

#### COLUMBIA COUNTY BUILDING DEPARTMENT

135 NE Hernando Ave., Suite B-21, Lake City, FL 32055 Office: 386-758-1008 Fax: 386-758-2160 www.columbiacountyfla.com/BuildingandZoning.asp

#### MOBILE HOME APPLICATION CHECKLIST

# AN INSPECTION MUST BE APPROVED WITHIN 180 DAYS AFTER PERMIT ISSUANCE OR YOUR PERMIT IS NOT VALID.

- Review Process for Mobile Home Applications All of the information in this packet must be completely filled out. The packet is then submitted to the Building Department for review. When the review process is complete, the applicant will be contacted to then pull the Mobile Home Move On Permit. Mobile Homes can only be set up by a Licensed Installer and the permits must be pulled by an authorized person.
- □ Used Mobile Homes. All used mobile homes placed or relocated in Columbia County must have a pre-inspection form completed before the home is moved to the new location. Any homes that do not meet Wind Zone II or higher requirements can not be moved or set up in Columbia County. Most mobile homes built before 1976 do not meet these requirements therefore cannot be placed or set up in this county. When coming from another county, have that county Inspector complete our pre-inspection form or this form can be completed by a licensed private home inspector. Then return the form to the Building Department before the permit will be issued.
- □ Site Plan. FOLLOW THE SITE PLAN CHECKLIST, included in this packet.
- Fort White City Approval. If the project is located within the city limits of Fort White, prior approval is required. The town of Fort White approval letter is required to be submitted to this office when applying for a Building Permit.
- Ownership of Property. Proof of ownership of the property is required, such as a recorded deed. Property is being leased to
- □ Parcel Number. The parcel number (Tax ID number) from the Property Appraiser (386-758-1084) is required. This may also be obtained on-line at <a href="http://g2.columbia.floridapa.com/GIS/Search\_F.asp">http://g2.columbia.floridapa.com/GIS/Search\_F.asp</a>. 23-75-16-04298-020
- <u>Driveway Connection (Circle this on the Application)</u> If the property does not have an existing access to a county maintained public road, then you must apply for culvert permit (\$25.00) or a culvert waiver (\$50.00) if you feel that a culvert is not needed. The waiver is either approved or denied by the Columbia County Public Works Department. If the property will have access from a state maintained road, then an approved application for driveway access from F.D.O.T. must be submitted before a permit will be issued. **No release of final power** will be given until driveway access is complete and given final inspection approval.

## ONLY AFTER ZONING DEPARTMENT APPROVAL ~ ITEMS NEEDED

If Denied the applicant will be contacted. NO Mobile Home permit can be issued.

- □ 911 Address. Contact 911 Addressing at (386) 752-8787, an example of the requirements to get the address are included.
- <u>Environmental Health Permit or Sewer Tap Approval.</u> A copy of the Environmental Health signed site plan or a release must be submitted before the permit is issued. Contact them at (386) 758-1058
- Private Wells. The well driller has to give you a letter on your well, stating (a) size of pump motor (b) size of pressure tank (c) cycle stop valve if used. This letter should be on there letterhead. Any questions on this contact (386) 758-1008.

#### INFORMATION

Flood Information. All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting to our office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of Section 8.8 of the Columbia County Land Development Regulations. Any project located within a flood zone where the base flood elevation (100 year flood) has not been established shall meet the requirements of section 8.7 of the Columbia County Land Development Regulations. Certified Finished Floor Elevations Will Be Required On Any Project Where The Base Flood Elevation (100 year flood) Has Been Established. A development permit will also be required (\$50.00) fee.

- \*All dwellings must be placed one foot above the adjacent roadway or a floor height letter submitted from a licensed Engineer.
- (a) Cost of Mobile Home Permit. The fee associated with your size Mobile home SW=\$325.00, DW=\$375.00, TW=\$425.00; + the current Special Assessment fees. (b) Special Assessment Fees. For Fire and Solid Waste, it is prorated monthly starting October 1\*.

District No. 1 - Ronald Williams

District No. 2 - Rocky Ford

District No. 3 - Robby Hollingsworth

District No. 4 - Toby Witt District No. 5 - Tim Murphy

## **BUILDING AND ZONING** DEPARTMENT



# BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

#### MOBILE HOME INSTALLER **OBLIGATION LETTER**

I, <u>Daniel Hall</u> , of <u>Hall's Transport</u> , license number (Company Name)
IH, do hereby agree to affix the installation decal onto this manufactured home as required by law and provide a copy of this decal to the permitting authority.
I further understand that once these decals become available I must provide them to obtain any
further permits in Columbia County, Florida.
Signature - Licensed Mobile Home Installer  Date
Job Information
Job Name: Katie Knight
Location: 438 SW Pon Cook Way, Fort White El

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

Application or Permit #:

# PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 7-1-15) Zoning Official Building Official	
Date Received By Dormit #	
Flood Zone Development Permit Zoning Land Use Plan Map Category Comments	
FEMA Map# Elevation Finished Floor River in Floodway Description well = 1 and 0 Description	
□ Existing well □ Land Owner Affidavit □ Install □ En # □ Well letter Ol	R
□ Existing well □ Land Owner Affidavit □ Installer Authorization □ FW Comp. letter □ App Fee Paid	ı
□ DOT Approval □ Parent Parcel # □ STUP-MH □ 911 App	,
□ Ellisville Water Sys □ Assessment □ Out County □ In County □ Sub VF Form	
roperty ID # <u>23-7S-16-04298-020</u> SubdivisionLot#	
New Mobile Home X Used Mobile Home MH Size 32×76 Year 202	
Applicant Katie Knight/Shelby Mitchell Phone # 229-245-0700	13
Address 438 SW Days Cook May Fred Mile 1 7 29	
Address 138 SW Don Cook Way, Fort White FL 32038	
Name of Property Owner Northern Alachva Holdings Phone#	
130 BW DOYL CODE Way, FOVE WILLIAM EL 37 020	
FL Power & Light - Clay Electric	
(Circle One) - Suwannee Valley Electric - Duke Energy	
Name of Owner of Mobile Home <u>Katle Knight</u> Phone # 352-443-29	183
Relationship to Property Owner Leasing to own property from them	
Current Number of Dwellings on Property	
Lot Size 10.02 acres Total Acreage 10.02	_
Do you : Have Existing Drive (Currently using) or Private Drive (Blue Road Sign) or need (Putting in a Culvert) or Culvert Waiver (Circle or (Not existing but do not need a Culvert)	ne)
Is this Mobile Home Replacing an Existing Mobile Home A/A	ert)
Driving Directions to the Property Sol attached	_
- New York	_
Email Address for Applicant: KKnight 1717@gmail.com/R1043@clayton homes	
Name of Licensed Dealer/Installer Clauston Homes Citients	COM
Installers Address 7277 Tillman Broansto	301
License Number Ht / 1144605 Installation Decal # 99173	_
motunation Decai #	_

