

ONE FOOT RISE REPORT

Prepared for:

RANDALL & CHRISTIE BRADLEY

759 SW PLEASANT TERRACE
FORT WHITE, FL

Lot 66 & 67, Unit 20, Three Rivers Subdivision
Section 36, Township 6 South, Range 15 East

Columbia County, Florida

JANUARY 26, 2021

Prepared by:

Carol Chadwick, P.E.
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ccpewyo@gmail.com



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and sealed by Carol
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PROJECT DESCRIPTION

Randall & Christie Bradley would like to permit improvements to Lots 66 and 67, Unit 20, Three Rivers Subdivision located in Section 36, Township 6 South, Range 15 East, Columbia County, Florida. Property address is 759 SW Pleasant Terrace, Fort White, FL. The parcel number for the property is 00-00-00-01274-066. The permit will be for the construction of a new 32' by 58' mobile home. The proposed structure is not located within 75 feet of the Santa Fe River.

ANALYSIS

The attached FIRMette shows the base flood elevation at 33.8 +/- . The area of the Zone AE flood plain 100' upstream and 100' downstream is 728105 s.f. or 16.71 acres. The area of the proposed structure is 1856 s.f. The proposed structure is 0.25 percent of the flood plain which will not cause a rise in the base flood elevation.

CONCLUSION

Calculations show no increase in the base flood elevation.

ONE FOOT RISE CERTIFICATION

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

January 26, 2021

ONE FOOT RISE CERTIFICATION

Owner: Randall & Christie Bradley

Property Address: 759 SW Pleasant Terrace
Fort White, FL 32038

Property Description: Lots 66 & 67, Unit 20, Three Rivers Subdivision
Section 36, Township 6 South, Range 15 East
Columbia County, Florida

Structure in Floodway: 32' x 58' mobile home

Elevation of 100-year flood: 33.8 feet +/- (SRWMD Flood Report)

Community Panel: 12023C 0467C

I hereby certify that the construction of the proposed residence will not obstruct flow or cause more than a 1.00 foot rise in the 100-year flood elevation of Falling Creek.



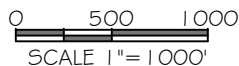
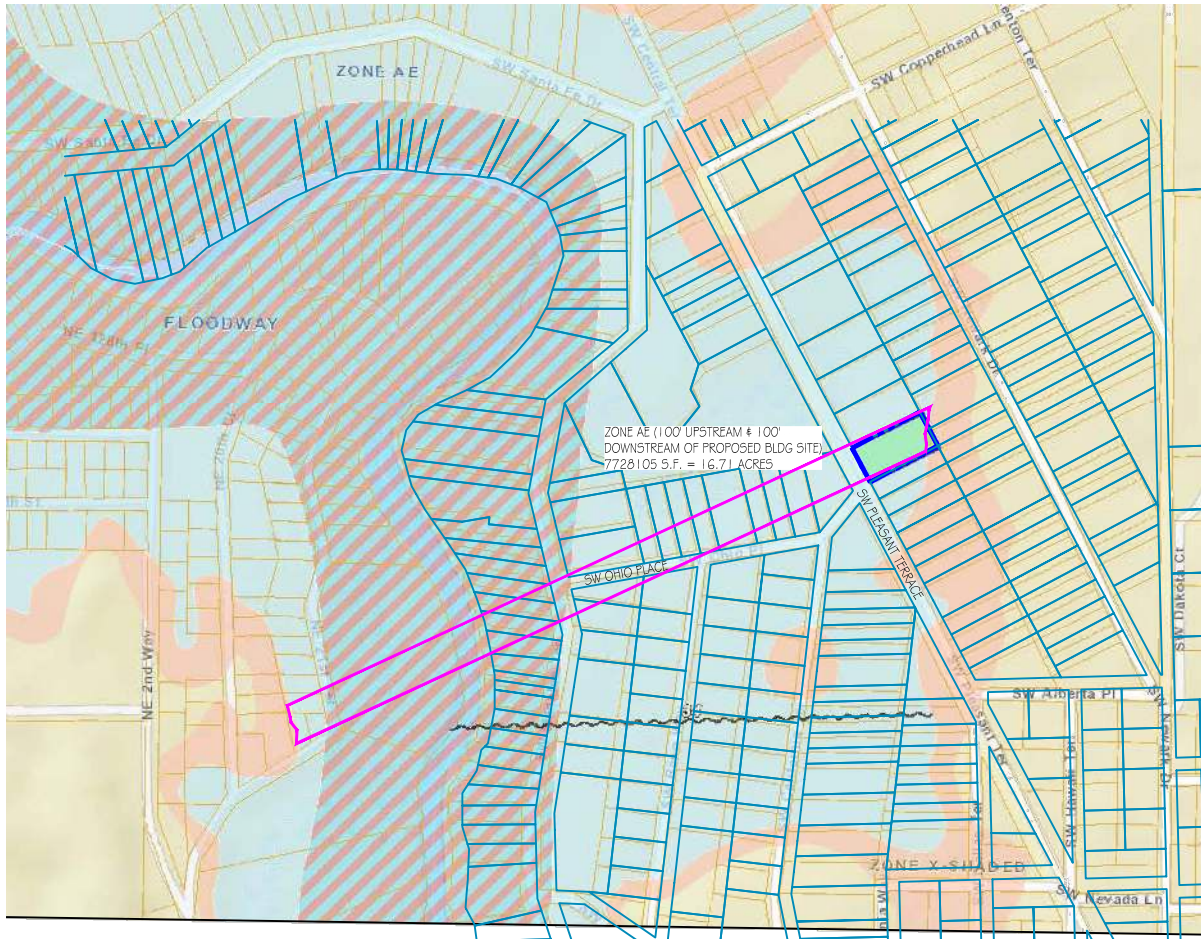
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c=US
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Carol Chadwick, P.E.

