

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only	(Revised 7-1-15)	Zoning Official _____	Building Official _____
AP# _____	Date Received _____	By _____	Permit # _____
Flood Zone _____	Development Permit _____	Zoning _____	Land Use Plan Map Category _____
Comments _____			
FEMA Map# _____	Elevation _____	Finished Floor _____	River _____ In Floodway _____
<input type="checkbox"/> Recorded Deed or <input type="checkbox"/> Property Appraiser PO <input type="checkbox"/> Site Plan <input type="checkbox"/> EH # _____ <input type="checkbox"/> Well letter OR <input type="checkbox"/> Existing well <input type="checkbox"/> Land Owner Affidavit <input type="checkbox"/> Installer Authorization <input type="checkbox"/> FW Comp. letter <input type="checkbox"/> App Fee Paid <input type="checkbox"/> DOT Approval <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> STUP-MH _____ <input type="checkbox"/> 911 App <input type="checkbox"/> Ellisville Water Sys <input type="checkbox"/> Assessment _____ <input type="checkbox"/> Out County <input type="checkbox"/> In County <input type="checkbox"/> Sub VF Form			

Property ID # 31-35-16-02413-007 Subdivision _____ Lot# _____

- New Mobile Home ☒ Used Mobile Home _____ MH Size 52' x 28' Year 2022
- Applicant Hunter Andrew Deas Phone # 386-209-4130
- Address 139 SW Arbor Lane, Lake City FL 32024
- Name of Property Owner Hunter Andrew Deas Phone# 386-209-4130
- 911 Address 139 SW Arbor Lane, Lake City FL 32024
- Circle the correct power company - FL Power & Light - Clay Electric
 (Circle One) - Suwannee Valley Electric - Duke Energy
- Name of Owner of Mobile Home Hunter Andrew Deas Phone # 386-209-4130
 Address 139 SW Arbor Lane, Lake City FL 32024
- Relationship to Property Owner Myself
- Current Number of Dwellings on Property 0
- Lot Size _____ Total Acreage 3.16 Acres
- Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
 (Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
- Is this Mobile Home Replacing an Existing Mobile Home No
- Driving Directions to the Property Head west on Highway 90 from Lake City, Turn left onto Thomas Terrace travel approx 3/4 mile down Thomas Terrace, turn right onto Arbor Lane, property is on immediate right.
- Name of Licensed Dealer/Installer JAMES FOLEY Phone # 386-249-3994
- Installers Address 7862 173rd Rd Live Oak, FL
- License Number IH 1678536 Installation Decal # 90780

DATE OF BIRTH:
BUYER:
CO/BUYER:

NORTH FLORIDA HOME CENTER, LLC
DBA JERRY CORBETT'S HOME CENTER, INC.
10314 Hwy. 90 East • Live Oak, Florida 32060
(386) 362-4948 • Fax: (386) 364-1979

DRIVER'S LICENSE:
BUYER:
CO/BUYER:

In this contract the words I, ME and MY refer to the Buyer and Co-Buyer signing this contract. The words YOU and YOUR refer to the Dealer. Subject to the terms and conditions on both sides of this agreement you agree to sell and I agree to purchase the following described unit.

BUYER(S) Hunter DEAS PHONE 386-201-4130 DATE 6/20/22

ADDRESS 1161 SW Arbor Lane Lake City 32085 SALESPERSON TRECA

DELIVERY ADDRESS 139 SW Arbor Lane Lake City, FL COUNTY Columbia

MAKE & MODEL Fleetwood-Summit YEAR 2022 BD ROOMS 3 SIZE 52 W 28 STOCK NUMBER RJ-42

SERIAL NUMBER FLE26DGA2167449AB COLOR PROPOSED DELIVERY DATE

LOCATION R-VALUE THICKNESS TYPE OF INSULATION BASE PRICE OF UNIT \$134,000.00

CEILING EXTERIOR FLOORS THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR, SECTION 460.16.

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES

OPTIONAL EQUIPMENT SUB-TOTAL \$134,000.00

SALES TAX 8040.00 SUR-TAX 50.00 NON-TAXABLE ITEMS 350.00

VARIOUS FEES AND INSURANCE

DEALER FEE 600.00

1. CASH PURCHASE PRICE \$172,440.00

TRADE IN ALLOWANCE \$ LESS BAL DUE ON ABOVE \$ NET ALLOWANCE \$

CASH DOWN PAYMENT 7200.00 CASH AS AGREED SEE REMARKS \$

2. LESS TOTAL CREDITS \$ SUB-TOTAL \$135,240.00

SALES TAX (IF NOT INCLUDED ABOVE) \$ 3. Unpaid Balance of Cash Sale Price \$

REMARKS: Home Delivered Setup

NEW A/C Installed

Skirting Installed

2-sets of Steps

BALANCE CARRIED TO OPTIONAL EQUIPMENT \$

NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON REVERSE SIDE

You and I certify that the additional terms and conditions printed on the other side of this contract are agreed to as part of this agreement, the same as if printed above described unit; the optional equipment, accessories and insurance, if included, voluntarily. My trade-in is free from all claims whatsoever except as noted. You and I agree that if any paragraph or provision violates the law and is unenforceable, the rest of the contract will be valid.