59 ft

0.4 mi

#### 135 NE Hernando Ave Lake City, FL 32055

## Take NE Hernando Ave to N Marion Ave

1	Handwick State	1 min (0.1 mi)
1.	Justice St	oward NE
2.	Turn left onto NE Madison St	335 ft
		223 ft
w Fl	L-47 S to SW County Rd 138	
3.	Turn left onto N Marion Ave	30 min (23.9 mi)
4.	Turn right onto W Duval St	489 ft
		0.1 mi o SW Main Blvd
		1.4 mi
		22.4 mi
nue	on SW County Rd 138. Drive to Don	Cook Rd
7.	Turn left onto SW County Rd 138	6 min (4.0 mi)
8.	Turn left onto Hawkins Rd	3.5 mi
	2. w Fl 3. 4. 5. 6. 7.	<ol> <li>Head north on NE Hernando Ave to Justice St</li> <li>Turn left onto NE Madison St</li> <li>W FL-47 S to SW County Rd 138</li> <li>Turn left onto N Marion Ave</li> <li>Turn right onto W Duval St</li> <li>Turn left at the 3rd cross street onto Pass by Wendy's (on the right)</li> <li>Slight right onto FL-47 S</li> <li>Pass by Subway (on the left in 4.3 m</li> <li>Turn left onto SW County Rd 138</li> <li>Turn left onto Hawkins Rd</li> </ol>

438 Don Cook Rd Fort White, FL 32038

9. Turn left onto Don Cook Rd

### Typical pier spacing being installed Address of home Manufacturer Installer: 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. DANIEL BULLANGER FORT WHITE longitudinal 200 Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations) イのスではなか 654s tems TOTAL めとたり marriage wall piers within 2' of end of home per Rule 15C D Installer's initials Length x width License #\_ 37038 1144605 DAT X76 List all marriage wall openings greater than 4 foot and their pier pad sizes below. Perir (requ Othe I-bea nter Opening ·-12ft

capacity         (sq in)         (2007)         (1/2 (3742)         (4007)         (494)         (376)         (407)           1000 psf         3'         4'         5'         6'         7'           1500 psf         4'6"         6'         7'         8'         8'           2000 psf         6'         8'         8'         8'         8'           2500 psf         7'6"         8'         8'         8'         8'           3000 psf         8'         8'         8'         8'	(sq in) (2007) (12 (342) (400) (464):  Dest 3: 4' 5: 6' 7: 8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8'	(sq in) (2007) (12 (3427) (4007) (4647)  Dosf 3' 4' 5' 6' 7' 8' 8' 8' 8' 8'	(sq in) (2007) (12 (2427) (4007) (464):  ) psf 3' 4' 5' 6' 7' 8' ) psf 4'6" 6' 7' 8'	(sq in) (2007) 112 (2427) (4007) (464).	(sq in) (200) (342) (400) (484).	(256) 1/2" (342) (400) (404)*	Load Footer 16" x 16" 18 1/2" x 18 20" x 20" 22" x 22" 24" X 24"	PIER SPACING TABLE FOR USED HOMES	Triple/Quad Serial #	Double wide Installation Decal # 99173	Single wide	Home installed to the Manufacturer's Installation Manual Home is installed in accordance with Rule 15-C	New Home Used Home	Application Number: Date:
တ္က ထွ ထွ ထွ	တ္ခဲ့တဲ့ ထဲ့ ထဲ့	သူ့ ထုံ့ ထုံ	ထ္ထြ	<u>∞</u>		(676)	26" x 26"		ω			\	\	

**Mobile Home Permit Worksheet** 

-	16" × 16"	18 1/2" x 18	20" x 20"	22" x 22"	24" X 24"	26" x 26"
ity (sq in)	(256)	1/2" (342)	(400)	(484)*	(576)*	(676)
000 psf	ω	4,	2	oī.	7	20
500 psf	4'6"	<u>ත</u>	7'	ω.	ω.	000
00 psf	ගු	∞_	Φ.	ω.	20.0	20.0
00 psf	7' 6"	00	Φ_	00	000	000
00 psf	ο	οō	02	Φ.	Φ.	00 0
ou pst	00	8	8	00	ο.	œ
polated from	Rule 15C-1	polated from Rule 15C-1 pier spacing table	e.			
	PIER PAD SIZES	SIZES			FOFOLAR FAD SIZES	21710
am pier pad size	size	17.5	S X22.5	Po	Pad Size	Sq In
	-				16 x 16	256
meter pier pad size	ad size	10	o X o	_	16 x 18	288
-	•	3	•	18	8.5 x 18.5	342
er pier pad sizes	izes	74 X 74	77	16	6 x 22.5	360
ulred by the mig.)	mīg.)				7 x 22	374
2				13 1/4	1/4 x 26 1/4	348
Draw the	approxim	Draw the approximate locations of marriage	f marriage	20	0 x 20	400
wall ope	nings 4 to	eater.	Use this	17 3/16	3/16 x 25 3/16	441
" symbol t	symbol to show the piers	piers.		17 1/2	12 x 25 1/2	446
all marriage				24	24 x 24	576
			1	200		2

Manufacturer Longitudinal Stabilizing Device (LSD) Manufacturer のにいられてだされ Longitudinal Stabilizing Device w/ Lateral Arms OLIVER TECH

