

06 June 2012

Building and Zoning, Columbia County, Florida

Re: Thomas, Fred & Nikki Residence

PARCEL: 27-5S-17-09415-104 - VACANT (000000) LOT 4 MAGNOLIA PLACE S/D WD 1042-684, QC 1142-1201 WD 1154-2174, Columbia County, FL

Dear Building Inspector:

The planned elevation of the finished floor, on a concrete slab CMU stem wall foundation, as defined by survey WO #12-126, by Mark Duren, is less than one foot above the elevation of the county road, CR 349 at a point immediately in front of the house.

Based on topo maps, FEMA Flood Insurance Rate Map, and visual inspection the proposed finished floor elevation is at an adequate elevation to avoid flooding.

Flood Zone of Home Site: Zone X; Based on the FEMA rate map, attached.

Home Site Natural Grade, Elevation: about 125 ft at SW corner; Based on survey WO #12-126, by Mark Duren, attached.

Zone A flood zone: There are several nearby isolated areas of flood zone A in depressed areas near the home site at elevations as high as 120 ft. However, based on the survey, topo map, and FEMA map, there is a continuous downward slope that leads to a creek area which connects to a culvert under the road at an elevation of about 110 ft. 500 ft to the south.

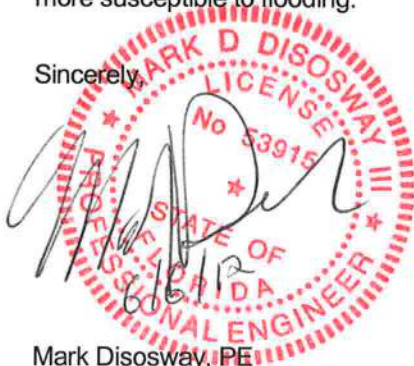
Proposed Finished Floor Elevation: Approx 24" above natural grade at SW corner as defined by 3 course stem wall on plans.

Observations: This house is higher, about 7 ft, than nearby isolated areas of flood zone A. There is a continuous downward path to the nearby Zone A at elevations as low as 120' or 5' lower than natural grade at the home site.

The finished floor elevation must be minimum 6" above finished grade per 2010 FBC. The finished grade should slope down from that elevation for another 6" within 10 feet away from the house in all directions so that all runoff drains away from the house. From that level the lot should be graded with swales, slopes, and ditches continuously downward toward the marsh. The owner must maintain the swales, slopes, culverts, and ditch to provide free drainage to the creek and prevent any possibility of storm water backing up into the house.

The owner should be aware that if free drainage is not maintained thru fields and across roads and thru culverts to the river, or if future development in the area causes increased storm water run off, or if rainfall occurs with greater flooding effect than the design storm, the level of the nearby Zone A could rise higher than anticipated and his house would be more susceptible to flooding.

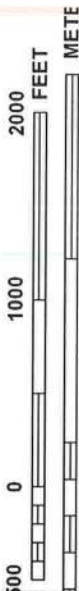
Sincerely,



Mark Disosway, PE



MAP SCALE 1" = 1000'



