

DATE 02/22/2013

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT  
000030798

APPLICANT TARA DANAHY-ROBERTS PHONE 352.215.4624  
ADDRESS 803 TURKEY CREEK ALACHUA FL 32615  
OWNER FREDERICK & ESTELA ROYCE PHONE 352.328.4513  
ADDRESS 435 SW LEGREE TERRACE FT. WHITE FL 32038  
CONTRACTOR SAMUEL ROBERTS PHONE 352.215.4628

LOCATION OF PROPERTY 41/441-S TO C-131-S,TL TO C-18,TR TO LEGREE,TL @ GATED  
ENTRANCE ON CORNER OF LEGREE & OLD BELLAMY. HOME ON L.

TYPE DEVELOPMENT A/C REPLACEMENT ESTIMATED COST OF CONSTRUCTION 13000.00

HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING MAX. HEIGHT

Minimum Set Back Requirments: STREET-FRONT REAR SIDE

NO. EX.D.U. 1 FLOOD ZONE DEVELOPMENT PERMIT NO.

PARCEL ID 31-6S-17-09818-002 SUBDIVISION

LOT BLOCK PHASE UNIT TOTAL ACRES 48.78

CAC1817288  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor

EXISTING JLW N

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE. AWAITS MATERIAL LIST BEFOR FINAL INSPECTION.

Check # or Cash CASH REC'D

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 \$ 65.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00

MISC. FEES \$ 0.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$

FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 65.00

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.

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.



☒ "MATERIAL LIST"

Columbia County Building Permit Application

For Office Use Only	Application # <u>1302</u>	Date Received <u>2/22</u>	By <u>[Signature]</u>	Permit # <u>30798</u>
Zoning Official _____	Date _____	Flood Zone _____	Land Use _____	Zoning _____
FEMA Map # _____	Elevation _____	MFE _____	River _____	Plans Examiner _____
Date _____				
Comments _____				
<input checked="" type="checkbox"/> NOC <input type="checkbox"/> EH <input type="checkbox"/> Deed or PA <input type="checkbox"/> Site Plan <input type="checkbox"/> State Road Info <input type="checkbox"/> Well letter <input type="checkbox"/> 911 Sheet <input type="checkbox"/> Parent Parcel # _____				
<input type="checkbox"/> Dev Permit # _____ <input type="checkbox"/> In Floodway <input type="checkbox"/> Letter of Auth. from Contractor <input type="checkbox"/> F W Comp. letter				
IMPACT FEES: EMS _____ Fire _____ Corr _____ <input type="checkbox"/> Sub VF Form				
Road/Code _____ School _____ = TOTAL (Suspended) <input type="checkbox"/> Ellisville Water <input type="checkbox"/> App Fee Paid				

Septic Permit No. \_\_\_\_\_ Fax \_\_\_\_\_

Name Authorized Person Signing Permit Tara Danahy-Roberts Phone 352-215-4624

Address 803 Turkey Creek, Alachua, FL 32615

Owners Name Frederick & Estela Royce Phone 352-328-4513

911 Address 435 SW Legree Terrace, Ft White, FL 32038

Contractors Name Samuel Roberts, Phone 352-215-4628

Address 803 Turkey Creek, Alachua, FL 32615

Fee Simple Owner Name & Address \_\_\_\_\_

Bonding Co. Name & Address \_\_\_\_\_

Architect/Engineer Name & Address \_\_\_\_\_

Mortgage Lenders Name & Address ASH

Circle the correct power company - FL Power & Light - Clay Elec - Suwannee Valley Elec. - Progress Energy

Property ID Number 31-65-17-09818-002 Estimated Cost of Construction 13,000

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_

Driving Directions South on US-41. Right onto SW Tuskenuggee Ave. Right on CR-18.

