

CAROL CHADWICK, P.E.

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November 5, 2020

Tom Eagle

Eagle Properties

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**re: ELEVATION LETTER – PARCEL 23-35-16-02279-131, LOT 31, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL**

As requested, I inspected the building site for the proposed construction at the above referenced site. The building had been partially constructed at the time of the inspection as shown in Photos 1 and 2. Per a survey by Britt Surveying and Mapping, the finished floor elevation is 158.70+/- . The adjacent street elevations are 158.85 and 157.80. The finished floor of the home will be less than one foot above the nearest adjacent street.

I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE  
cn=Carol Chadwick, PE,  
o=This item has been  
electronically signed and  
sealed by Carol Chadwick,  
PE using a digital  
signature., ou,  
email=ccpewyo@gmail.co  
m, c=US  
2020.11.05 12:20:33 -05'00'

Carol Chadwick, P.E.

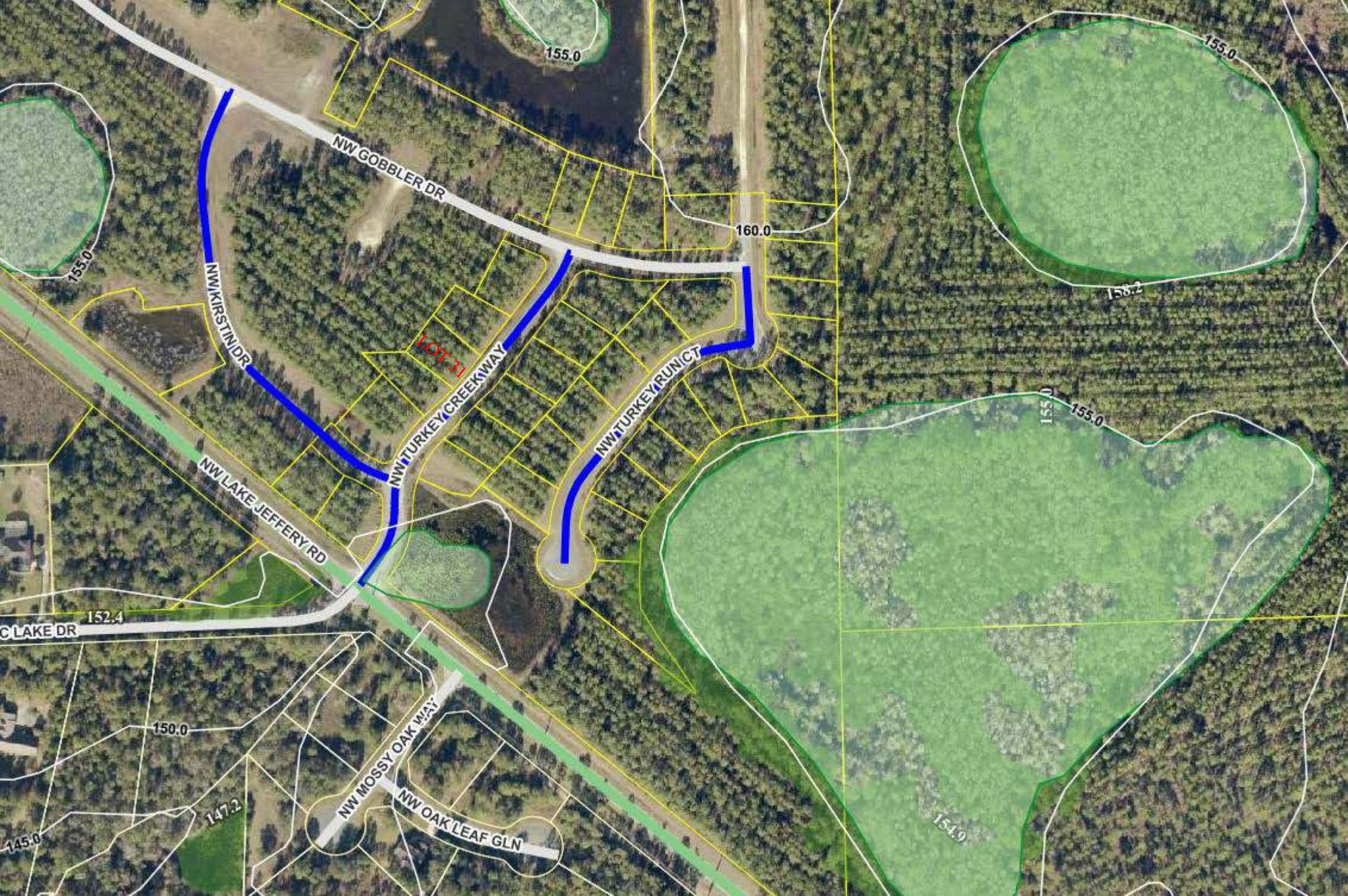


Photo 1. Front of the subject property looking southwest.



Photo 2. Back of the subject property looking west.







## Columbia County Property Appraiser

Jeff Hampton

**2020 Preliminary Certified**

updated: 10/9/2020

Parcel: &lt;&lt; 23-3S-16-02279-131 &gt;&gt;

## Owner &amp; Property Info

Result: 1 of 0

Owner	WOODBOROUGH NORTH LLC 2806 W US HIGHWAY 90 LAKE CITY, FL 32055		
Site			
Description*	LOT 31 TURKEY CREEK UNIT 1 S/D LOT 31 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051 WD 1402-2044 THRU 2051		
Area	0.25 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code 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 &amp; Assessment Values

2019 Certified Values	2020 Preliminary Certified	
There are no 2020 Certified Values for this parcel	Mkt Land (1)	\$14,500
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$14,500
	Class	\$0
	Appraised	\$14,500
	SOH Cap [?]	\$0
	Assessed	\$14,500
	Exempt	\$0
	Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500

Aerial Viewer

Pictometry

Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☐ Sales


## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/6/2020	\$544,000	1402/2049	WD	V	U	16
12/31/2019	\$100	1402/2051	WD	V	U	16
12/31/2019	\$100	1402/2047	WD	V	U	11
12/31/2019	\$100	1402/2044	WD	V	U	11

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E						

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.250 AC)	1.00/1.00 1.00/1.00	\$14,500	\$14,500

Search Result: 1 of 0

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