NFIP

PANEL 0415C

FIRM

FLOOD INSURANCE RATE MAP

COLUMBIA COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 415 OF 552

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY
COLUMBIA COUNTY

NUMBER
120070

PANEL
0415

SUFFIX
C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



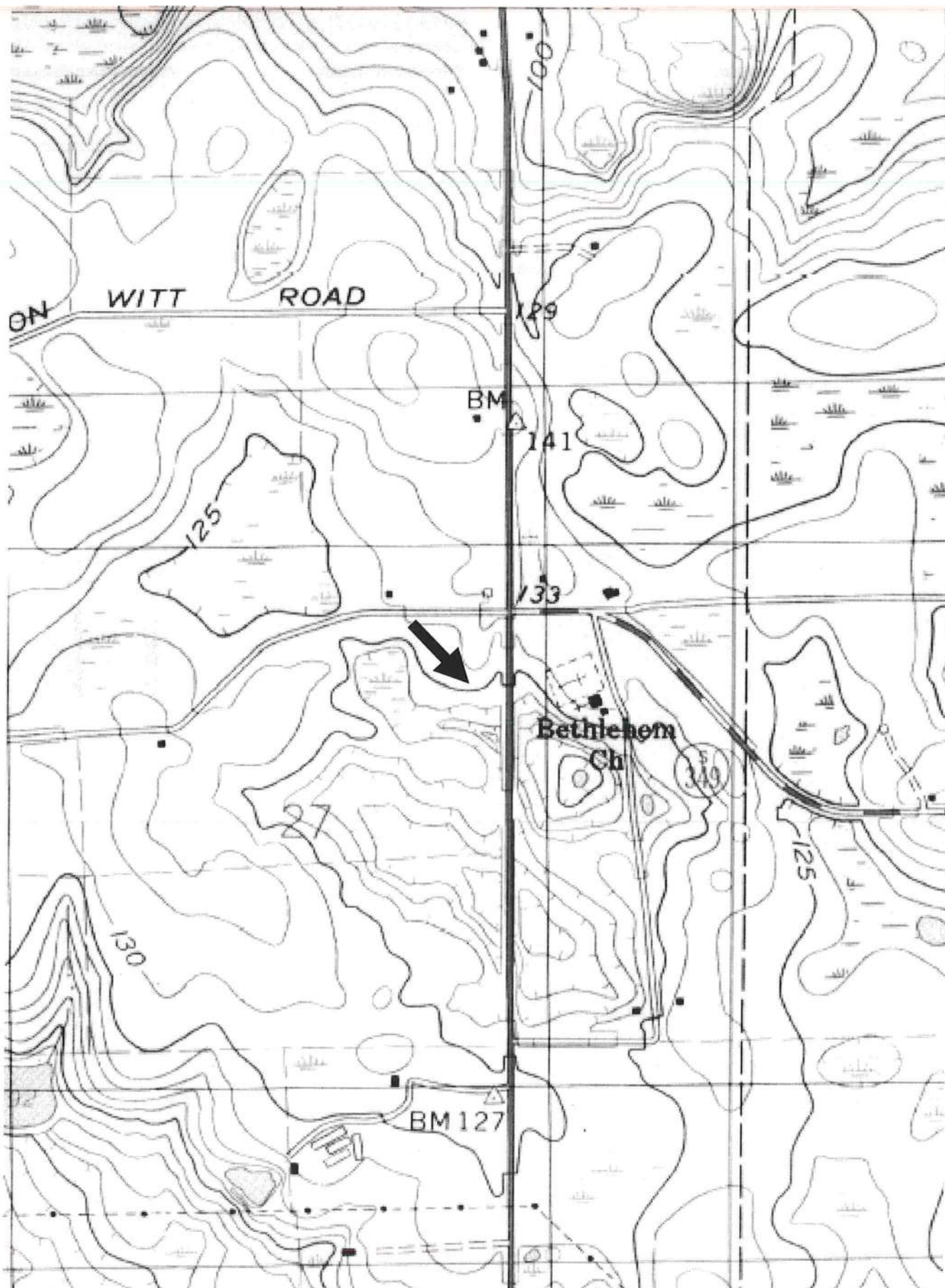
MAP NUMBER
12023C0415C

EFFECTIVE DATE
FEBRUARY 4, 2009

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-755-1082

PARCEL: 27-5S-17-09415-104 - VACANT (000000)

LOT 4 MAGNOLIA PLACE S/D WD 1042-584, DC 1142-1201 WD 1154-2174

Name: THOMAS FREDDIE & NIKKI

2011 Certified Values

Site: IRWIN AVE

Land \$27,424.00

Mail: 3400 IRWIN AVE

Bldg \$0.00

MMS, FL 32754

Asso \$27,424.00

Sales 7/16/2008 \$47,000.00 V / Q

Exmpt \$0.00

Info 1/29/2008 \$20,600.00 V / U

Other \$27,424 Crty \$27,424

Taxbl Other \$27,424 Scll \$27,424

NOTES:



This information, updated 8/20/2012, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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