Left onto SW Legree Terr. Home is on left - gated entrance at corner of Legree/Belany

Number of Existing Dwellings on Property 1

Construction of 2/12 Replacemen Total Acreage 48.780 Lot Size \_\_\_\_\_

Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height \_\_\_\_\_

Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

Number of Stories 1 Heated Floor Area 3,400 Total Floor Area 4,600 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. **CODE: Florida Building Code 2010 and the 2008 National Electrical Code.**



## Columbia County Building Permit Application

**TIME LIMITATIONS OF APPLICATION:** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**TIME LIMITATIONS OF PERMITS:** 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 work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:** YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

*Judith A. Roca*

(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature

**\*\*OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

*Jara Canahy-Roberts*  
Contractor's Signature (Permitee)

Contractor's License Number CAC1817288  
Columbia County  
Competency Card Number

Affirmed under penalty of perjury to be by the Contractor and subscribed before me this 22nd day of Feb 2013

Personally known \_\_\_\_\_ or Produced Identification FDL DS01-804-72-838-0

*Deborah Morrison*  
State of Florida Notary Signature (For the Contractor)

SEAL:





# Columbia County Property Appraiser

CAMA updated: 2/1/2013

**2012 Tax Year**

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Parcel: 31-6S-17-09818-002

&lt;&lt; Next Lower Parcel

Next Higher Parcel &gt;&gt;

Interactive GIS Map

Print

## Owner & Property Info

Search Result: 1 of 1

Owner's Name	ROYCE FREDERICK & ESTELA		
Mailing Address	1606 NW 61ST TERRACE GAINESVILLE, FL 32605		
Site Address	435 SW LEGREE TER		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	Neighborhood	31617
Land Area	48.780 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMM SW COR OF SEC, RUN N 1385.24 FT, E 37.71 FT FOR POB CONT E'LY ALONG N R/W 1028.50 FT, N 958.49 FT, E 1507.63 FT TO E LINE OF W1/2 OF SEC, RUN N 467.73 FT, W 2627.34 FT TO RD, S 1307.34 FT TO POB. ORB 437-288, 823-766, 837-729, 950-1760, & (ALACHUA CO ORB 2288-2629), WD 1048-2873, CT 1214-35,WD 1245-655			



## Property & Assessment Values

2012 Certified Values		
<b>Mkt Land Value</b>	cnt: (0)	\$194,027.00
<b>Ag Land Value</b>	cnt: (2)	\$0.00
<b>Building Value</b>	cnt: (1)	\$179,639.00
<b>XFOB Value</b>	cnt: (5)	\$48,970.00
<b>Total Appraised Value</b>		\$422,636.00
<b>Just Value</b>		\$422,636.00
<b>Class Value</b>		\$0.00
<b>Assessed Value</b>		\$422,636.00
<b>Exempt Value</b>		\$0.00
<b>Total Taxable Value</b>	Cnty: \$422,636 Other: \$422,636   Schl: \$422,636	

## 2013 Working Values

### NOTE:

2013 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
11/21/2012	1245/655	WD	I	U	12	\$240,000.00
5/2/2011	1214/35	CT	I	U	18	\$100.00
6/9/2005	1048/2873	WD	I	Q		\$680,000.00
3/28/2000	950/1760	WD	I	Q	99	\$535,000.00
3/26/1997	837/729	WD	I	Q		\$250,000.00

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	1980	ABOVE AVG. (10)	3400	4600	\$177,365.00
Note: All S.F. calculations are based on exterior building dimensions.						

## Extra Features & Out Buildings

## NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

31-65-17-09818-002

Clerk's Office Stamp

Inst: 201312002686 Date: 2/22/2013 Time: 10:38 AM  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1249 P: 2497

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description):

a) Street (job) Address: 435 Legree Terrace, Fort White, 32038

2. General description of improvements:

3. Owner Information

a) Name and address: Frederick and Estela Royce, 1606 NW 61 Terrace, Gainesville, FL 32605  
b) Name and address of fee simple titleholder (if other than owner):  
c) Interest in property:

4. Contractor Information

a) Name and address: Samuel L. Roberts, 803 Turkey Creek, Alachua, FL 32615  
b) Telephone No.: 386-518-6076 Fax No. (Opt.): 386-518-6105

5. Surety Information

a) Name and address:  
b) Amount of Bond:  
c) Telephone No.: Fax No. (Opt.):

6. Lender

a) Name and address: NA  
b) Phone No.:

7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:

a) Name and address:  
b) Telephone No.: Fax No. (Opt.):

8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section

713.13(1)(b), Florida Statutes:

a) Name and address:  
b) Telephone No.: Fax No. (Opt.):

9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified):

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10.

