Day of April, 20 10.

Patricia A. Heppner  
Property Owner (signature)

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 18<sup>th</sup> Day of April, 20 10, by Patricia A. Heppner Who is personally known to me or who has produced a \_\_\_\_\_ Driver's license as identification.

(NOTARIAL  
SEAL)



Leigh Ann Cannon  
Notary Public, State of Florida

My Commission Expires:

04/28/2010 12:58

13863641979

JERRY CORBETTS M H S

PAGE 00

# CODE ENFORCEMENT PERMITS BY MOBILE HOME INSPECTION REPORT

DATE RECEIVED 4/20/10 BY JS IS THE MOBILE HOME ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? Yes

OWNER'S NAME Tony Orrell PHONE 306-623-9227 CELL 306-623-9227

ADDRESS 5726 SE CR 252 LAKE CITY, FL 32025

MOBILE HOME PARK                      SUBDIVISION                     

DRIVING DIRECTIONS TO MOBILE HOME go on 41 S to 252 (By High School)  
turn left go past 2nd Center hwy 1/2 mile  
on Rd

MOBILE HOME INSTALLER Tony Orrell PHONE 306-623-9227 CELL 306-623-9227

MOBILE HOME INFORMATION

MAKE Fleetwood YEAR 91 SIZE 14 x 80 COLOR Blue

SERIAL NO. GAELH75A12025W

WIND ZONE HF Must be at least 11 or higher NO WIND ZONE 1 ALLOWED

## INSPECTION STANDARDS

### INTERIOR:

(P or F) - P=PASS F=FAILED

/ SMOKE DETECTOR ( ) OPERATION ( ) MISSING

/ FLOORS ( ) SOLID ( ) WEAK ( ) XLS DAMAGED LOCATION                     

/ DOORS ( ) OPERABLE ( ) DAMAGE ( )

/ WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND

/ WINDOWS ( ) OPERABLE ( ) NOT VISIBLE

/ PLUMBING FIXTURES ( ) OPERABLE ( ) NONOPERABLE ( ) MISSING

/ CEILING ( ) SOLID ( ) HOLES ( ) XLS APPARENT

/ ELECTRICAL ( ) FIXTURES/OUTLETS ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

### EXTERIOR:

/ WALLS/SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING

/ WINDOWS ( ) CRACKED/BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT

/ ROOF ( ) APPEARS SOLID ( ) DAMAGED

## STATUS

APPROVED / WITH CONDITIONS:                     

NOT APPROVED                      NEED RE-INSPECTION ON FOLLOWING CONDITIONS:                     

SIGNATURE [Signature] ID NUMBER 402 DATE 4/21-10

03-03-2003 16:15 PERRY 3682912

PAGE 1

# SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1004-27 CONTRACTOR \_\_\_\_\_ 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.**

<b>ELECTRICAL</b>	Print Name <u>Patricia Heppner</u> License #: _____	Signature <u>Patricia Heppner</u> Phone #: <u>386-466-6016</u>
<b>MECHANICAL/ A/C</b>	Print Name <u>MICHAEL WILLCOX</u> License #: <u>CAL 1814931</u>	Signature <u>[Signature]</u> Phone #: <u>386-867-0022</u>
<b>PLUMBING/ GAS</b>	Print Name <u>Patricia Heppner</u> License #: _____	Signature <u>Patricia Heppner</u> Phone #: <u>386-466-6016</u>
<b>ROOFING</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SHEET METAL</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>FIRE SYSTEM/ SPRINKLER</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SOLAR</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**F. 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.



AFFIDAVIT AND AGREEMENT OF SPECIAL  
TEMPORARY USE FOR IMMEDIATE  
FAMILY MEMBERS FOR  
PRIMARY RESIDENCE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 201012006429 Date: 4/23/2010 Time: 12:32 PM  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1193 P: 422

BEFORE ME the undersigned Notary Public personally appeared.

Patricie Heppner, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, and Troy A O'neal, the Family Member of the Owner, who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as Son, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 30-45-18-10513-005.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 30-45-18-10513-005 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.



- Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
  11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
  12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
  13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Patricia Heppner  
Owner

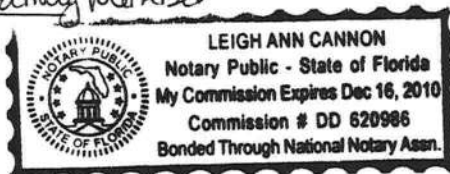
Troy Amos Oneal  
Family Member

Patricia Heppner  
Typed or Printed Name

Troy Amos Oneal  
Typed or Printed Name

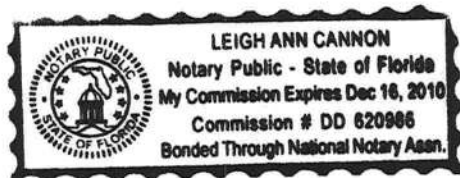
Subscribed and sworn to (or affirmed) before me this 18<sup>th</sup> day of April, 2010, by Troy Amos Oneal (Owner) who is personally known to me or has produced as identification Family Member

[Signature]  
Notary Public



Subscribed and sworn to (or affirmed) before me this 18<sup>th</sup> day of Owner April, 2010, by Patricia Heppner (Family Member) who is personally known to me or has produced as identification

[Signature]  
Notary Public



COLUMBIA COUNTY, FLORIDA

By: [Signature]  
Name: BRIAN L. KEPNER  
Title: LAND DEVELOPMENT REGULATION ADMINISTRATOR

(28521)

STUP 1504-09  
Completed

AFFIDAVIT AND AGREEMENT OF SPECIAL  
TEMPORARY USE FOR IMMEDIATE  
FAMILY MEMBERS FOR  
PRIMARY RESIDENCE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 201512007600 Date: 4/29/2015 Time: 11:57 AM  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1293 P: 1744

BEFORE ME the undersigned Notary Public personally appeared.

Patricia Heppner, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, and Troy A. O'NEAL, the Family Member of the Owner, who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as SON, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 30-45-18-10513-005.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 2 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 30-45-18-10513-005 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Patricia A. Heppner  
Owner

x Troy Amos O'neal  
Family Member

Patricia A. Heppner  
Typed or Printed Name

Troy Amos O'neal  
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 29 day of April, 2014, by  
(Owner) who is personally known to me or has produced

FBI  
as identification.

[Signature]  
Notary Public



Subscribed and sworn to (or affirmed) before me this 28 day of  
April, 2015, by Troy A. O'neal (Family Member) who is personally  
known to me or has produced FBI  
as identification.

[Signature]  
Notary Public



COLUMBIA COUNTY, FLORIDA

By: [Signature]  
Name: Laurie Hodson  
Title: Office Manager



COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION

STUP # 1004-09  
28521-mt 4/29/10

Permit No. STUP - 1504-09

Date 4-29-15

Fee 200.00

Receipt No. 004500

Building Permit No. N/A

Name of Title Holder(s) Michael & Patricia Heppner

Address 5726 SE County Road 252 City Lake City FL

Zip Code 32025

Phone (386) 288-4612

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone ( ) \_\_\_\_\_

Paragraph Number Applying for 7

Proposed Temporary Use of Property Renewal 2 year

Proposed Duration of Temporary Use 2 years

Tax Parcel ID# 30-45-18-10513-005

Size of Property 10.01

Present Land Use Classification A2

Present Zoning District A2-3




Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;

- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
-  h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

→ The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations Administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

- 8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
- 9. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
  - a. Demonstrate a permanent residence in another location.
  - b. Meet setback requirements.

- c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

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I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

x Patricia A. Heppner  
Applicants Name (Print or Type)

Patricia Heppner  
Applicant Signature

4-29-15  
Date

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### OFFICIAL USE

Approved X

Denied \_\_\_\_\_

Reason for Denial Permit 28521 - STEP 1004-09

for 5 years Approved - All tenants and owners  
remain the same as per Step Application.

~~Conditions (if any)~~ Renewal for 2 years as stated on  
Affidavit Approved,



# Columbia County Property Appraiser

updated: 3/19/2015

**2014 Tax Year**

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

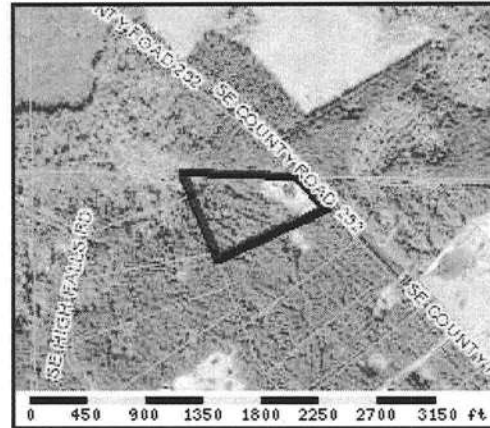
Parcel: 30-4S-18-10513-005

&lt;&lt; Next Lower Parcel Next Higher Parcel &gt;&gt;