4
₽
12
<i>/</i> 1
7
-
S
⇉
-
16
E
Oc
- 1

FRAME TIES

26 x 26

676

ANCHORS

Pier pad size **トゲメト**に

within 2' of end of home spaced at 5' 4" oc 19-21

# OTHER TIES

Longitudinal Marriage wall Shearwall Sidewall Number 19-21

# **Mobile Home Permit Worksheet**

Installer verifies all i	onnect electrical conductors between multi-wide units, but not to the main power ource. This includes the bonding wire between mult-wide units. Pg. $\c\c\c\c$
	Electrical
Electrical crossovers protections of the control of	Date Tested 1-18-23
Dryer vent installed outside Range downflow vent install Drain lines supported at 4 to	me d
Skirting to be installed.	ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER
The bottomboard will be rep Siding on units is installed t Fireplace chimney installed	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.  Installer's initials
Pg. 93	The results of the torque probe test is 3500 inch pounds or check here if you are declaring 5' anchors without testing A test showing 275 inch pounds or less will require 5 foot anchors.
Type gasket FCAM	TORQUE PROBE TEST
a result of a poorly installed of tape will not serve as a g	×
I understand a properly ins	3. Using 500 lb. increments, take the lowest reading and round down to that increment.
rooting nails at 2	2. Take the reading at the depth of the footer.
For used homes will be centered	1. Test the perimeter of the home at 6 locations.
	POCKET PENETROMETER TESTING METHOD
Floor: Type Fastener	×
Debris and organic materia Water drainage: Natural	The pocket penetrometer tests are rounded down to or check here to declare 1000 lb. soil without testing.
	POCKET PENETROMETER TEST

Application Number:
Date:

Type Fastener: ACS Length: AV Spacing: 1811  Type Fastener: ACS Length: AV Spacing: 1811  Type Fastener: SOZEW Length: AV Spacing: 1811  For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the neak of the roof and fastened with palv
--

talled gasket is a requirement of all new and used ion, mold, meldew and buckled marriage walls are d or no gasket being installed. I understand a strip

Gasket (weatherproofing requirement)

Installer's initials 14A0

Installed:

Between Floors
Between Walls
Bottom of ridgebeam (Fes

Weatherproofing

paired and/or taped Yes Pg. 172 to manufacturer's specifications. Yes so as not to allow intrusion of rain water. Yes

Miscellaneous

e of skirting. (es) alled outside of skirting. (es) foot intervals. (es) acted. (es) N

NACT set .. Hed by

Installer verifies all information given with this permit worksheet manufacturer's installation instructions and or Rule 15C-1 & 2 is accurate and true based on the

Conne

source

Installer Signature

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 69

Connect all sewer drains to an existing sewer tap or septic tank. Pg.

60

Plumbing

Date 7-18-23

## MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

ULL BICKLICIA II	CONTRACTOR	PHONE
	THIS FORM MUST BE SUBMITTED PRIOR	TO THE ISSUANCE OF A PERMIT
Ordinance 89	County one permit will cover all trades doing work a e subcontractors who actually did the trade specific I-6, a contractor shall require all subcontractors to peneral liability insurance and a valid Certificate of Co	work under the permit. Per Florida Statute 440 and
Any changes, start of that s	the permitted contractor is responsible for the cor subcontractor beginning any work. Violations will r	rected form being submitted to this office prior to the essult in stop work orders and/or fines.
LECTRICAL	Print Name Ronald Bonds	Signature Rull Ely
	License #: E C - 0007992	Phone #: 850-514-659 2
	Qualifier Form Attached	
IECHANICAL/	Print Name Ronald Bonds License #: CAC - 1816143	Signature Row 22 Phone #: 850-514-0.592
	Qualifier Form Attached	

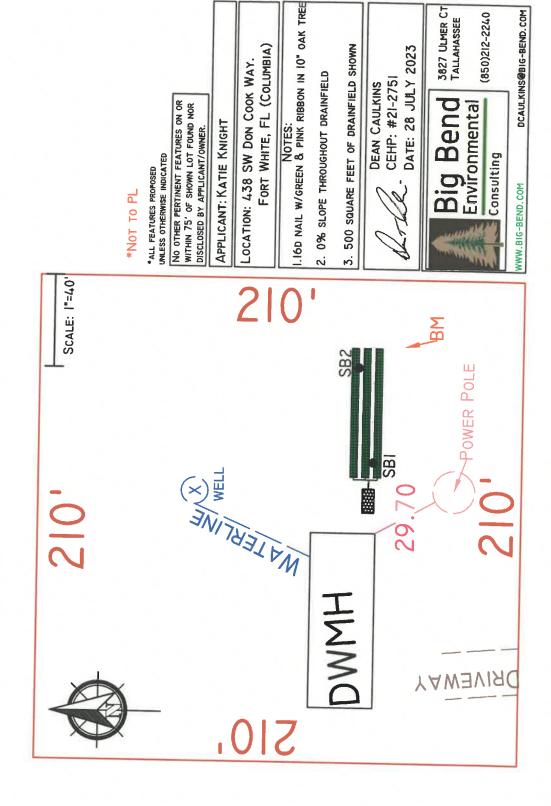
F. 5. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

