



## Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

**PARCEL: 06-4S-16-02788-024** - NO AG ACRE (009900)

COMM AT NW COR OF SE 1/4 OF SE 1/4, RUN E 63.92 FT, S 437.79 FT, W 176.50 FT FOR POB, CONT

Name: VASQUEZ FRANCISCO R & ROSA A

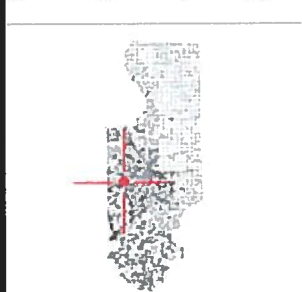
Site:

351 SW SATELLITE LN  
LAKE CITY, FL 32024

Sales Info 6/13/2003 \$31,000.00 V / Q

LandVal	\$40,080.00
BldgVal	\$0.00
ApprVal	\$40,080.00
JustVal	\$40,080.00
Assd	\$40,080.00
Exmpt	\$0.00
Taxable	\$40,080.00

0 200 400 600 ft

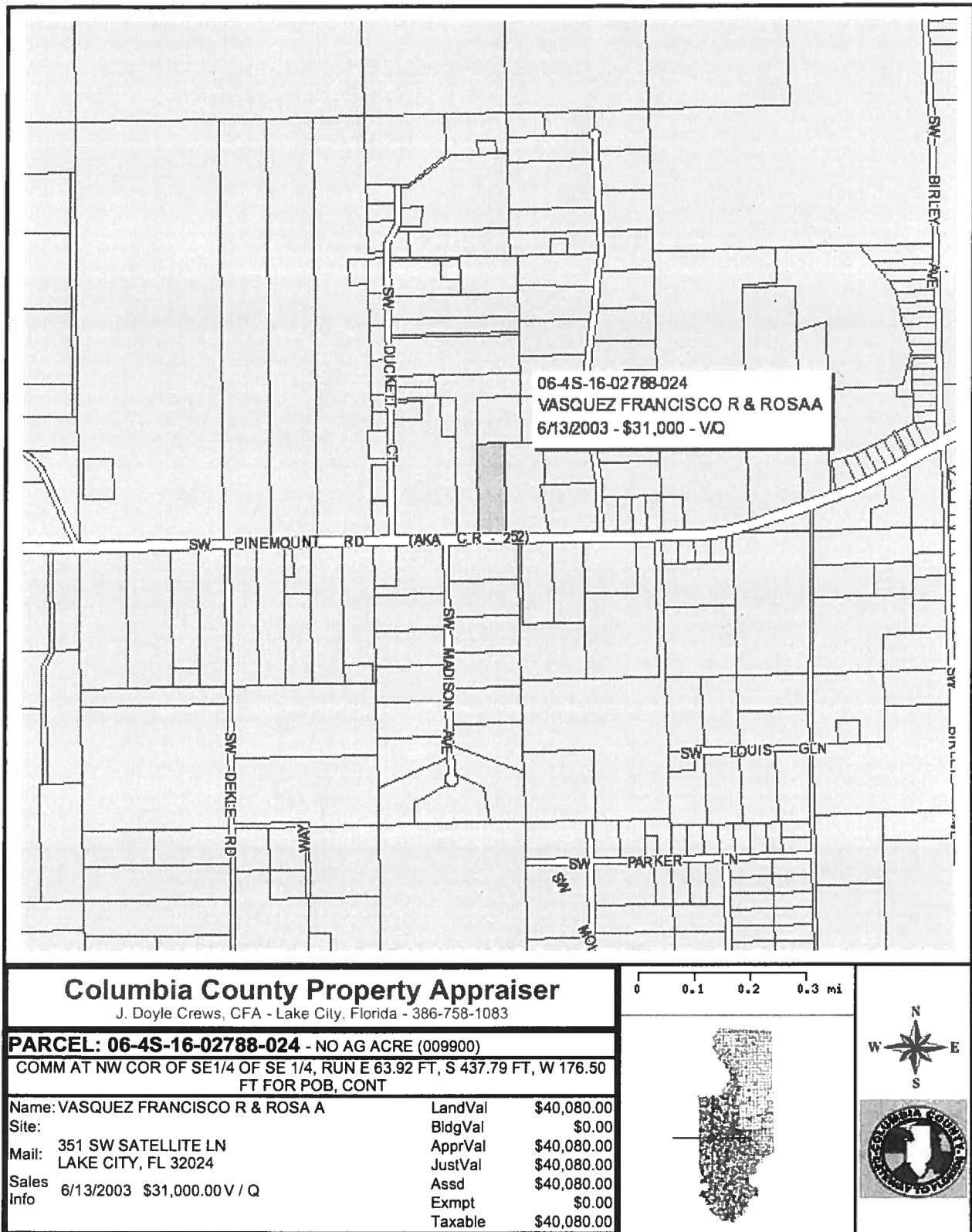


This information, GIS Map Updated: 2/7/2006, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