Liquidated damages are agreed to be \$ _____ or 10% of the cash price, whichever is greater.

This agreement contains the entire understanding between you and me and no other representation or inducement, Verbal or written, has been made which is not contained in this contract.

You and I certify that the additional terms and conditions printed on the other side of this contract are agreed to as part of this agreement, the same as if printed above the signatures. I am purchasing the above described trailer, manufactured home or vehicle; the optional equipment and accessories, the insurance as described has been voluntary; that my trade-in is free from all claims whatsoever, except as noted.

I, OR WE, ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT I, OR WE, HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.

JERRY CORBETT'S HOME CENTER, INC. DEALER

NOT VALID UNLESS SIGNED AND ACCEPTED BY AN OFFICER OF THE COMPANY

OFFICER: [Signature] APPROVED

SALES PERSON: [Signature] APPROVED

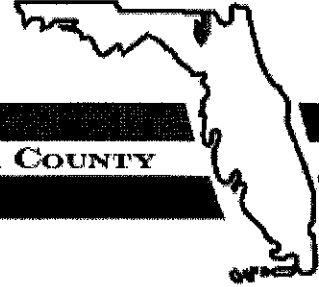
SIGNED X [Signature] BUYER

SOCIAL SECURITY NO. 1 1 1

SIGNED X BUYER

SOCIAL SECURITY NO. 1 1 1

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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: **8/12/2020 3:04:16 PM**
Address: **139 SW ARBOR Ln**
City: **LAKE CITY**
State: **FL**
Zip Code **32024**

Parcel ID **02413-007**

REMARKS: Address for proposed structure on parcel.

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.

Address Issued By: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT**

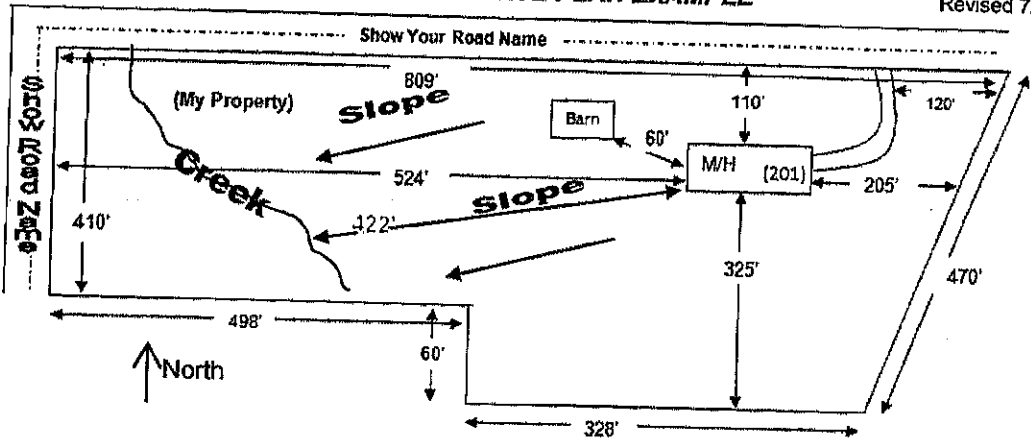
263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125
Email: gis@columbiacountyfla.com