Search Result: 1 of 1

## Owner & Property Info

Owner's Name	HEPPNER MICHAEL W & PATRICIA A		
Mailing Address	5726 SE COUNTY ROAD 252 LAKE CITY, FL 32025		
Site Address	5726 SE COUNTY ROAD 252		
Use Desc. (code)	IMPROVED A (005000)		
Tax District	3 (County)	Neighborhood	1418
Land Area	10.010 ACRES	Market Area	04
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMM SE COR OF SW1/4, RUN N 33 DEG W 1555.78 FT, N 21 DEG W 793.38 FT VOR POB, CONT N 21 DEG W 717.76 FT, E'LY 880.21 FT TO W R/W CR-252, S 43 DEG E ALONG R/W 330.75 FT, S 65 DEG W 937.22 FT TO POB. ORB 928-2305, 965-238,			



## Property & Assessment Values

2014 Certified Values		
<b>Mkt Land Value</b>	cnt: (1)	\$5,112.00
<b>Ag Land Value</b>	cnt: (3)	\$2,847.00
<b>Building Value</b>	cnt: (1)	\$22,584.00
<b>XFOB Value</b>	cnt: (5)	\$3,500.00
<b>Total Appraised Value</b>		\$34,043.00
<b>Just Value</b>		\$52,484.00
<b>Class Value</b>		\$34,043.00
<b>Assessed Value</b>		\$34,043.00
<b>Exempt Value</b>	(code: HX H3)	\$25,000.00
<b>Total Taxable Value</b>	Cnty: \$9,043 Other: \$9,043   Schl: \$9,043	

## 2015 Working Values

### NOTE:

2015 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

## Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
10/18/2002	965/238	WD	V	Q		\$34,500.00
6/12/2001	928/2305	WD	V	Q		\$22,300.00

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1994	(31)	1620	1620	\$20,813.00
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.						

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	2005	\$1,200.00	0000001.000	0 x 0 x 0	(000.00)
0296	SHED METAL	2013	\$1,200.00	0000001.000	0 x 0 x 0	(000.00)
0294	SHED WOOD/	2013	\$800.00	0000001.000	0 x 0 x 0	(000.00)

AFFIDAVIT AND AGREEMENT OF SPECIAL  
TEMPORARY USE FOR IMMEDIATE  
FAMILY MEMBERS FOR  
PRIMARY RESIDENCE

386-288-4612

STATE OF FLORIDA  
COUNTY OF COLUMBIAPrint 201012006429 Date: 4/23/2010 Time: 12:32 PM  
DC.P DeWitt Cason, Columbia County Page 1 of 2 B.1193 P.422

BEFORE ME the undersigned Notary Public personally appeared.

Patricie Heppner, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, and Troy A O'neal, the Family Member of the Owner, who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as Son, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 30-45-18-10513-005.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 30-45-18-10513-005 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Patricia Heppner  
Owner

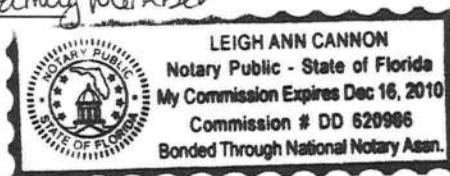
Troy Amos O'neal  
Family Member

Patricia Heppner  
Typed or Printed Name

Troy Amos O'neal  
Typed or Printed Name

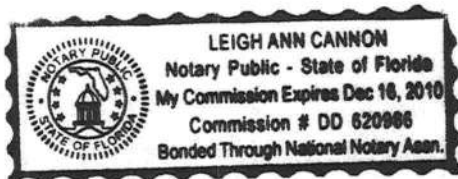
Subscribed and sworn to (or affirmed) before me this 18<sup>th</sup> day of April, 2010, by Troy Amos O'neal (Owner) who is personally known to me or has produced Family Member

[Signature]  
as identification.  
Notary Public



Subscribed and sworn to (or affirmed) before me this 18<sup>th</sup> day of Owner April, 2010, by Patricia Heppner (Family Member) who is personally known to me or has produced as identification.

[Signature]  
Notary Public



COLUMBIA COUNTY, FLORIDA

By: [Signature]  
Name: BORIAN L. KEPNER  
Title: LAND DEVELOPMENT REGULATION  
ADMINISTRATOR



**COLUMBIA COUNTY**  
**OFFICE**  
**OF**  
**PLANNING AND ZONING**

**M/H 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 30-4S-18-10513-005

Building permit No. 000028521

Permit Holder JERRY CORBETT

Owner of Building PATRICIA HEPPNER/TROY O'NEAL

Location: 5728 SE CR 252

Date: 06/29/2010

*Angie Lee*

Building Inspector



**POST IN A CONSPICUOUS PLACE**  
*(Business Places Only)*