

DATE 04/04/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022983

APPLICANT KEITH COLWELL PHONE 727 647-3470  
ADDRESS P.O. BOX 67246 ST. PETE FL 33736  
OWNER TRACTOR SUPPLY CO PHONE  
ADDRESS 4281 W US HIGHWAY 90 LAKE CITY FL 32055  
CONTRACTOR COLWELL CONSTRUCTION,INC PHONE 727 363-6424  
LOCATION OF PROPERTY 90W, PAST 1-75 ON RIGHT(TRACTOR SUPPLY CO)

TYPE DEVELOPMENT COMM. DOCK EXTENTION ESTIMATED COST OF CONSTRUCTION 18736.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING CHI MAX. HEIGHT  
Minimum Set Back Requirments: STREET-FRONT 20.00 REAR 15.00 SIDE 5.00  
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 34-3S-16-02483-001 SUBDIVISION  
LOT BLOCK PHASE UNIT TOTAL ACRES

CGC047531  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING X05-0092 BK N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS:

Check # or Cash CASH

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

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

BUILDING PERMIT FEE \$ 95.00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00  
MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ WASTE FEE \$  
FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 145.00

INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

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

This Permit Must Be Prominently Posted on Premises During Construction

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

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



## Columbia County Building Permit Application

Revised 9-23-04

left message 4/4/05

For Office Use Only Application # 0504-01 Date Received 4/1/05 By GT Permit # 22983  
Application Approved by - Zoning Official BLK Date 4.04.05 Plans Examiner OK JH Date 4-4-05  
Flood Zone X Development Permit NA Zoning CH1 Land Use Plan Map Category Highway Interchange  
Comments \_\_\_\_\_

Applicants Name Keith Colwell 727-647-3470 Phone 727-363-6424  
Address P.O. Box 67246, St. Pete Beach, FL 33736  
Owners Name LEE PROPERTIES LTD ETAL Phone \_\_\_\_\_  
911 Address 4281 W. U.S. Hwy 90, LAKE CITY, FL  
Contractors Name Colwell Construction, Inc Phone 727-363-6424  
Address P.O. Box 67246, St. Pete Beach, FL 33736  
Fee Simple Owner Name & Address N/A  
Bonding Co. Name & Address N/A  
Architect/Engineer Name & Address \_\_\_\_\_  
Mortgage Lenders Name & Address N/A  
Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy  
Property ID Number 34-35-16-02483-001 Estimated Cost of Construction 18,736.00  
Subdivision Name N/A Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions 90 West Past I-75 on Right Tractor Supply Co. Building

Type of Construction Dock Extension Number of Existing Dwellings on Property 1  
Total Acreage \_\_\_\_\_ Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side 90' Rear 75'  
Total Building Height \_\_\_\_\_ Number of Stories \_\_\_\_\_ Heated Floor Area \_\_\_\_\_ Roof Pitch \_\_\_\_\_

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

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

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

Carl Colwell  
Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
this 29th day of March 2005.  
Personally known ✓ or Produced Identification \_\_\_\_\_

Carl Colwell  
Contractor Signature  
Contractors License Number CGC047531  
Competency Card Number \_\_\_\_\_  
NOTARY STAMP/SEAL

Barbara J. Colwell  
Notary Signature  
Barbara J. Colwell  
MY COMMISSION # 0017272 EXPIRES  
MARCH 17, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.



# COLWELL CONSTRUCTION, INC.

April 1, 2005

Building Department  
Pasco County

RE: Tractor Supply #550, Lake City, Florida

Gentlemen:

Please consider this letter as authorization for Mr. Keith Colwell, Project Superintendent for Colwell Construction, Inc., to apply for and receive a permit for the above referenced project.

Thank you for your cooperation.

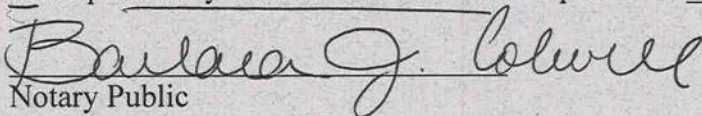
Sincerely,



Carl Colwell  
President

STATE OF FLORIDA  
COUNTY OF PINELLAS

Subscribed and sworn to (or affirmed) before me this 4 - 1 -, 2005 by Carl Colwell who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

  
Notary Public

Barbara J. Colwell  
MY COMMISSION # DD177272 EXPIRES  
March 17, 2007  
BONDED THROUGH TROY FAIR INSURANCE, INC.