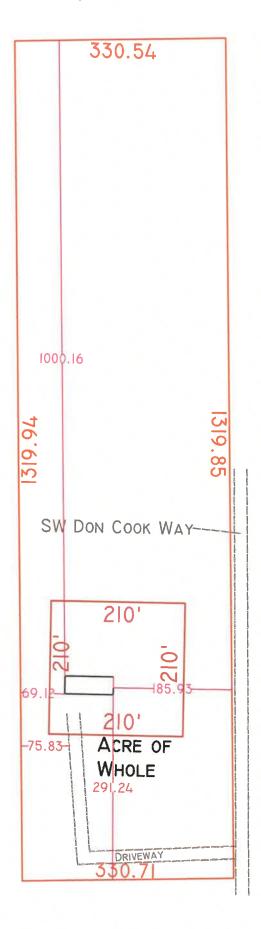
APPLICATION NUMBER

3827 ULMER CT TALLAHASSEE

(850)212-2240

DCAULKINS@BIG-BEND. COM







# 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, Daniel Hall Installer License Holder Na	give this authority f	or the job address show below
only, 438 SW Don C	Job Address Ft white	, and I do certify that
the below referenced person(s)	listed on this form is/are under m	y direct supervision and contro
	se permits, call for inspections and	
Printed Name of Authorized Person	Signature of Authorized Person	Authorized Person is (Check one)
Shelby Mitchell	Shelmynitchell	Agent Officer Property Owner
	· ·	Agent Officer Property Owner
		Agent Officer Property Owner
	: I am responsible for all permits presponsible for compliance with a	
holder for violations committed b	nsing Board has the power and au by him/her or by his/her authorized sponsibility for compliance granted	person(s) through this
License Holders Signature (Nota  NOTARY INFORMATION: STATE OF:Florida	arized)  License Nu  COUNTY OF:	14605 7-18-23 mber Date
The above license holder, whose		ed identification f, 20
NOTARY'S SIGNATURE	EXPIRES GEORGIA AUGUST 16, 2026  O PUBLIC	eal/Stamp)



# COLUMBIA COUNTY 911 ADDRESSING / GIS DEPARTMENT



P. O. Box 1787, Lake City, FL 32056-1787 263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125 \* Fax: (386) 758-1365 \* Email: gis@columbiacountyfla.com

# **Application for 9-1-1 Address Assignment Form**

**NOTE: ADDRESS ASSIGNMENT MAY REQUIRE UP TO 10 WORKING DAYS.** IF THE ADDRESSING DEPARTMENT NEEDS TO CONDUCT ON SITE GPS LOCATION IDENTIFICATION OR OTHER ACTIONS, ADDITIONAL TIME MAY BE REQUIRED. Date of Request: REQUESTER Last Name: First Name: \_\_\_\_\_ Contact Telephone Number:\_\_\_\_\_ (Cell Phone Number if Provided): Requested for Self: (check one) Already have an ing Company:

address - see

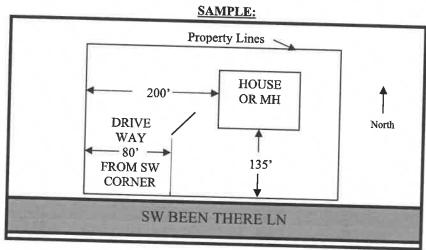
attached document -If Address is Reques Parcel Identification If in Subdivision, Pro from BOCC, Columbia Phase or Unit Numbe County. Lot Number: \_\_\_\_ Melny Mitthell m for Site Plan: lication Form: Attach Site Pla Requirement (NOTE: Site Plan Does NOT have to be a survey or to scale; FURTHER a Environmental Health Dept. Site Plan showing only a 210 by 210 cutout of a property will NOT suffice for Addressing Application Requirements.) Addressing / GIS Department Use Only: Date Received:

Other:

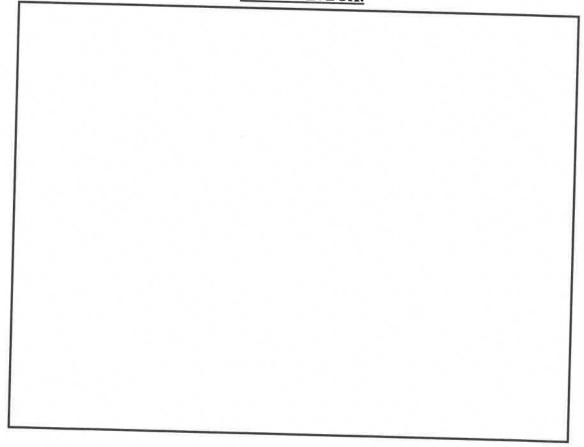
Received by: Walk in: Fax: Email:

# Page 2, Site Plan for 9-1-1 Address Application From

- 1. A PLAT, PLAN, OR DRAWING SHOWING THE PROPERTY LINES OF THE PARCEL.
- 2. LOCATION OF PLANNED RESIDENT OR BUSINESS STRUCTURE ON THE PROPERTY WITH DISTANCES FROM AT LEAST TWO OF THE PROPERTY LINES TO THE STRUCTURE (SEE SAMPLE BELOW).
- 3. LOCATION OF THE ACCESS POINT (DRIVEWAY, ETC.) ON THE ROADWAY FROM WHICH LOCATION IS TO BE ADDRESSED WITH A DISTANCE FROM A PARALLEL PROPERTY LINE AND OR PROPERTY CORNER (SEE SAMPLE BELOW).
- 4. TRAVEL OF THE DRIVEWAY FROM THE ACCESS POINT TO THE STRUCTURE (SEE SAMPLE BELOW).



#### **SITE PLAN BOX:**





#### **Address Assignment and Maintenance Document**

To maintain the county wide 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 addressing 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 Services 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/Time Issued:

6/3/2021 5:48:28 PM

Address:

438 SW DON COOK WAY

City:

FORT WHITE

State:

FL

Zip Code

32038

Parcel ID

23-7S-16-04298-020

**REMARKS:** 

This address is a verified Current address in the county's addressing system.

Verification ID: adf852c3-57f3-4f0e-ba40-ff5a1e7f4c95

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

Issuance of a 9-1-1 address for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

Address Issued By:

**GIS Specialist** 

Columbia County GIS/911 Addressing Coordinator

Columbia County
Department of Information Technology
135 NE Hernando Ave. Lake City, FL 32055
Telephone 386-719-1456

Manufacturer: BUCCANIES	(Check Size of Home)
Year Model: 2023	Single
Length & Width:	Double
	HUD Label #:
Type Lateral Arm System:  CLIVER TECH	Soil Bearing / PSF:
New Home: Used Home:	Torque Probe / in-Ibs:
Data Plate Wind Zone:	Permit #:
J	Year Model:  2023  Length & Width:  32 X 7 6  Type Longitudinal System:  ULIVER TECH  Type Lateral Arm System:  CLIVER TECH  New Home:  Used Home:

# STATE OF FLORIDA INSTALLATION CERTIFICATION LABEL

99173

LABEL#

DATE OF INSTALLATION

DANIEL A HALL

NAME ...