Frederick S. Royce

Signature of Owner or Owner's Authorized Office/Partner/Manager

Frederick S. Royce

Printed Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 18<sup>th</sup> day of February, 2013, by:

JUNE G. KRAUS as \_\_\_\_\_ (type of authority, e.g. officer, trustee, attorney

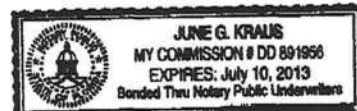
fact) for Frederick S. Royce (name of party on behalf of whom instrument was executed).

Personally Known ☒ OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature

JUNE G. KRAUS

Notary Stamp or Seal:



11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Frederick S. Royce

Signature of Natural Person Signing (in line #10 above.)

Permit #  
30798

# Certificate of Product Ratings

AHRI Certified Reference Number: 4050256

Date: 3/18/2013

Product: Split System: Heat Pump with Remote Outdoor Unit-Air-Source

Outdoor Unit Model Number: RPRL-060JEC

Indoor Unit Model Number: RHPL-HM6024+RCSL-H\*6024

Manufacturer: RHEEM MANUFACTURING COMPANY

Trade/Brand name: RHEEM RPRL SERIES

Manufacturer responsible for the rating of this system combination is RHEEM MANUFACTURING COMPANY

Rated as follows in accordance with AHRI Standard 210/240-2008 for Unitary Air-Conditioning and Air-Source Heat Pump Equipment and subject to verification of rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (Btuh):	58000
EER Rating (Cooling):	12.15
SEER Rating (Cooling):	15.50
Heating Capacity(Btuh) @ 47 F:	56000
Region IV HSPF Rating (Heating):	9.15
Heating Capacity(Btuh) @ 17 F:	40500

\* Ratings followed by an asterisk (\*) indicate a voluntary rerate of previously published data, unless accompanied with a WAS, which indicates an involuntary rerate.

## DISCLAIMER

AHRI does not endorse the product(s) listed on this Certificate and makes no representations, warranties or guarantees as to, and assumes no responsibility for, the product(s) listed on this Certificate. AHRI expressly disclaims all liability for damages of any kind arising out of the use or performance of the product(s), or the unauthorized alteration of data listed on this Certificate. Certified ratings are valid only for models and configurations listed in the directory at [www.ahridirectory.org](http://www.ahridirectory.org).

## TERMS AND CONDITIONS

This Certificate and its contents are proprietary products of AHRI. This Certificate shall only be used for individual, personal and confidential reference purposes. The contents of this Certificate may not, in whole or in part, be reproduced; copied; disseminated; entered into a computer database; or otherwise utilized, in any form or manner or by any means, except for the user's individual, personal and confidential reference.

## CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at [www.ahridirectory.org](http://www.ahridirectory.org), click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed below.

Air-Conditioning, Heating,  
and Refrigeration Institute

©2012 Air-Conditioning, Heating, and Refrigeration Institute

CERTIFICATE NO.: 130080932746129434



**COLUMBIA COUNTY**  
**FLORIDA**

# COMPLETION

**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 31-6S-17-09818-002

Building permit No. 000030798

Permit Holder SAMUEL ROBERTS

Type A/C REPLACEMENT

Owner of Building FREDERICK & ESTELA ROYCE

Location: 435 SW LEGREE TERR, FT. WHITE, FL 32038

Date: 05/13/2013

Building Inspector

*Trey Crandall*



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