**Columbia County Property  
Appraiser**

DB Last Updated: 3/3/2005

Parcel: 34-3S-16-02483-001

**2005 Proposed Values**

Tax Record

Property Card

Interactive GIS Map

Print

**Owner & Property Info**

Search Result: 1 of 1

<b>Owner's Name</b>	LEE PROPERTIES LTD ETAL
<b>Site Address</b>	DOR 2002
<b>Mailing Address</b>	12711 VENTURA BLVD #215 STUDIO CITY, CA 91604
<b>Brief Legal</b>	COMM NE COR OF SW1/4, RUN W 26.06 FT TO W R/W W LAKE CITY AVE, RUN S 7 DEG W ALONG R/W

<b>Use Desc. (code)</b>	STORES, 1 (001100)
<b>Neighborhood</b>	34316.00
<b>Tax District</b>	2
<b>UD Codes</b>	MKTA01
<b>Market Area</b>	01
<b>Total Land Area</b>	3.100 ACRES

**Property & Assessment Values**

<b>Mkt Land Value</b>	cnt: (2)	\$337,315.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (1)	\$530,480.00
<b>XFOB Value</b>	cnt: (6)	\$103,882.00
<b>Total Appraised Value</b>		\$971,677.00

<b>Just Value</b>	\$971,677.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$971,677.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$971,677.00

**Sales History**

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
10/21/2004	1029/866	WD	I	Q		\$2,450,000.00
6/27/2002	956/2166	WD	I	U		\$1,851,000.00
10/15/2001	938/1020	WD	I	U	01	\$1,050,000.00

**Building Characteristics**

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	STORE RETL (003500)	1981	Mod Metal (25)	15132	17042	\$530,480.00
<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)
0260	PAVEMENT-A	2002	\$47,621.00	43292.000	0 x 0 x 0	(.00)
0166	CONC,PAVMT	2002	\$47,468.00	23734.000	0 x 0 x 0	(.00)
0140	CLFENCE 6	2002	\$3,614.00	556.000	0 x 0 x 0	(.00)
0161	3-STRAND B	2002	\$834.00	556.000	0 x 0 x 0	(.00)
0253	LIGHTING	2002	\$4,000.00	4.000	0 x 0 x 0	(.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
001100	STORE 1FLR (MKT)	77450.000 SF - (1.778AC)	1.00/1.00/1.00/1.00	\$3.50	\$271,075.00
001100	STORE 1FLR (MKT)	57600.000 SF - (1.322AC)	1.00/1.00/1.00/1.15	\$1.15	\$66,240.00

Columbia County Property Appraiser

DB Last Updated: 3/3/2005

1 of 1

34-3S-16-02483-001

COMM NE COR OF SW1/4, RUN W		LEE PROPERTIES LTD ETAL		34-3S-16-02483-001		Columbia Cou	
26.06 FT TO W R/W W LAKE CITY		12711 VENTURA BLVD #215					
AVE, RUN S 7 DEG W ALONG R/W		STUDIO CITY		CA 91604		PRINTED 1/03/2005 16:09	
331.20 FT FOR POB, CONT S 7						APPR 7/25/2003 DF	

USE 003500 STORE RETL	AE? N	15132 HTD AREA	100.588 INDEX	34316.00 NBHD	PROP USE 001
MOD 4 COMMERCIAL BATH		15705 EFF AREA	36.715 E-RATE	100.000 INDX	STR 34- 3S- 16
EXW 25 MOD METAL FIXT	4	576609 RCN		1981 AYB	MKT AREA 01
20% 10 ABOVE AVE BDRM		92.00 %GOOD	530,480 B BLDG VAL	10 EYB	(PUD1
RSTR 10 STEEL FRME RMS	3				AC 3.100
RCVR 12 MODULAR MT UNITS		FIELD CK:			NTCD
% N/A C-W%		LOC: DOR 2002			APPR CD
INT 05 DRYWALL HGHT	16				CNDO
% N/A PMTR					SUBD
FLR 03 CONC FINSH STYS	1.0		ICLP2002		BLK
% N/A ECON			I I		LOT
HTTP 09 ENG F AIR FUNC			1 1		MAP# 44-D
A/C 06 ENG CENTRL SPCD			0 0		
QUAL 04 ABOVE AVG. DEPR 06			3 3		TXDT 002
FNDN N/A UD-1 N/A			I I		
SIZE ALL UD-2 N/A			I I		----- BLDG TRA
CEIL 03 PART.FIN. UD-3 N/A		----50-----50--			BAS1993=W50 S150 CAN200
ARCH N/A UD-4 N/A		IBAS1993IBAS1993			E39 BAS2002=S6 E22N6 W2
FRME 05 STEEL UD-5 N/A		I ----50--			39 N6 W39\$ E39 N126 BAS
KTCH N/A UD-6 N/A		I			2=N103 W14 S103 E14\$ W5
WNDO N/A UD-7 N/A		1			
CLAS N/A UD-8 N/A		5			
OCC N/A UD-9 N/A		0			
COND N/A % N/A		I			----- PERMIT:
SUB A-AREA % E-AREA SUB VALUE		I			NUMBER DESC
BAS93 15000 100 15000 506672		I			19087 REMODEL
CAN02 468 30 140 4727		I			
BAS02 132 100 132 4456		---39--22--39--			----- SALE
CLP02 1442 30 433 14625		+CAN200BASCAN2002			BOOK PAGE DATE
					1029 866 10/21/200
					GRANTOR LC TRACTOR SUPP
					GRANTEE LEE PROPERTIES
					956 2166 6/27/200
					GRANTOR TKC LIII LLC
					GRANTEE 2207 E 7TH ST L