SITE PLAN CHECKLIST

- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

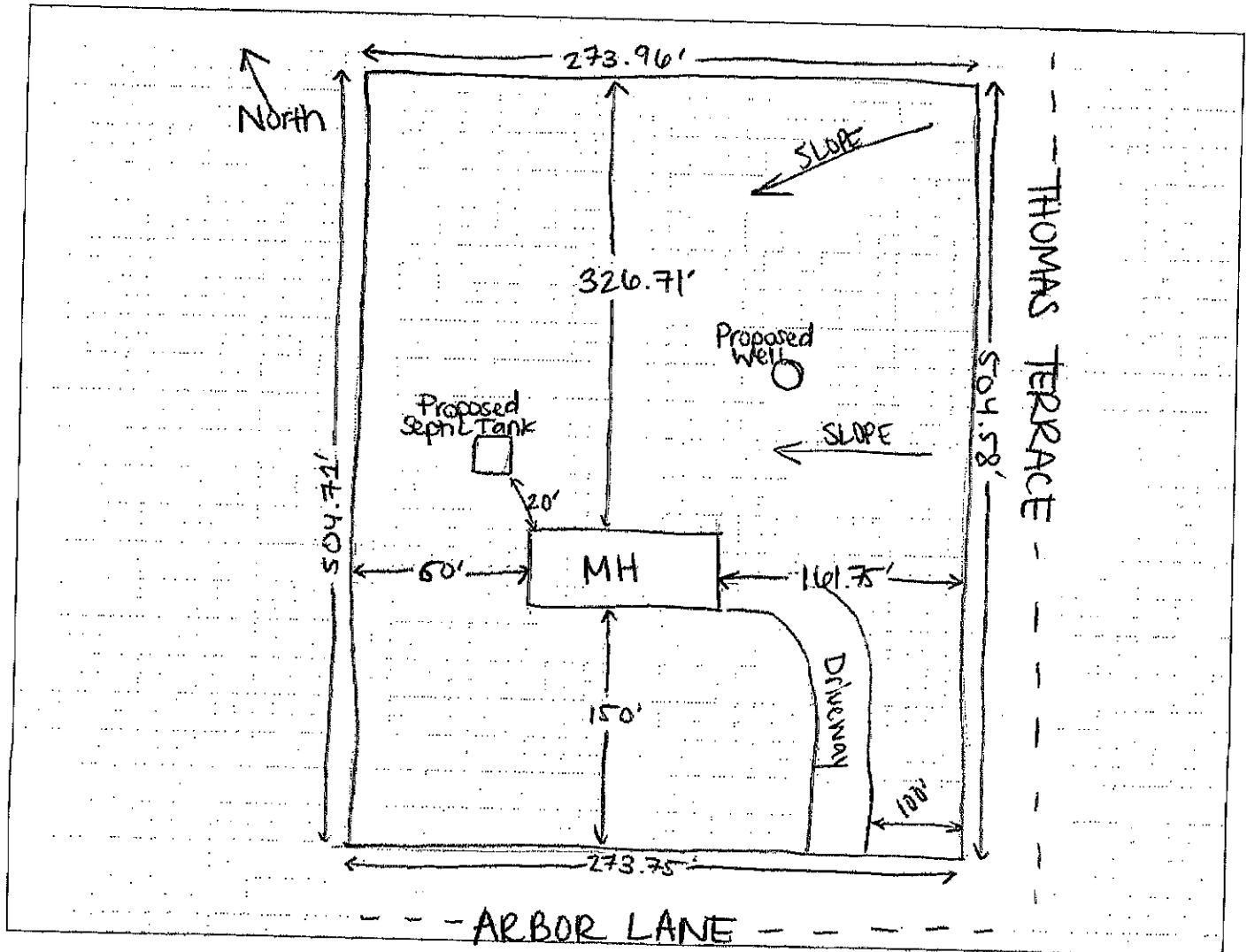
SITE PLAN EXAMPLE

Revised 7/1/15



NOTE:

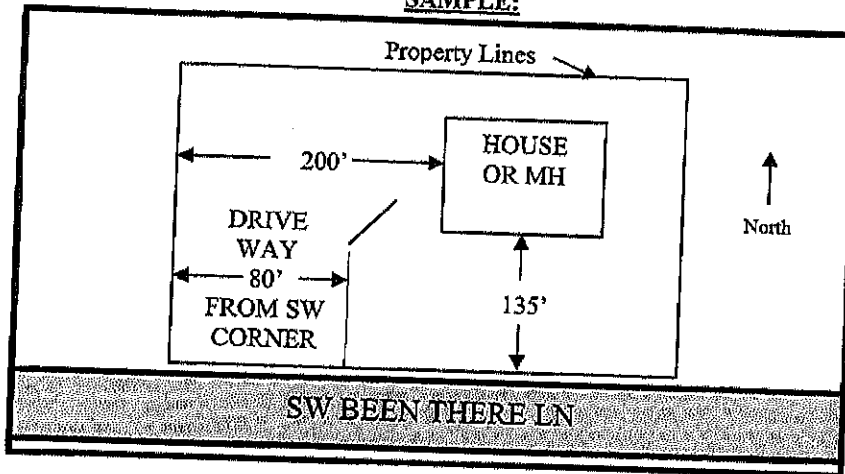
This site plan can be copied and used with the 911 Addressing Dept. application forms.