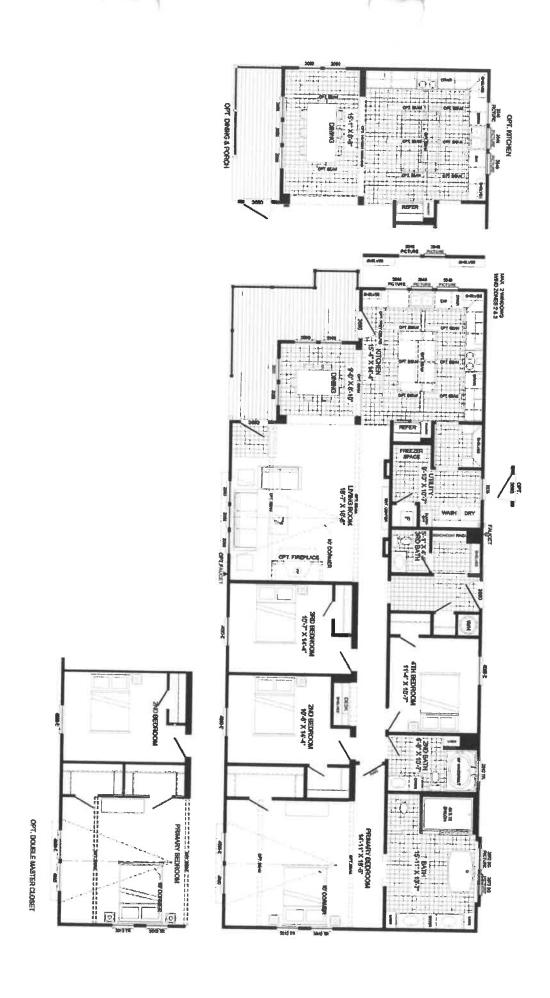
IH / 1144605 / 1

5782

LICENSE # ORDER #
CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

#### **INSTRUCTIONS**

PLEASE WRITE DATE OF INSTALLATION AND AFFIX LABEL NEXT TO HUD LABEL. USE PERMANENT INK PEN OR MARKER ONLY. COMPLETE INFORMATION ABOVE AND KEEP ON FILE FOR A MINIMUM OF 2 YEARS. YOU ARE REQUIRED TO PROVIDE COPIES WHEN REQUESTED.





CLAYTON HOMES OF VALDOSTA 3201 US Hwy 84 West

Valdosta, GA 31601 Phone: 229-245-0700

www.ClaytonHomesofValdosta.com

# **Property Locator**

Customer Name: Les lie and Karl Address: 438 Den Cook Way Home Phone: 352 443-2983 Make of Home: Buccaneer Lu Serial Number: CBC 05385 ALAB Year: 2023	Te Knight Fort Whit Cell Phone: Ila Belle	e FL	32038
Pirections to Site:			
GARNET-Please and side trim	pull crand	own, fire	base

and install wood trim that's in living room- Thanks!

LEASE CONTRACT WITH OPTION FOR PURCHASE
(Not recordable until the Official Closing-upon reaching 25% equity in property)

NORTHERN ALACHUA HOLDINGS, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "SELLER, and Katie Jo Knight and Leslie Merrill Knight of 18729 NW 262<sup>nd</sup> Ave, Alachua, FL 32615, hereinafter referred to as "BUYER", hereby agree that the SELLER shall Lease with Buyer's Option to Buy and the BUYER shall Lease With Option To Buy the following property upon the terms and conditions hereinafter set forth:

Tax Parcel:

23-78-16-04298-020- Columbia County FLORIDA

#### EXHIBIT "A"

Description: Parcel 1A

Part of the E 1/2 of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Begin at the NE corner of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence 8 of 330.55 feet to the North line of said SE 1/4 of the NW 1/4 a distance /4 of the NW 1/4; thence S 00'45'48"E, along the West line of said SE 1 of the E 1/2 of the SE 1/4 of the NW 1/4 a distance of 1319.85 feet; thence N 89'08'38"E, 330.71 feet to the East line of the NW 1/4 of said the POINT OF BEGINNING.

Contains 10.02 acres, more or less.

Subject to an easement for ingress and egress described as follows;

Description: 60 foot easement for ingress and egress part of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 00'46'12"E, along the East line of said SE 1/4 of the NW 1/4 a distance of 1259.94 feet to the POINT OF BEGINNING; thence continue S 00'46'12"E, 60.00 feet; thence S 89'08'38"E, 390.70 feet; thence N 00'45'48"W, 30.00 feet; thence N 89'08'38"E, 390.69 feet; thence S 00'45'48"E, 30.00 feet; thence N 89'08'38"E, 390.69 feet; thence S 00'45'48"E, 30.00 feet; thence N 89'08'38"E, 390.70 feet; thence S 00'45'48"E, 30.00 feet; thence

1. PURCHASE PRICE AND METHOD OF PAYMENT. The full purchase for said property is \$139,900.00, payable as follows:

(a) Credit for down payment DI Purchase Money Mortgage for balance on terms set forth herein below

30.00

\$139,900.00

TOTAL.

\$139,900.00

- 2. EFFECTIVE DATE. The effective date of this Contract shall be December 30, 2022.
- 3. CONVEYANCE. The SELLER agrees to convey title to the above described property to BUYER by Warranty Deed free and clear of all liens or encumbrances except:
- (a) BUYER shall be LEASING property until title is conveyed at Official Closing. The Official Closing will not occur and title will not be conveyed until BUYER has accumulated a twenty five percent (25%) equity in the property against the original mortgage principal amount. th Taxes, assessments of Pract fees for year of closing and subsequent years.
- He Restrictions and easements of record. THIS CONTRACT SHALL BE GOVERNED THEF CONTRACT THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN STAIN A MALITIM THE DEFAULT NOTICE AND HAS NOT COPPRETTED THE DEFAULT AFTER SO DAYS. THE LECSEE GIVES UP ANY RIGHT TO THE OFFICE TO PURCHASE PORTION OF THIS CONTRACT AND THIS CONTRACT SHALL BE DEEMED A LEAST.
- 4. TAX ESCROW BUYER shall include along with each monthly mortgage installment a sum equal to one-twelfth (1/12) of the ad walor em property taxes for the property. The current year's Real Estate tax escrow is \$68.28 month.