CC Job FL21019

LOCATION MAP

LOTS 66 & 67, UNIT 20, THREE RIVERS SUBDIVISION
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FL



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CAROL CHADWICK

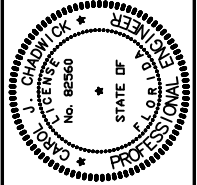








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PREPARED FOR
RANDALL & CHRISTIE BRADLEY
759 SW PLEASANT TERRACE
FORT WHITE, FL

BRADLEY LOCATION MAP
759 SW PLEASANT TERRACE
FORT WHITE, FL

PROJECT NO.	FL21019
DATE	JAN. 26, 2021
REVISION DATE	
SHEET	OF
	SHEETS

COLUMBIA COUNTY PROPERTY APPRAISER MAP

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: << 00-00-00-01274-066 >>

Owner & Property Info

Owner	BRADLEY RANDALL K & CHRISTIE L BRADLEY 759 SW PLEASANT TER FORT WHITE, FL 32038		
Site	759 PLEASANT TER, LAKE CITY		
Description*	LOTS 66 & 67 UNIT 20 THREE RIVERS ESTATES, 727-386, 941-1143, QC 1147-1960, CT 1268- 2398, CT 1289-1592, CT 1289- 1594, WD 1307-263, WD 1311- 1423, WD 1414-520,		
Area	1.836 AC	S/T/R	36-6S-15
Use Code**	MOBILE HOM (000200)	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

2020 Certified Values		2021 Working Values	
Mkt Land (2)	\$14,050	Mkt Land (2)	\$14,050
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$9,644	Building (1)	\$9,644
XFOB (3)	\$1,000	XFOB (3)	\$1,000
Just	\$24,694	Just	\$24,694
Class	\$0	Class	\$0
Appraised	\$24,694	Appraised	\$24,694
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$24,694	Assessed	\$24,694
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$24,694 city:\$24,694 other:\$24,694 school:\$24,694	Total Taxable	county:\$24,694 city:\$24,694 other:\$24,694 school:\$24,694



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/15/2020	\$38,500	1414/0520	WD	I	Q	05 (Multi-Parcel Sale) - show
3/15/2016	\$24,500	1311/1423	WD	I	U	12
7/29/2015	\$100	1298/1721	CT	I	U	18
7/27/2015	\$100	1298/1719	CT	I	U	18
4/17/2015	\$100	1307/0263	WD	I	U	12
1/15/2014	\$100	1268/2398	CT	I	U	18
3/22/2008	\$100	1147/1960	QC	I	U	01
12/6/2001	\$35,000	941/1143	WD	I	Q	
7/27/1990	\$4,800	727/0385	WD	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	MOBILE HME (000800)	1992	840	1008	\$9,644