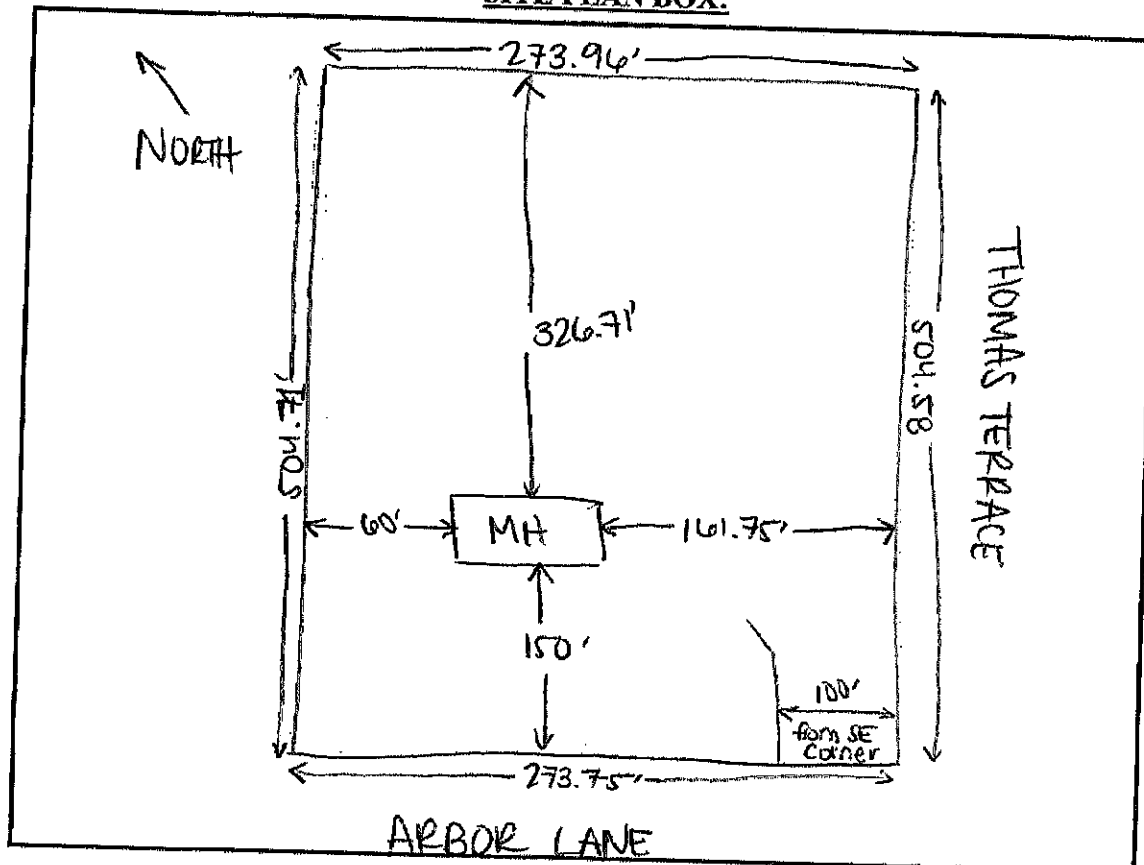
Page 2, Site Plan for 9-1-1 Address Application From

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).

SAMPLE:



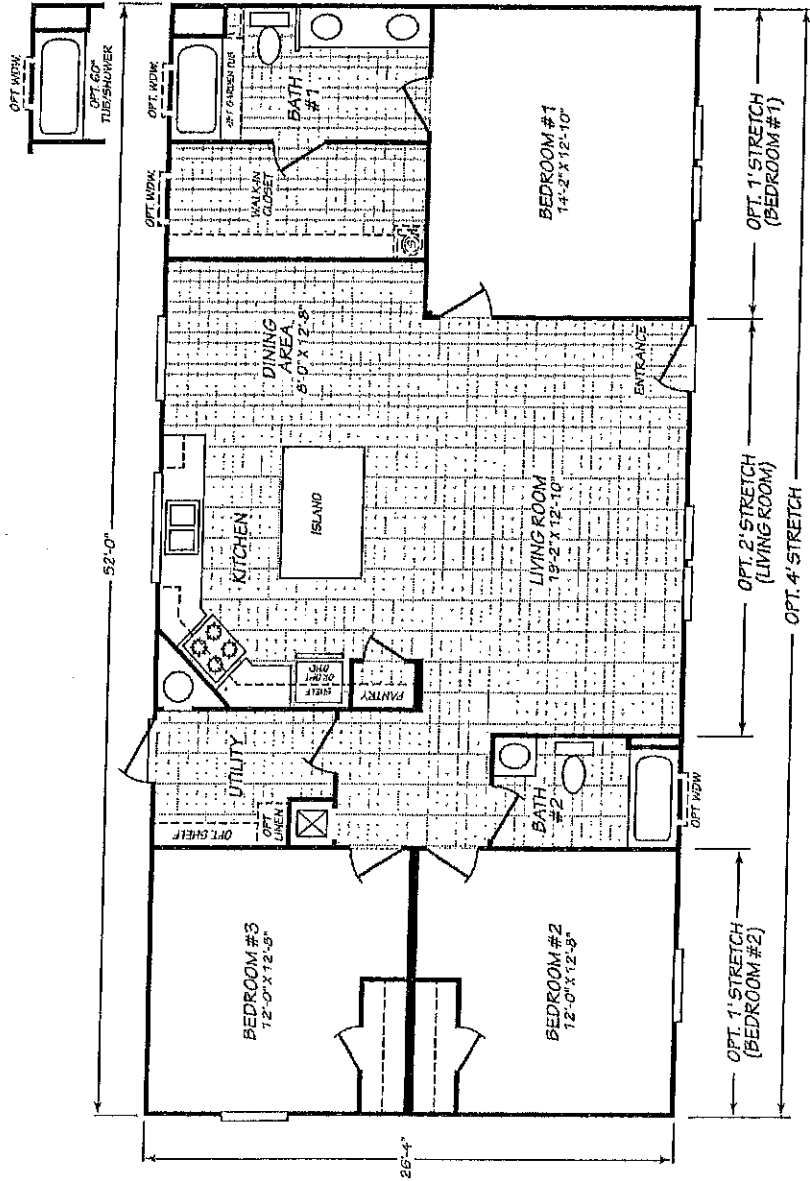
SITE PLAN BOX:





THE SUMMIT

www.fleetwoodhomes.com

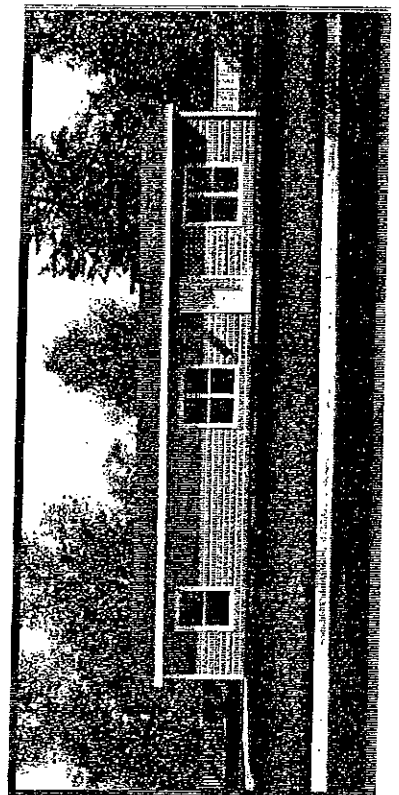


MODEL 28523A

3 Bedroom • 2 Bath • 1,369 Square Feet

G2021 FLEETWOOD HOMES INC. ALL RIGHTS RESERVED

Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice of obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

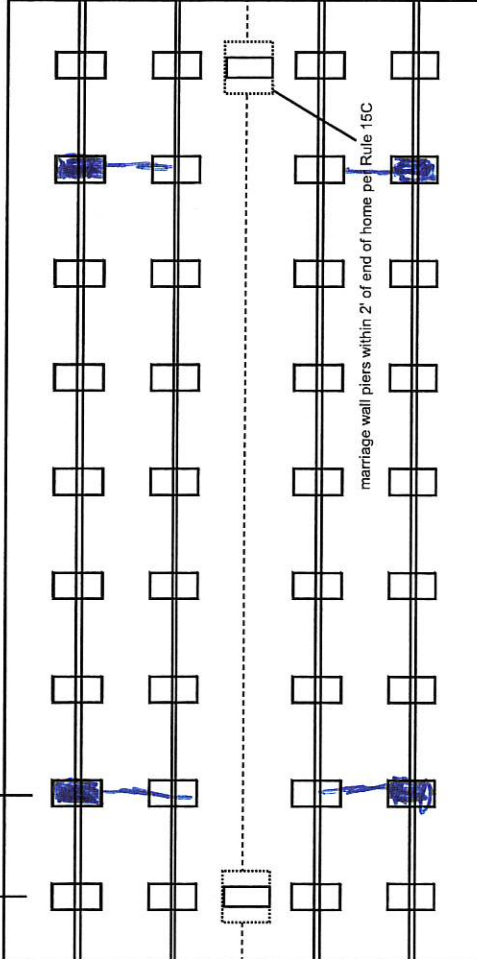
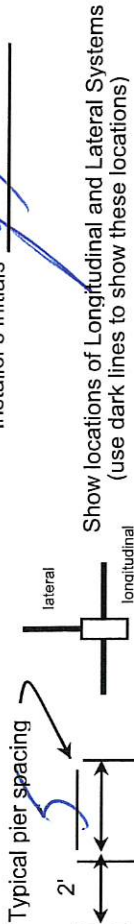


Mobile Home Permit Worksheet

Installer: James Foley License # TH 167853
 Address of home being installed: 139 SW Arbor LN
Lake City
 Manufacturer: Fleetwood Length x width: 52 x 28

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.

Installer's initials: [Signature]



Grid area for sketching the remainder of the home's blocking plan.