meet Wed, 4-12-06 @ 11:00 am at property

985-2655

758-2292  
Call Mrs. Vasquez



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Call Comm. Skinner  
if he gives permission

~~Docket Rd.~~

Culvert on ~~road~~  
No culvert there

Krystal Simmons  
752-0068

m/H OK Needs culvert  
before power



mail 3/29/06 - Do Not

# COLUMBIA COUNTY INSPECTION SHEET

DATE 03/27/2006 TAKEN BY JW INSPECTION DATE: 3.28.06

BUILDING PERMIT # 000024273 CULVERT / WAIVER PERMIT # 000001022 WAIVER       

PARCEL ID # 06-4S-16-02788-024 ZONING AG-3

TYPE OF DEVELOPMENT MH, UTILITY

SETBACKS: FRONT 30.00 REAR 25.00 SIDE 25.00 HEIGHT       

FLOOD ZONE X SEPTIC 06-0082-N NO. EXISTING D.U. 0

SUBDIVISION        Lot        Block        Unit        Phase       

OWNER FRANCISCO & ROSA VASQ PHONE 758-2992

ADDRESS 351 SW SATELITE LN LAKE CITY FL 32055

CONTRACTOR DALE HOUSTON PHONE 752-7814

LOCATION PINEMOUNT HWY, APPROX. 3 MILES ON RIGHT PAST JOY EXPLOSION

CHURCH AFTER YELLOW HOUSE

COMMENTS: FLOOR ONE FOOT ABOVE ROAD

758-7764

## INSPECTION(S) REQUESTED:

       Temp Power               Foundation               Set backs       

       Mono Slab               Under Slab Rough-in               Slab       

       Sheathing/Nailing               Framing               Other       

       Above slab Rough-in               Electrical Rough-in       

       Heat & A/C               Beam (Lintel)               Perm Power       

✓ CO Final               Culvert               Reconnection       

       Pool        ✓ MH Perm Power               Utility Pole       

       RV Power               Re-Roof               MH Pole       

## INSPECTORS:

APPROVED        NOT APPROVED        BY        POWER CO. CLAY

INSPECTORS COMMENTS:

# COLUMBIA COUNTY FLORIDA

## M/H OCCUPANCY

### 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 06-4S-16-02788-024

Building permit No. 000024273

Permit Holder DALE HOUSTON

Owner of Building FRANCISCO & ROSA VASQUEZ

Location: 351 SW SATELLITE LANE, LAKE CITY, FL

Date: 03/29/2006



*John Keneel*

Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)

ck. 24439 427.19 386.344.9237 497-1045

**PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION**

For Office Use Only

Zoning Official BLK 15.02.06 Building Official OK JTH 2-15-06

AP# 0602-39 Date Received 2-13-06 By CH Permit # 1022/ 24273

Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3

Comments \_\_\_\_\_

FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_

☒ Site Plan with Setbacks shown ☒ Environmental Health Signed Site Plan ☐ Env. Health Release

☒ Well letter provided ☐ Existing Well

Revised 9-23-04

▪ Property ID 06-45-16 - 02788-024 Must have a copy of the property deed

▪ New Mobile Home ✓ Used Mobile Home \_\_\_\_\_ Year 2006

▪ Subdivision Information \_\_\_\_\_

▪ Applicant William "Bo" Royals Phone # 754-6737

▪ Address 4068 n.s. Hwy 90 West, Lake City, FL 32055

▪ Name of Property Owner Francisco & Rosa Vasquez Phone# 758-2992

▪ 911 Address 351 SW Satellite Rd, Lake City FL 32024

▪ Circle the correct power company - FL Power & Light - Clay Electric

(Circle One) - Suwannee Valley Electric - Progressive Energy

▪ Name of Owner of Mobile Home Sean Vasquez Phone # 758-2992

▪ Address \_\_\_\_\_

▪ Relationship to Property Owner \_\_\_\_\_

▪ Current Number of Dwellings on Property 0

▪ Lot Size \_\_\_\_\_ Total Acreage 5.01

▪ Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver Permit

▪ Driving Directions 252 (Pinemont Hwy) approx. 3 miles property next to Joy Explosion Church after yellow house on Rt.