TOTAL 17042 15705 530480		-----		FIELD CK:		-----	
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL
Y	0260	PAVEMENT-ASP				1	2002 1.00
Y	0166	CONC, PAVMT				1	2002 1.00
Y	0140	CLFENCE 6				1	2002 1.00
N	0161	3-STRAND BAR				1	2002 1.00
N	0253	LIGHTING				1	2002 1.00
N	0050	CONCRETE BUM				1	2002 1.00

LAND DESC		ZONE	ROAD {UD1 {UD3 FRONT	DEPTH	FIELD CK:		
AE CODE	TOPO	UTIL {UD2 {UD4 BACK	DT	ADJUSTMENTS	UNITS UT	PRICE	ADJ UT PR
N 001100 STORE 1FLR CG			300	1.00 1.00 1.00 1.00	77450.000 SF	3.500	3.5
N 001100 STORE 1FLR				1.00 1.00 1.00 1.15	57600.000 SF	1.000	1.0
SALE - FAMILY TRANSACTION				SALE - JOSEPH SOLD HIS INT TO MICHAEL (FAMILY)			
SALE - SELLER (DAVE HANBY) TKC LIII (KEITH CORP.)				SALE - SAID THE SALE WAS A FAIR MARKET SALE FOR			
SALE - THE REALESTATE ONLY. THE BUYER WANTED THIS				SALE - PARTICULAR LOCATION AND WAS WILLING TO GO			
2005							



NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA

22983

\*\*\*THIS DOCUMENT MUST BE RECORDED AT THE COUNTY  
CLERKS OFFICE BEFORE YOUR FIRST INSPECTION.\*\*\*

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

Tax Parcel ID Number 34-33-16-02483-001

1. Description of property: (legal description of the property and street address or 911 address)  
COMM NE COR OF SW 1/4, RUN W 26.06 FT TO W  
R/W W LAKE CITY AVE, RUN 57 DEG W ALONG R/W  
4281 W. U.S. Hwy 90, LAKE CITY, FL
2. General description of improvement: Loading Dock Extension
3. Owner Name & Address LEE Properties LTD ETAL  
12711 Ventura Blvd. #215 Studio City, CA 91604 Interest in Property \_\_\_\_\_
4. Name & Address of Fee Simple Owner (if other than owner): \_\_\_\_\_
5. Contractor Name Colwell Construction, Inc. Phone Number 727-363-6424  
Address P.O. Box 67246, St. Pete Beach, FL 33736
6. Surety Holders Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_  
Amount of Bond N/A Inst: 2005008209 Date: 04/08/2005 Time: 13:29  
Notary DC, P. Dewitt Cason, Columbia County B: 1042 P: 2691
7. Lender Name N/A Address \_\_\_\_\_
8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:  
Name Colwell Construction, Inc. Phone Number 727-363-6424  
Address P.O. Box 67246, St. Pete Beach, FL 33736
9. In addition to himself/herself the owner designates \_\_\_\_\_ of \_\_\_\_\_  
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) -  
(a) 7. Phone Number of the designee \_\_\_\_\_
10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording, (Unless a different date is specified) \_\_\_\_\_

NOTICE AS PER CHAPTER 713, Florida Statutes:

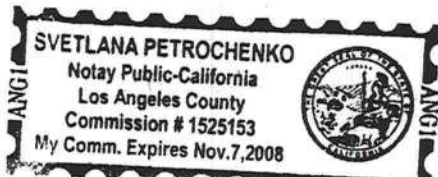
The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.



Signature of Owner

Sworn to (or affirmed) and subscribed before  
day of April 4, 2005

NOTARY STAMP/SEAL



S. Petrochenko  
Signature of Notary