Application Number: _____

Date: _____

New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual
 Home is installed in accordance with Rule 15-C

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐
 Double wide ☒ Installation Decal # 90780
 Triple/Quad ☐ Serial # 67449AB

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3'	4'	5'	6'	7'	8'	8'
1500 psf	4'6"	6'	7'	8'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7'6"	8'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 24 x 24

Perimeter pier pad size 26 x 16

Other pier pad sizes (required by the mfg.) 26 x 31

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22.5	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening 1 Pier pad size 26 x 31

ANCHORS

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

FRAME TIES

Number 1

OTHER TIES
 Sidewall 1
 Longitudinal 1
 Marriage wall 1
 Shearwall 1

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
 Manufacturer _____
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer _____

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1000 psf or check here to declare 1000 lb. soil without testing.

X X X

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X X X

TORQUE PROBE TEST

The results of the torque probe test is 67 inch pounds or check here if you are declaring 5' anchors without testing ft. A test showing 275 inch pounds or less will require 5 foot anchors.

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 require anchors with 4000 lb. holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Date Tested

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 7

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 1

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 5

Application Number:

Date:

Site Preparation

Debris and organic material removed
Water drainage: Natural Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 2x4 Length: 6 Spacing: 2
Walls: Type Fastener: 5/8" Length: 3 Spacing: 2
Roof: Type Fastener: 5/8" Length: 2 Spacing: 2
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket Seal
Pg.
Installed:
Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg.
Siding on units is installed to manufacturer's specifications. Yes
Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

Skirting to be installed. Yes No
Dryer vent installed outside of skirting. Yes N/A
Range downflow vent installed outside of skirting. Yes
Drain lines supported at 4 foot intervals. Yes N/A
Electrical crossovers protected. Yes
Other:

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

Installer Signature

Date



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, James Foley, give this authority for the job address show below
Installer License Holder Name
only, 139 SW Arbor Lake City, FL, and I do certify that
Job Address

the below referenced person(s) listed on this form is/are under my direct supervision and control
and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Authorized Person is... (Check one)
TREEA Foster		<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner
		<input type="checkbox"/> Agent <input type="checkbox"/> Officer <input type="checkbox"/> Property Owner

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

License Holders Signature (Notarized)

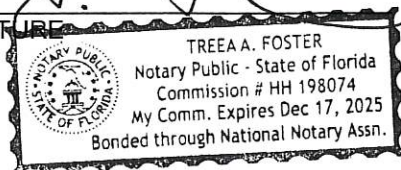
1H1078536 Jun 23 2022
License Number Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Suwannee

The above license holder, whose name is JAMES FOLEY,
personally appeared before me and is known by me or has produced identification
(type of I.D.) Personally Known on this 22 day of June, 2022.

NOTARY'S SIGNATURE



(Seal/Stamp)

RP 42

License Number: IH / 1078536 / 1 Name: JAMES FOLEY

Order #: 5418	Label #: 90780	Manufacturer: <i>Project Road</i>	(Check Size of Home)
Homeowner: <i>Dennis Hunter</i>	Year Model: <i>2022</i>	Length & Width: <i>28x52</i>	Single <input type="checkbox"/>
Address:	Type Longitudinal System: <i>ST</i>	Double <input type="checkbox"/>	Triple <input type="checkbox"/>
City/State/Zip:	Type Lateral Arm System: <i>ST</i>	HUD Label #:	
Phone #:	New Home: <input checked="" type="checkbox"/> Used Home: <input type="checkbox"/>	Soil Bearing / PSF:	
Date Installed:	Data Plate Wind Zone:	Torque Probe / in-lbs:	
Installed Wind Zone:		Permit #:	

Note:

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

90780

LABEL #

DATE OF INSTALLATION

JAMES FOLEY

NAME

IH / 1078536 / 1

5418

ORDER #

LICENSE #

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.

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR _____ PHONE _____

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

Hunter Deas

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name <u>Richard H. SAPP</u> License #: <u>EC13006002</u>	Signature <u><i>[Signature]</i></u> Phone #: <u>386-362-4058</u>
	Qualifier Form Attached <input type="checkbox"/>	
MECHANICAL/ A/C _____	Print Name <u>Ronald E Bonds Sr</u> License #: <u>CAC1817658</u>	Signature <u><i>[Signature]</i></u> Phone #: <u>850-872-8339</u>
	Qualifier Form Attached <input type="checkbox"/>	

F. S. 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.

Prepared by: Lisa Gwen Deas
12878 County Road 137
Wellborn, FL 32094

This space for recorder use only.