▪ Is this Mobile Home Replacing an Existing Mobile Home No (owes)

▪ Name of Licensed Dealer/Installer Dale Houston Phone # 752-7814

▪ Installers Address 134 Barrs Glen LAKE City FL 32055

▪ License Number IH0000040 Installation Decal # 259056

2267 JW Acker & BO ON 2.15.06

# Columbia County Property Appraiser

DB Last Updated: 9/16/2005

Parcel: 06-4S-16-02788-024

Tax Record

Property Card

Interactive GIS Map

Print

## 2005 Proposed Values

### Owner & Property Info

Search Result: 1 of 1

<b>Owner's Name</b>	VASQUEZ FRANCISCO R & ROSA A
<b>Site Address</b>	
<b>Mailing Address</b>	351 SW SATELLITE LN LAKE CITY, FL 32024
<b>Brief Legal</b>	COMM AT NW COR OF SE1/4 OF SE 1/4, RUN E 63.92 FT, S 437.79 FT, W 176.50 FT FOR POB, CONT

<b>Use Desc. (code)</b>	NO AG ACRE (009900)
<b>Neighborhood</b>	6416.00
<b>Tax District</b>	3
<b>UD Codes</b>	MKTA01
<b>Market Area</b>	01
<b>Total Land Area</b>	5.010 ACRES

### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$32,565.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$32,565.00

<b>Just Value</b>	\$32,565.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$32,565.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$32,565.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
6/13/2003	985/2655	WD	V	Q		\$31,000.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

### Land Breakdown

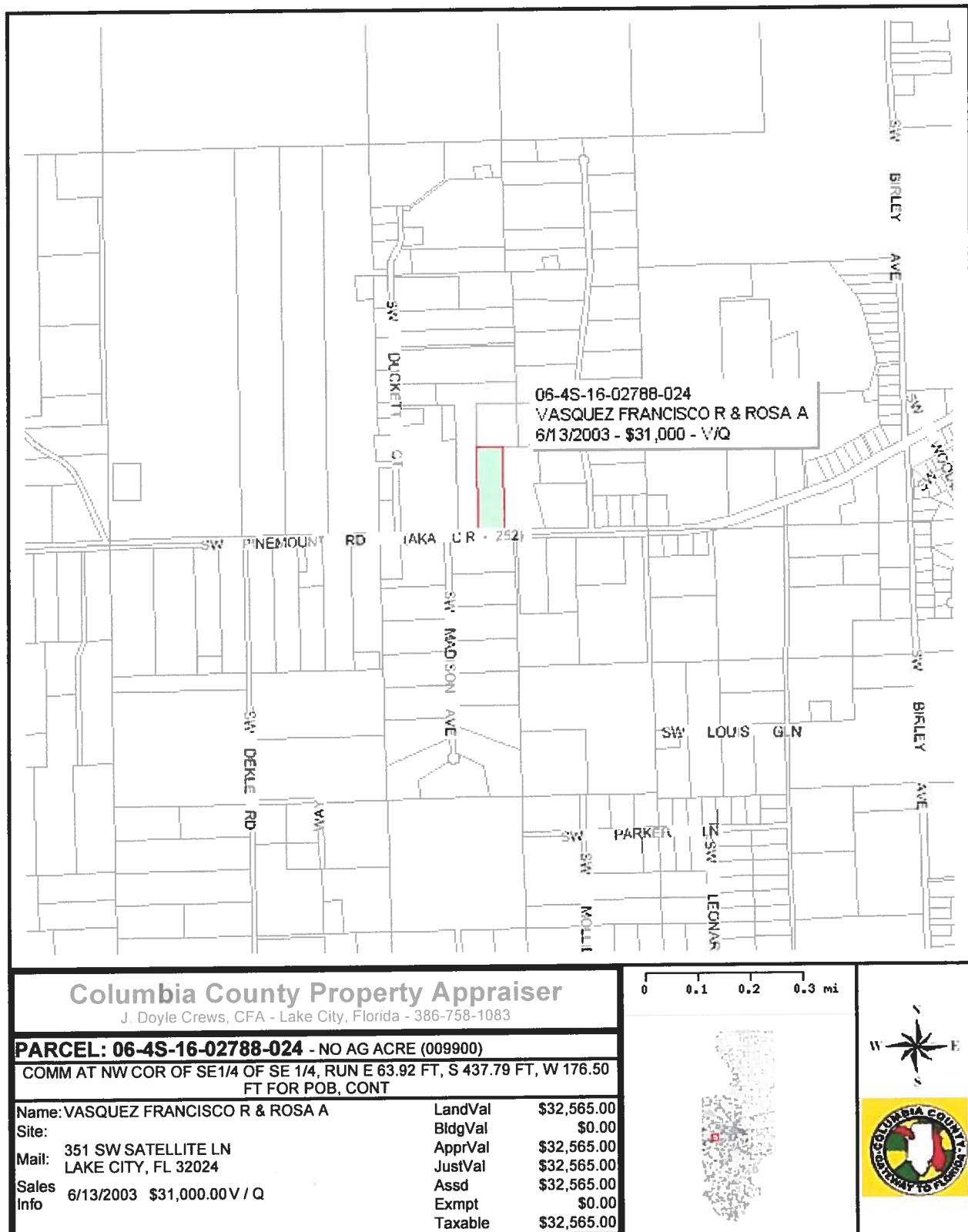
Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
009900	AC NON-AG (MKT)	5.010 AC	1.00/1.00/1.00/1.00	\$6,500.00	\$32,565.00