It is the EUYERS responsibility to have current Mobile Home registration (decals displayed for any home placed on property.

9. A. LEASE. During the leasing portion of this agreement, the Buyer shell pay rental in the amount of \$1,296.00 per month consending December 30, 2022, and due on the 30th of each month thereafter. The lease payments will include a tax escrow of \$68.76 and the belance shall be applied against the purchase price at the same rate as a principal and interest payment of \$1,227.72 would present an amortization of \$139,900.00 over a period of 300 months at ten percent (10%) interest per annum with the principal amount of said amortization being applied to the purchase price. The palance, which would equal the interest portion under such monthly amortization would not apply against the purchase price. During the term of the lease, the BUYER/Lessee may propay at any time the above and proceed to an official closing. In addition, the Buyer/Lessee may prepay the balance of the purchase price at any

time. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Seller/Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks. Payments are non-refundable.

B. PURCHASE MONEY MORTGAGE. Upon exercising the option to purchase, Seller agrees to accept from Buyer a purchase money mortgage encumbering the property subject to a mortgage and securing the repayment of the promissory note. The sums due under the promissory note shall be amortized and shall be repaid in equal monthly installments which sum includes both principal and interest at the rate of 10% per annum. In addition, each payment shall include the tax escrow per month for the current year The payments are non-refundable. BUYER must provide a Title Search and be clear of all liens or encumbrances that could attach to property in order to proceed to closing.

The mortgage shall provide for a fifteen (15) day grace period and the BUYER shall be deemed to be in default if payment is not received by SELLER within the grace period, the BUYER agrees to vacate the property immediately if in default.

Timely payments are important: a late fee of ten percent (10%) shall be paid on any payment made 5 or more days late. A charge of \$35.00 is imposed for any returned checks.

The promissory note shall provide for full right of PRE-PAYMENT in whole or part anytime WITHOUT PENALTY. The payments shall be the LEASE payments until the Official Closing. The enclosed amortization schedule shall be used to determine the amount of credit toward the principal which will be used from the Lease payments toward the Option To Purchase down payment at the time of the Official Closing.

- It is hereby understood and agreed that SELLER has the right to sell, assign or hypothecate this Agreement and the obligations of SUYER will inure to the benefit of any assignee or purchaser of SELLER'S interest.
- AMORTIZATION SCHEDULE. An amortization schedule which shows how monthly payments will be applied to principal and interest
- 7. POSSESSION OF PROPERTY. As long as payments are being made according to the terms set forth in this contract to buy, BUYER shall retain possession of land, until and through the time that a closing shall occur.
- 8. LIABILITY RELEASE. BUYER shall NOT hold SELLER liable for any liabilities that may occur, while on said property, prior to closing, while under said contract. It is the THESE ALACHUA HOLDINGS, LLC as an additional insured, PRIOR to

docupying property.

S. EXPENSES, SELLER shall pay the following expenses: preparation of deed; and, SELLER'S attorney's fee, if any. SUYER shall pay the following expenses: Including without limitation state documentary stamps on the deed and mortgage; preparation of the mortgage; recording mortgage; recording deed; title insurance; and, Buyer's attorney's fees, if any.

10. OTHER ACCEMENTS. This contract constitutes the entire agreement between the parties, and any changes, amendments or modifications hereof shall be null and wold unless same are reduced to writing and signing by the parties hereto. SELLER eatends and intends no watranty and makes no representation of any type, either express or implied, as to the physical condition or use of said property. Any parmanent improvements made to subject property shall remain with property in the event of default. No swimming pools, dogs or trampolines allowed without Suyer's liability coverage specifically covering that #2sk:

PERSONS SCHOOL The covenants herein contained shall bing, and the benefits and advantages shall Induce to the respective heirs, executors, administrators, successors, and assigns of the parties horseth. Whomever used, the singular number shall include the plural, the singular, and the use of any pender shall include all genders.

IN\_ ATTURNEYS FEES, COST. In the event the Buyer hereto amould default in the performance of any of the terms and cas differs hernof, and it becomes necessary in the opinion er the BELLER, to place this agreement in the hands of an attorney for enforcement or suit is brought on same, the orfe, it leg BUYER hereby agree to pay all cost, charges and Appenden of same, including a reasonable attorneys fee and

. DECLARATION OF RESTRICTIONS The following sectionis shall constitute a covenant, running with the Lend for a period of thirty years.

Section 1. Semidential Use. The lots shall be used for residential and agricultural purposes only, and no business or covernial insiding may be erected on any lot and no business may be conducted thereon No billboards, towers, or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes. No tractor-trailer trucks permitted. No Genebia growing or storage permitted.

Sent from my iPhone

Section 2. Size and Character of Units No site built home shall be permitted on any lot which has less than twelve hundred (1200) square feet of living space exclusive of open porches, garages or car ports. Homes must be built by a licensed contractor, meet all county codes and construction to be completed within nine months from date of commencement. Homes to be constructed of conventional materials and methods. Plans and specifications to be approved by SELLERS. The SELLER shall have the right to approve the standard of materials and standard of quality. BUYER is required to carry Homeowners Insurance.

Mobile Romes shall be allowed provided they are 10 years old or newer when placed on a lot and provided each mobile home shall contain not less than eight hundred forty (840) square feet of livable area. All mobile homes must be underskirted, set up and maintained in a neat and orderly fashion, and secured with appropriate tie downs. No Mobile Home, house, shed or travel trailer to be placed on property prior to County Permits being issued and until appropriate well and septic are installed.

Section 3. Setbacks. All Units and other buildings shall be set back at least fifty (50) feet from the front lot line; twenty-five (25) feet from the rear lot line; and twenty-five (25) feet from the interior side lot lines. If a Unit or other building is erected on more than one (1) lot, the setback restrictions referred to herein shall apply only to the extreme side lines of the combined lots. Must conform to Columbia County Codes.