Parcel ID#: _____

FLORIDA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 1st day of February, 20 21, by
Daniel A. and Lisa Gwen Deas

whose address is 12878 County Road 137 Wellborn, FL 32094

hereinafter called the Grantor, to

Hunter A. Deas

whose address is 12878 County Road 137 Wellborn, FL 32094

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$ 0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

(legal description of property)

Commence at the Northeast corner of Section 31, Township 3 South, Range 16 East, Columbia County, Florida and run thence S 05°21'00" W, along the East line of said Section 31, 796.00 Feet to the point of beginning; thence continue S 05°21'00" W, along said East line, 504.58 Feet to the South line of the NE 1/4 of NE 1/4; thence N 88°53'43" W, along said South line, 273.75 Feet; thence N 05°20'11" E, 504.71 Feet; thence S 88°51'58" E, 273.96 Feet to the point of beginning. Containing 3.16 acres, more or less.

Subject to county maintained right of way for SW Thomas Terrace along the East side thereof and SW Arbor Lane along the South side thereof.



To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Tracy K. Baldwin
Witness Signature as to First Grantor

Tracy K. Baldwin
Printed Name

Dawn Kirkland
Witness Signature as to First Grantor

Dawn Kirkland
Printed Name

Tracy K. Baldwin
Witness Signature as to First Grantor

Tracy K. Baldwin
Printed Name

Dawn Kirkland
Witness Signature as to First Grantor

Dawn Kirkland
Printed Name

DODD
Signature of Grantor

Daniel A. Deas
Printed Name of Grantor

12878 County Rd 137 Wellborn, FL
Post Office Address
32094

Lisa Gwen Deas
Signature of Grantor

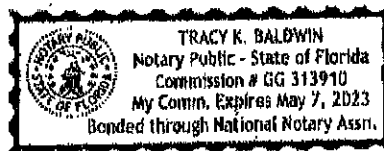
Lisa Gwen Deas
Printed Name of Grantor

12878 County Rd 137 Wellborn, FL
Post Office Address
32094

STATE OF Florida
COUNTY OF Walton

Sworn to, Subscribed and Acknowledged before me by means of (☒) physical presence or (☐) online notarization, on this 15 day of February, 2021 by Daniel A. Deas and Lisa Gwen Deas who (☒) is personally known to me or (☐) produced identification

Tracy K. Baldwin
Notary Public
NOTARY SEAL



DANIEL & GORE, LLC
Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32055
PH: (386) 752-9018
Fax (904) 339-9229

BOUNDARY SURVEY
IN
THE NE 1/4 OF NE 1/4
SECTION 31, TWP 3-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 05°21'00" W. ALONG THE EAST LINE OF SAID SECTION 31, 786.00 FEET TO THE POINT OF BEGINNING; THENCE N 05°21'00" W. ALONG 500.00 FEET, LINE 504.58 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE 1/4, THENCE N 05°03'43" E. ALONG SAID SOUTH LINE, 273.75 FEET; THENCE N 05°20'11" E. 504.77 FEET; THENCE S 85°51'58" E. 273.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.18 ACRES. MORE OR LESS.

SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW THOMAS TERRACE ALONG THE EAST SIDE THEREOF AND SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

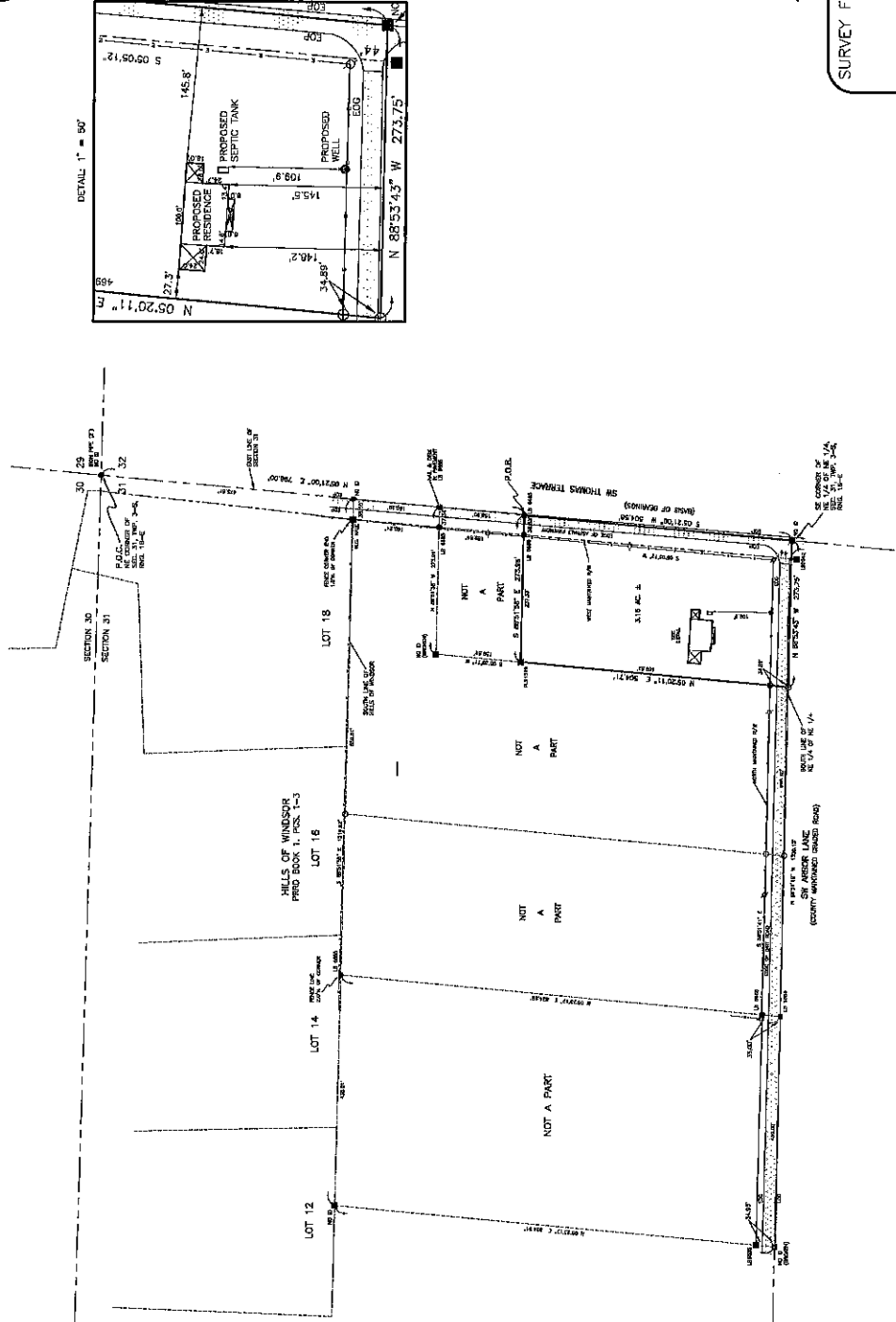
NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING S 05°21'00" W. ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.