Columbia County Property Appraiser

DB Last Updated: 9/16/2005

1 of 1

**Disclaimer**



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APPROXIMATE SCALE IN FEET  
2000 0 2000

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM  
FLOOD INSURANCE RATE MAP**

COLUMBIA  
COUNTY,  
FLORIDA  
(UNINCORPORATED AREAS)

PANEL 175 OF 290

PANEL LOCATION



**COMMUNITY-PANEL NUMBER**

120070 0175 B

**EFFECTIVE DATE:**

JANUARY 6, 1988



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at [www.fema.gov/nifmap](http://www.fema.gov/nifmap)





TOTAL										GRANTEE						
AE BN	EXTRA CODE	FEATURES DESC	LEN	WID	HGHT	QTY	QL	YR	FIELD CK:		UNITS UT	PRICE	ADJ	UT PR	SPCD %	:
AE	CODE	DESC	ZONE	ROAD	{UD1 {UD3 FRONT DEPTH				FIELD CK:							
			TOPO	UTIL	{UD2 {UD4 BACK DT				ADJUSTMENTS							
Y 009900 AC NON-AG 2006									1.00 1.00 1.00 1.00			5.010	AC	6500.000	6500.0	

INSTALLER: Dale Fowler License # I1000004

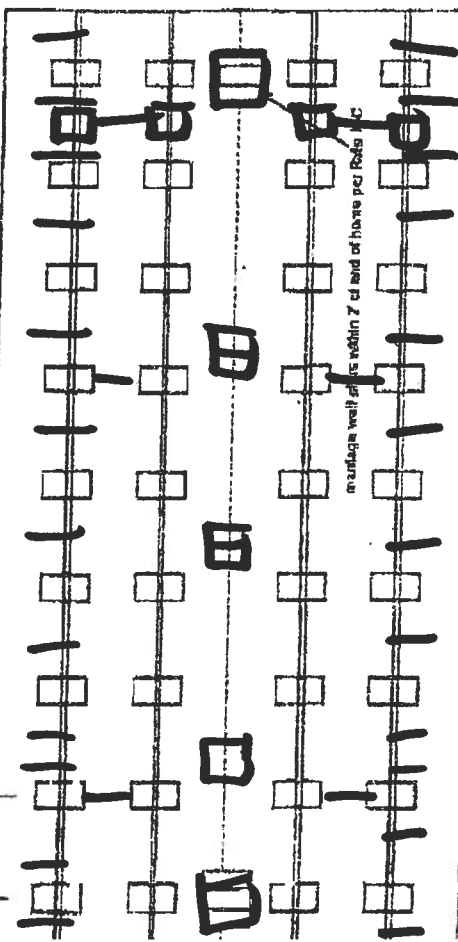
Address of home being installed:

Manufacturer: Horton Length x width: 60x28

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 has exceed 6 ft 4 in.