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

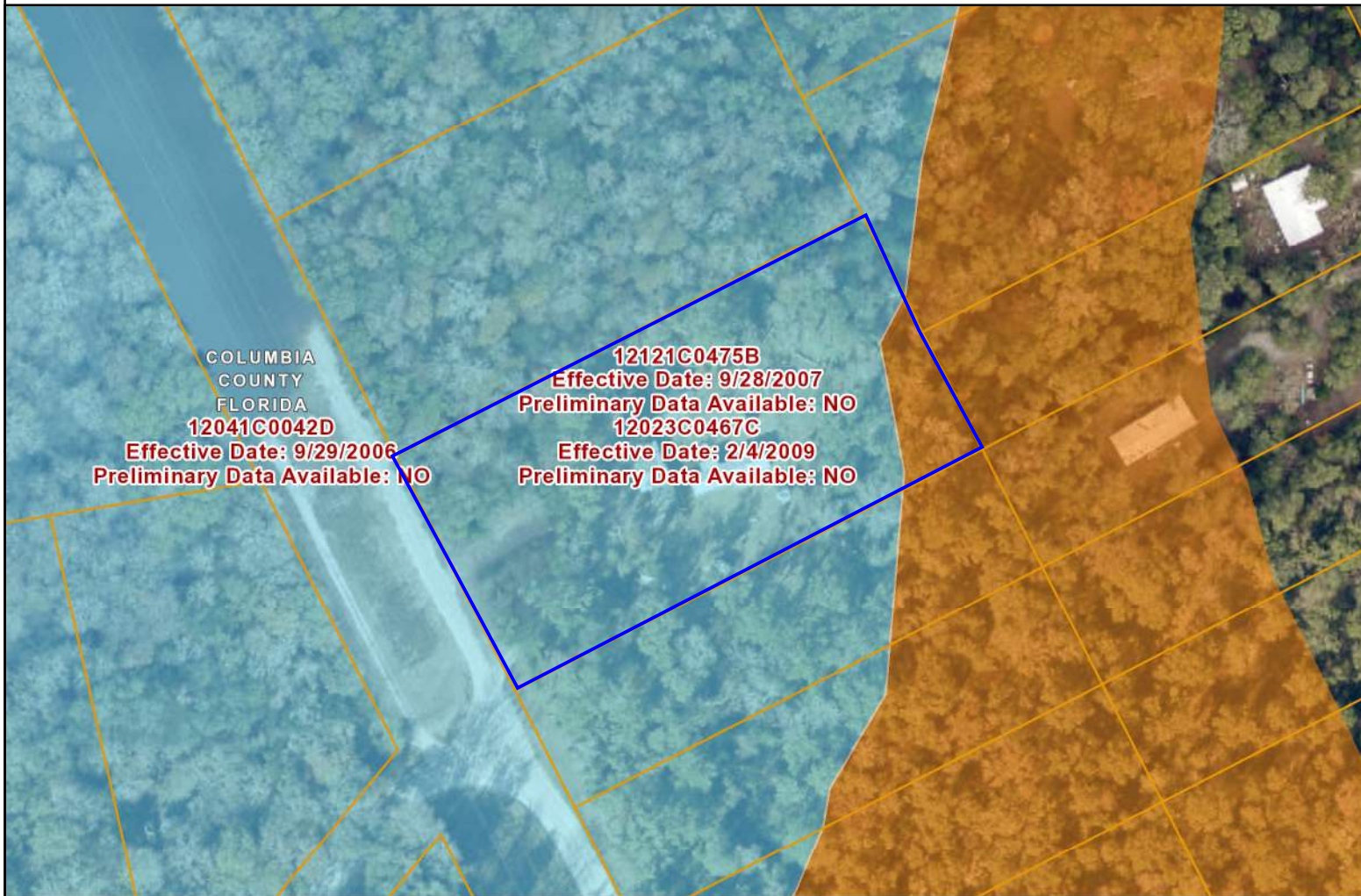
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0294	SHED WOOD/	1993	\$600.00	1.000	10 x 12 x 0	(000.00)
0070	CARPORT UF	1993	\$100.00	1.000	10 x 12 x 0	(000.00)
0120	CLFENCE 4	1993	\$300.00	1.000	0 x 0 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000200	MBL HM (MKT)	2.000 LT - (1.836 AC)	1.00/1.00 0.90/1.00	\$5,400	\$10,800
009945	WELL/SEPT (MKT)	1.000 UT - (0.000 AC)	1.00/1.00 1.00/1.00	\$3,250	\$3,250

SRWMD FLOOD REPORT

Suwannee River Water Management District Effective Flood Information Report



LOCATION

Date: 1-26-2021

Parcel: 00-00-00-01274-066

County: COLUMBIA

STR: S036 T06 R15

Columbia Flood Hazard Areas Status
2/4/2009

FLOOD INFORMATION

Special Flood Hazard Area?
(SFHA): Yes

Flood Zone(s): X-SHADED, AE

Floodway: No

1% Annual Chance
Flood Elev (BFE): 33.8 (feet)

10% Annual Chance
Flood Elev: 27.9 (feet)

50% Annual Chance
Flood Elev: 22 (feet)

Note: Elevations are based on NAVD88

FIRM Panel(s): 12023C0467C

1% Flood - Floodway (High Risk)
1% Flood - Zone AE (High Risk)
1% Flood - Zone A, AH, or AO (HighRisk)
0.2% Flood - X-Shaded (Moderate Risk)

1% Flood - Zone VE (HighRisk)
Floodway Increase
SFHA Decrease
SFHA Increase

Depressions
Base Flood Elevations
Cross Sections
County Boundaries

FIRM Panel Index
Parcels
River Marks
Wetlands

The Federal Emergency Management Agency (FEMA) maintains information about map features, such as street locations and names, in or near designated flood hazard areas. The information herein represents the best available data as of the effective date shown. The applicable Flood Insurance Study and a Digital Flood Insurance Rate Map is available online (<http://www.srwmfloodreport.com>). To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to also consult the FEMA Map Service Center at 1-800-358-9616 (<http://www.msc.fema.gov>) for information on available products associated with this FIRM panel. Available products from the Map Service Center may include previously issued Letters of Map Change. Requests to revise flood information in or near designated flood hazard areas may be provided to FEMA during the community review period on preliminary maps, or through the Letter of Map Change process for effective maps.

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066