Section 4. Number of Units. No more than one dwelling (including mobile homes) shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph bereof and shall have appropriate permitting.

Section 5. Travel Trailers. No travel trailers, camper, shed or tent shall be used as a dwelling on any Lot.

Section 6. Livestock. The Owner may fence (no barbed wire or netal fence posts) his Lot along his boundary line and graze cows, horses and other livestock; provided, however, that such livestock either do not create a nuisance through noise or insect infestation to the neighboring property owners. No swine shall be permitted to occupy any portion of the Lot. No commercial dog kennels shall be permitted.

Section 7. Nuisance. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

Section 8. Property Maintenance. All lots, Units and improvements thereon shall, at all times, be maintained in a clean and neat

```
committee, into shall be moved a minimum of six times per year
No lot small be used for a junk yard, dumples ground or for the accompletion of parameter of the ratios, foul smalling matter, are other mass which small be detrimental to the confort, health and safety of the incamitants of the marriagating erea. If the Caper
falls to now or remove any trach, junk or otherwise maintain his tot (at after thirty (303 days writted sollow from Declarant (or any successful to Declarant), Declarant (or successful sollows) to Declarant (or successful sollows) to the low or sective any such track or clean up the lot at
the expense of the owner. The cost of such sowing, removal or cleanup shall constitute a lien open the lot and a personal
 objigation of the Dayer and small give gine to the same remodies as
 set fresh bereift.
         Switzen 9. Hearting Prominited. No heating or discharge of
 fixed mest shall be possisted within the Property.
 Dection 10. Let Sire. No lot may be subdivided by envious provided however, this provided shall not prohibit
 content on meeds or abbillar operactive instruments,
         Section 11. Wells. All wolls shall be drilled by a limited
 contractor unless at the expense of the Buyer and the Buyer shall
be respicional for obtaining all permits perementy to drill the
sell. The Hiper shall be responsible for all maintenance, speciation, arguit are implantment of the well. All existing still thes (if shall in "as is" condition.
         Section 11). Sewage System. All septio systems are to be
 stetailed by a licensed contractor. No outside toller facilities,
postable on otherwise shall be mointained on the Property, except
se such temporary familiates are placed upon the Property in temporal on with constraint on activity, pursuant to approval by the
reclarate. All arways disposal systems shall be of the type approved by the County of Diste Department of Health and shall be asisteined by the Oster at all times in proper samilary condition,
is at litturce with applicable programmial laws and regulations and
Nuch asstallation and maintenance shall be at Owner's cost and
The of drain field.
Section 13. Stronge of Vehicles. No vehicles or books which are not in serviceable or mable condition and no importable, emilianced or "junk" vehicles shall be parked or at the or as to be visible from the expect.
       Section 14. Culvery. The installation, repair and
nature columns of striveway culveria, if any, are regulard or used
shall be the able responsibility of the Owner and such Cemer shall subtain any and all permits therefore.
14. THINKS AN LONG AN MOVERS are LEASING the property there not
acquired the 25% equity down payment) they have 500 right to but,
sell, contract, or in any way encumber the trees on the subject
property. After the Official Closing, when the land Deed Is in
```

Sent from my iPhone

BUYERS name, the BUYERS shall only then have any equity in the trees. All proceeds from the sale of the trees, (after the BUYERS have the land in their name) must first go toward paying off or reducing the underlying mortgage. Buyers are required to have Seller's consent in advance as to the timing of any timber sales. HERITAGE OAKS . Any oak tree that is so large that two people holding each other's arms cannot fully encircle the tree shall be considered a Heritage Oak. Heritage Oak trees may NEVER be cut down.

NO BORROW PITS or excavations shall be dug and no soil shall be removed from the property without the written consent of the SELLER until property is Paid in Full.

ROAD MAINTENANCE AGREEMENT BUYER agrees to equally share in the upkeep, maintenance and repair of the easement road servicing subject property with all other lot owners with access to the road.

LEGAL Time is of the essence of this Contract, and in case of failure of the BUYER to make any of the payments or perform any of the covenants on their part for a period of thirty (30) days after the same shall be due, this Contract shall be forfeited and terminated at the election of the SELLER; and, the BUYER shall forfeit all payments made by them on this Contract and forfeit all acquired hereunder, and such payments shall be retained by SELLER as liquidated damages, and the SELLER shall have the right to reenter and take possession of said land and CONTRACT SHALL BE GOVERNED UNDER CONTRACT LAW UNDER THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN GIVEN A WRITTEN DEFAULT NOTICE AND HAS NOT CORRECTED THE DEFAULT AFTER 30 DAYS, THE LESSE GIVES IP ANY RIGHT TO THE OPTION TO PURCHASE PORTION OF THIS CONTRACT AND THIS CONTRACT SHALL BE DEEMED A LEASE. In the event of a default hereunder which exists and continues for 90 days without being cured, then in this event the BUYER expressly authorizes the SELLER or his authorized agent to execute any and all documents reasonably required for the limited purpose of reconveying the subject property to the SELLER, and terminating all rights therein and hereunder of the BUYER. For example, if the BUYER is in default and this agreement is therefore terminated, the affidavit of the SELLER or its agent, attesting to the default of the BUYER and the termination of this agreement, shall be conclusive proof in favor of any subsequent, bone fide purchaser or encumbrance for value, of such default and termination. In such case, the BUYER hereby irrevocably appoints SELLER or his agent, his attorney in fact, to declare and record such affidavit, and agrees to be bound by such affidavit as his act and deed. This Contract and the rights and interests percunder are not transferable by BUYER without written consent of STILER, and then only upon the same terms and conditions berein contained, provided the Contract shall not be in default.

Sent from my iPhone

EXECUTED by SELLER the 30th day of December, 2023.