4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.

5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.



LEGEND

- [illegible]

SCALE: 1" = 100'

SURVEY FOR:

06/26/2020

DATE OF CERTIFICATE
06/26/2020

06/18/2020

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER 200050	APPROVED: B5D	DRAWN BY: BC	FIELD BOOK EPB	SHEET NO. 1 OF 1
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Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/23/2022

Parcel: << 31-3S-16-02413-007 (43411) >>

Owner & Property Info

Result: 1 of 1

Owner	DEAS HUNTER A 161 SW ARBOR LN LAKE CITY, FL 32024		
Site	139 SW ARBOR Ln, LAKE CITY		
Description*	COMM AT NE COR, RUN S 796 FT TO POB, S 504.58 FT TO S LINE NE1/4 OF NE1/4, THENCE W 273.75 FT, N 504.71 FT, E 273.96 FT TO POB. QC 1429-2628,		
Area	3.16 AC	S/T/R	31-3S-16
Use Code**	VACANT (0000)	Tax District	3

*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 & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$23,700	Mkt Land	\$23,700
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$23,700	Just	\$23,700
Class	\$0	Class	\$0
Appraised	\$23,700	Appraised	\$23,700
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$23,700	Assessed	\$23,700
Exempt	\$0	Exempt	\$0
Total	county:\$23,700 city:\$0	Total	county:\$23,700 city:\$0
Taxable	other:\$0 school:\$23,700	Taxable	other:\$0 school:\$23,700

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/1/2021	\$100	1429/2628	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	3.160 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$23,700

Search Result: 1 of 1

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Daniel & Lisa Deas, the Owner of the parent parcel which has been subdivided for Hunter A. Deas, the Immediate Family Member of the Owner, and which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as Son. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 31-35-16-02413-006.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 31-35-16-02413-007.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Daniel A. Deas / Lisa Gwen Deas
Owner

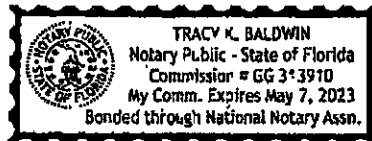
Hunter A. Deas
Immediate Family Member

Daniel A. Deas / Lisa Gwen Deas / Hunter A. Deas
Typed or Printed Name

Typed or Printed Name

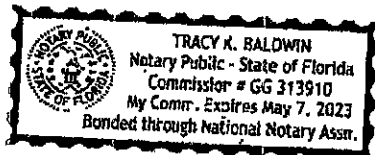
Subscribed and sworn to (or affirmed) before me this 19th day of May, 2022
by Daniel A. Deas + Lisa A. Deas (Owner) who is personally known to me or has produced
_____ as identification.

Tracy K. Baldwin
Notary Public



Subscribed and sworn to (or affirmed) before me this 19th day of May, 2022
by Hunter A. Deas (Family Member) who is personally known to me or has
produced _____ as identification.

Tracy K. Baldwin
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams

Name: Liza Williams

Title: Code Compliance Officer