Installer's initials: DA



28x60 10000011 23x31  
Piers: 10 per side 6'00K  
Anchors: 12 per side 5'4012  
6 - Longi funds 1 51/5151

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 Detail # 259032  
Triple/Quad ☐ Serial #

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 psi	3'	4'	4'	5'	6'	7'	8'
1500 psi	4'	5'	5'	6'	7'	8'	8'
2000 psi	5'	6'	6'	7'	8'	8'	8'
2500 psi	6'	7'	7'	8'	8'	8'	8'
3000 psi	7'	8'	8'	8'	8'	8'	8'
3500 psi	8'	8'	8'	8'	8'	8'	8'

Interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

Bearner pier pad size 23x31  
Perimeter pier pad size 16x16  
Other pier pad sizes (required by the mfg.)

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.

POPULAR PAD SIZES

Pad Size	Sq In
18 x 18	256
18 x 18	288
18.5 x 18.5	342
18 x 22.5	380
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/8 x 23 3/8	441
17 1/2 x 25 1/2	448
24 x 24	576
25 x 26	676

ANCHORS

4 ft 5 ft

FRAME TIES

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

OTHER TIES

Number

Sidewall Longitudinal Marriage wall Shearwall

TIEDOWN COMPONENTS

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

Oliver Technologies



# PERMIT NUMBER

## POCKET PENETROMETER TEST

The pocket penetrometer tests are runned down to \_\_\_\_\_ without testing \_\_\_\_\_ psi  
or check here to declare 1000 lb. soil \_\_\_\_\_

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 \_\_\_\_\_ inch pounds or check here if you are declaring 5' anchors without testing \_\_\_\_\_ A test showing 275 inch pounds or less will require 4 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewalk locations. I understand 5 ft reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000-lb. holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Date Tested

Electrical

Plumbing

connect all sewer drains to an existing sewer tap or septic tank. Pg. \_\_\_\_\_  
connect all potable water supply piping to an existing water meter, water tap, or other dependent water supply systems. Pg. \_\_\_\_\_

## Site Preparation

Debris and organic material removed \_\_\_\_\_  
Water drainage. Natural \_\_\_\_\_ Swale \_\_\_\_\_ Pad \_\_\_\_\_ Other \_\_\_\_\_

## Fastening multi-wide units

Floor: Type Fastener: LAS Length: 11 AX 24"  
Walls: Type Fastener: Strip Spacing: 12"  
Roof: Type Fastener: WAS Spacing: 12 AX 24"  
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 laps will not serve as a gasket.

Installer's initials

Installed:

Between Floors Yes  
Between Walls Yes  
Bottom of ridgebeam Yes

## Weatherproofing

The bottomboard will be repaired and/or taped. Yes  
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 X No  
Dryer vent installed outside of skirting. Yes  
Range downflow vent installed outside of skirting. Yes  
Drain lines supported at 4 foot intervals. Yes  
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

## MINIMUM BLOCKING STANDARDS

1. **Pier foundations shall be installed directly under the main frame (or chassis) of the manufactured home.** The piers shall not be further apart than eight (8) feet on centers and the maximum distance in from each end 2'-0".
2. **All grass and organic matter shall be removed and the pier foundation placed in stable soil.** The pier foundation shall be minimum of 24" x 30" x 4" (refer to soil bearing capacity for exact size), solid concrete pad, pre-cast or poured in place, or equivalent. (Min. based on 1000 psf - 8'-0" pier spacing).
3. Piers must be constructed of regular 8" x 8" x 16" concrete blocks, open cells, solid or equivalent (with open cells vertical) placed above the foundation. A 2" x 8" x 16" pressure treated wood plate, or equivalent, shall be placed on top of the pier with shims fitted and driven tight from both sides of the I-Beam. (See Figure 1.)
4. **All piers over forty (40) inches in height shall be double tiered with blocks interlocked and capped with a 4" x 16" x 16" solid concrete block or equivalent, and cushioned with wood shims or pressure treated plate.** (See Figures II and III.)
5. **All corner piers over three (3) blocks high shall be doubled tiered, with blocks interlocked and capped with a 4" x 16" x 16" solid concrete block or equivalent and cushioned with wood shims and pressure treated plate.**
6. **EXTERIOR SIDEWALL/MARRIAGE WALL BLOCKING - In addition to providing piers for supporting the frame, piers also are required to support the special roof loads.** These support piers are required at all marriage wall and sidewall openings greater than 4 ft. in width. These piers should be placed at each side of such openings. Typical sidewall openings - sliding glass door/full bay windows. Typical marriage wall openings - cathedral openings, passageway openings greater than 4'. In addition to these supports, it is optional that support piers may be installed around the perimeter of the house -8 ft. O.C. Max.