Witnesses:

P. Sullivan

Managing Member 386-462-1776 hm 352-

215-1018 mobile

Nancy J. Sullivan Managing Member

e-mail: Sullivan1776@windstream.net

EXECUTED by BUYER this 30th day of December, 2023 Witnesses:

ed Knight

SS#

HOME # 報光非

Cell#352-443-2983

Leslie Merrill Knight

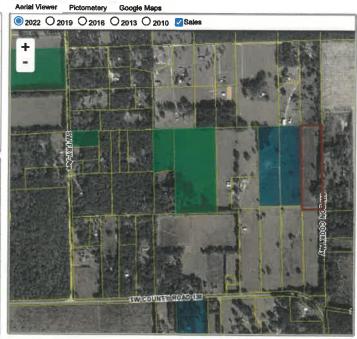
CELL: 352-538-3463

Parcel: @ 23-7\$-16-04298-020 (22730) 👀

Owner & P	operty Info		Result: 12 of 15			
Owner	NORTHERN ALACHUA HOLDINGS 20638 NW 78TH AVE ALACHUA, FL 32615	ПС				
Site	438 SW DON COOK WAY, FORT WHITE					
Description*	BEG NE COR OF SE1/4 OF NW1/4, RUI 1319.94 FT TO POB. (AKA PARCEL 1A C 2398,	N W 330,55 FT, S 1319.85 OF AN UNREC SURVEY).	FT, E 330.71 FT. N 984-605, WD 1148-			
Area	10.02 AC S/T/R 23-7S-16					
Use Code**	CROPLAND CLS2 (5200) Tax District 3					

"The <u>Description</u> above is not to be used as the Legal Description for this percel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Asset	ssment Values		
2022 (	ertified Values	2023	Working Values
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$3,256	Ag Land	\$3,256
Building	\$0	Building	\$0
XFOB	\$0	XFO8	\$0
Just	\$60,120	Just	\$75,150
Class	\$3,256	Class	\$3,256
Appraised	\$3,256	Appraised	\$3,256
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,256	Assessed	\$3,256
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,256 city:\$0 ether:\$0 school:\$3,256		county:\$3,256 city:\$0 ether:\$0 scheel:\$3,256



es History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/17/2008	\$100	1148/2398	WD	V	U	01
5/23/2003	\$30,000	0984/0605	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bidg Value
		NONE			

(Codes)				
Desc	Year Bit	Value	Units	Dima
_				

▼ Land Break	down				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
5200	CROPLAND 2 (AG)	10.020 AC	1.0000/1,0000 1.0000//	\$325 /AC	\$3,256
9910	MKT.VAL.AG (MKT)	10.020 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$75,150

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1063

by: GrizzlyLogic.com

# CODE ENFORCEMENT PRELIMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED	BY IS THE M/H (	ON THE PROPERTY WH	ERE THE PERMIT	WILL BE ISSUED?	
OWNERS NAME		PHONE		CELL	
ADDRESS					
MOBILE HOME PARK		SUBDIVI\$	ION		
DRIVING DIRECTIONS TO MOBILE HO	OME				
MOBILE HOME INSTALLER		OUGAIP			
MOBILE HOME INFORMATION		FITONE		_ CEFT	
MAKE	YEAR	SIZE	x	COLOR	
SERIAL No					
WIND ZONE			D ZONE I ALLOWE	D	
INSPECTION STANDARDS INTERIOR: (P or F) - P= PASS F= FAILED					
	) OPERATIONAL ( ) MISSI	N.O.			
DOORS () OPERABLE	) WEAK ( ) HOLES DAMA	AGED LOCATION			
	STRUCTURALLY UNSOUND				
WINDOWS ( ) OPERAI					
	()OPERABLE ()INOPERAB				
	HOLES () LEAKS APPAREN				
ELECTRICAL (FIXTURES) FIXTURES MISSING	OUTLETS) ( ) OPERABLE ( )	EXPOSED WIRING (	) OUTLET COVERS	MISSING ( ) LIGHT	
(TERIOR:					
	OSE SIDING ( ) STRUCTURA			( ) NEEDS CLEANING	
	D/ BROKEN GLASS ( ) SCRE	ENS MISSING ( ) WEA	THERTIGHT		
ROOF ( ) APPEARS SOLI	D ( ) DAMAGED				
TATUS					
PPROVED WITH CONDITION	NS:				
OT APPROVED NEED RE-IN:					
GNATURE		ID NUMBER	D.	ATE.	

# CODE ENFORCEMENT DEPARTMENT COLUMBIA COUNTY, FLORIDA OUT OF COUNTY MOBILE HOME INSPECTION REPORT

COUNTY THE MOBILE HOME IS BEING MOVED FROM	1	
OWNERS NAME	PHONE	CELL
INSTALLER	PHONE	CELL
INSTALLERS ADDRESS		
MOBILE HOME INFORMATION		
MAKEYEAR	SIZE	<b>v</b>
COLOR SERIAL No.	0,22	
WIND ZONE	SMOKE DETECTOR	
INTERIOR: FLOORS		
DOORS		
WALLS		
CABINETS		
ELECTRICAL (FIXTURES/OUTLETS)		
EXTERIOR: WALLS / SIDDING		
WINDOWS		
DOORS		
INSTALLER: APPROVED	NOT APPROVED	
INSTALLER OR INSPECTORS PRINTED NAME		
Installer/Inspector Signature	License No	Date
NOTES:		
ONLY THE ACTUAL LICENSE HOLDER OR A	BUILDING INSPECTOR CA	N SIGN THIS FORM
NO WIND ZONE ONE MOBILE HOMES WILL BE PERMIT THE WIND ZONE MUST BE PROVEN TO BE PERMITTED	TED MORII E HOMES PRIOR TO	
BEFORE THE MOBILE HOME CAN BE MOVED INTO CO AND RETURNED TO THE COLUMBIA COUNTY BUILDIN	LUMBIA COUNTY THIS FORM MO	UST BE COMPLETED
ONCE MOVED INTO COLUMBIA COUNTY AN INSPECTO THE MOBILE HOME. CALL 386-758-1008 TO SET UP TH THIS IS DONE.	OR MUST COMOLETE A DOCUMENT	VARY INSPECTION ON L BE ISSUED BEFORE
Code Enforcement Approval Signature	De	ate