## ADDENDUM TO MINIMUM BLOCKING STANDARDS

NOTE: In some situations forces and materials may interact in such a way as to result in some areas in a slight crowning of floor joists from the I-beam of the frame to the exterior wall. **When this situation does occur, it is required that the dealer exercise the option with respect to exterior sidewall blocking and install support piers around the perimeter of the house. 8 ft. O.C. Max.**



**ROYALS MOBILE HOME SALES**  
**386/754-6737 FAX 386/758-7764**  
**PROPERTY LOCATOR**

Customer Vasquez Telephone ( )

Make \_\_\_\_\_ Model \_\_\_\_\_ Serial# \_\_\_\_\_

DOP \_\_\_\_\_ Size \_\_\_\_\_

Physical  
Address \_\_\_\_\_

Mailing  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

252 B to apr 3 miles to property, next to Joy Explosion  
after yellow house on right

- 1.) Exterior Vinyl \_\_\_\_\_
- 2.) Slatings \_\_\_\_\_
- 3.) Carpet \_\_\_\_\_
- 4.) Floor Vinyl# \_\_\_\_\_
- 5.) Shingles \_\_\_\_\_
- 6.) Wall Board \_\_\_\_\_

Columbia County, No TET

# RON E. BIAS

## WELL DRILLING

317 SW Brecken Ridge • Fort White, FL 32038  
(386) 497-1045 • Mobile: (386) 364-9233 • Fax: (386) 497-1045

*Royal Mobile Home*

No. \_\_\_\_\_

Date: 2/1/06

Name: Wasson

Address: Highway 252

Phone: 407 758-7764

### DESCRIPTION:

4" deep well 150' plus  
1 hp 20 gal per min.  
1 1/4" drop  
120 plus tank flow.  
1 1/4" Check Valve  
back flow preventer  
SRW permit

Total: 2950.00

Deposit: \_\_\_\_\_

Balance: \_\_\_\_\_

Date Wanted: \_\_\_\_\_

Authorized By: Ron E. Bias

Received By: \_\_\_\_\_



# Columbia County Building Department Culvert Permit

**Culvert Permit No.**  
**000001022**

DATE 03/21/2006 PARCEL ID # 06-4S-16-02788-024  
APPLICANT BO ROYALS PHONE 754-6737  
ADDRESS 4068 US HWY 90 WEST LAKE CITY FL 32055  
OWNER FRANCISCO & ROSA VASQUEZ PHONE 758-2992  
ADDRESS 351 SW SATELITE LN LAKE CITY FL 32024  
CONTRACTOR DALE HOUSTON PHONE 752-7814  
LOCATION OF PROPERTY PINEMOUNT HWY, APPROX. 3 MILES ON RIGHT PAST JOY EXPLOSION  
CHURCH AFTER YELLOW HOUSE

SUBDIVISION/LOT/BLOCK/PHASE/UNIT \_\_\_\_\_

SIGNATURE

*William E. Royal*

## INSTALLATION REQUIREMENTS



Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:

- a) a majority of the current and existing driveway turnouts are paved, or;
- b) the driveway to be served will be paved or formed with concrete.

Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.



Culvert installation shall conform to the approved site plan standards.



Department of Transportation Permit installation approved standards.



Other \_\_\_\_\_

ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED  
DURING THE INSTALATION OF THE CULVERT.

135 NE Hernando Ave., Suite B-21  
Lake City, FL 32055  
Phone: 386-758-1008 Fax: 386-758-2160

**Amount Paid** 25.00



MAP # 23

nst:2003012436 Date:06/13/2003 Time:14:14

oc Stamp-Deed : 217.00

DC,P.DeWitt Cason,Columbia County B:985 P:2655

217.00

**WARRANTY DEED**

THIS INDENTURE, made this 12th day of June, 2003, between CHARLES B. BROWN, III and CHARLES H. KALB, both of whom do not reside on the property, whose address is 136 West St. Johns Street, Lake City, FL 32025, Grantors, and FRANCISCO R. VASQUEZ and ROSA A. VASQUEZ, his wife, whose address is Route 4, Box 241-C, Lake City, FL 32024, Grantees,

**WITNESSETH:**

That said Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**TOWNSHIP 4 SOUTH RANGE 16 EAST**

Section 6: Commence at the Northwest corner of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 6, Columbia County, Florida, and run thence N 88°46'20" E along the North line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 63.92 feet; thence S 01°20'09" E 437.79 feet; thence S 88°46'20" W 176.50 feet to the point of beginning; thence S 88°46'20" W 261.19 feet; thence S 01°20'09" E 835.45 feet to the North right of way line of County Road No. 252; thence N 88°47'46" E along said right of way line 261.19 feet; thence N 01°20'09" W 835.56 feet to the point of beginning. Containing 5.01 acres, more or less.

Tax Parcel Number R02788-000 (cutout)

SUBJECT TO: Taxes for 2003 and subsequent years; restrictions and easements of record; and easements shown by the plat of said property.

And said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Eddie M. Anderson  
Print Name: Eddie M. Anderson

Michelle Vaughn  
Print Name: Michelle Vaughn

Charles B. Brown, III (SEAL)  
CHARLES B. BROWN, III

Charles H. Kalb (SEAL)  
CHARLES H. KALB

Witnesses as to Grantors

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me the 12th day of June, 2003, by CHARLES B. BROWN, III and CHARLES H. KALB. They are personally known to me.

(Notary Seal)



Michelle Vaughn  
Commission # CC 956240  
Expires Aug. 17, 2004  
Boswell, Inc.  
Atlantic Binding Co., Inc.

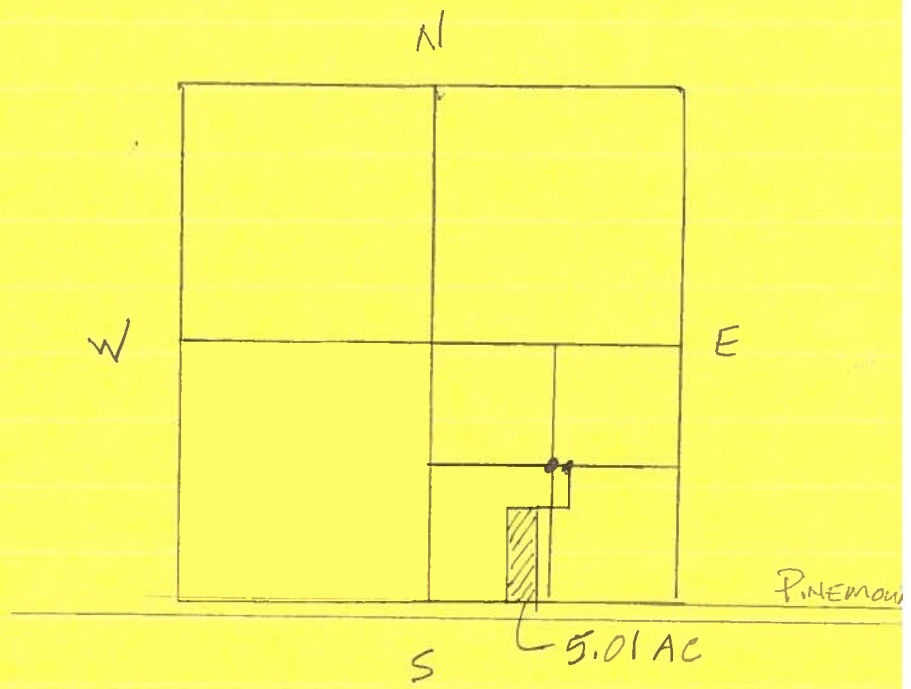
Notary Public/ My Commission Expires:

PREPARED BY:

EDDIE M. ANDERSON, P.A.

POST OFFICE BOX 1179

LAKE CITY, FLORIDA 32056-1179



FATIC 524

Policy No. FA-35- 043773

# POLICY OF TITLE INSURANCE

Rosa  
755-0600



984-8981 Cell

2:15 pm

4/20/06

ISSUED BY

*First American Title Insurance Company*

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be signed in facsimile under authority of its By-Laws.

*Columbix clerk.com*

*First American Title Insurance Company*

BY

*Parker S. Kennedy*

PRESIDENT

ATTEST

*Mark R. Arneson*

SECRETARY



# *First American Title Insurance Company*

BJ

## SCHEDULE A

Agent's File No.: 11638B

Policy No. FA-R-043773

Date of Policy: AUGUST 11, 1995 @ 5:27 P.M.

Amount of Insurance: \$41,000.00

1. Name of Insured: FRANCISCO R. VASQUEZ AND ROSA A. VASQUEZ, HIS WIFE
2. The estate or interest in the land which is covered by this policy is:  
EQUITABLE
3. Title to the estate or interest in the land is vested in: THE INSURED BY VIRTUE OF AGREEMENT FOR DEEDS AS RECORDED IN O.R. BOOK 809, PAGE 677-680 AND O.R. BOOK 809, PAGE 681-684, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
4. The land referred to in this policy is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

REGIONAL TITLE COMPANY

By: \_\_\_\_\_

*Martha Briggs*



THE SOUTH HALF OF SW 1/4 OF NW 1/4 OF SW 1/4 SEC. 26, TWP 3-S, R 15-E COLUMBIA COUNTY, FLORIDA AND THE NORTH HALF OF NW 1/4 OF SW 1/4 OF SW 1/4 SEC. 26, TWP. 3-S, R 15-E COLUMBIA COUNTY, FLORIDA. CONTAINING 10.02 ACRES M.O.L. TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF NW 1/4 OF NW 1/4 SECTION 35, TWP. 3-S, R 15-E, COLUMBIA COUNTY, FLORIDA THENCE N 0 deg 20' 40" W 299.83 FT. TO THE SW CORNER OF ADRON ROAD, THE POINT OF BEGINNING, THENCE N 0 deg 16' 20" W 349.89 FT., THENCE S 88 deg 28' 58" W 232.30 FT., THENCE N 0 deg 16' 20" W 681.56 FT., THENCE S 88 deg 21' 31" W 45 FT., THENCE S 0 deg 16' 20" E 731.56 FT., THENCE N 88 deg 28' 58" E 227.29 FT., THENCE S 0 deg 16' 20" E 299.89 FT., THENCE N 88 deg 28' 58" E 50.01 FT. TO THE POINT OF ENDING, TOGETHER WITH A 45 FT. WIDE STRIP OF LAND LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NE CORNER OF ABOVE DESCRIBED EASEMENT, THENCE N 0 deg 22' 22" W 195. FT., THENCE N 30 deg 55' 18" W 537.08 FT., THENCE N 74 deg 27' 38" W 112.13 FT., THENCE N 0 deg 20' 00" W 700.71 FT., THENCE N 29 deg 58' 20" W 45.50 FT., THENCE N 0 deg 20' 00" W 220.51 FT. TO THE POINT OF ENDING. SUBJECT TO; OUTSTANDING ROYALTY AND MINERAL INTEREST SUBJECT TO; RIGHT OF WAY EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT SUBJECT TO A 22.5 FT. WIDE ROADWAY NON-EXCLUSIVE EASEMENT ALONG THE EAST SIDE OF SAID SW 1/4 OF NW 1/4 OF SW 1/4.

THE SOUTH HALF OF NW 1/4 OF SW 1/4 OF SW 1/4 TOGETHER WITH; COMMENCE AT THE SW CORNER OF SAID NW 1/4 OF SW 1/4 OF SW 1/4 THE POINT OF BEGINNING THENCE N 88 deg 25' 20" E 811.11 FT., THENCE S 30 deg 55' 18" E 284.43 FT., THENCE S 88 deg 25' 20" W 956.06 FT., THENCE N 00 deg 17' 38" W 248. FT., TO THE POINT OF BEGINNING, ALL BEING SITUATE IN SEC. 26, TWP. 3-S, R 15-E COLUMBIA COUNTY, FLORIDA. CONTAINING 10.04 ACRES M.O.L. TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF NW 1/4 OF NW 1/4 SECTION 35, TWP. 3-S, R 15-E, COLUMBIA COUNTY, FLORIDA THENCE N 0 deg 20' 40" W 299.83 FT. TO THE SW CORNER OF ADRON ROAD, THE POINT OF BEGINNING, THENCE N 0 deg 16' 20" W 349.89 FT., THENCE S 88 deg 28' 58" W 232.30 FT., THENCE N 0 deg 16' 20" W 681.56 FT., THENCE S 88 deg 21' 31" W 45 FT., THENCE S 0 deg 16' 20" E 731.56 FT., THENCE N 88 deg 28' 58" E 227.29 FT., THENCE S 0 deg 16' 20" E 299.89 FT., THENCE N 88 deg 28' 58" E 50.01 FT. TO THE POINT OF ENDING, TOGETHER WITH A 45 FT. WIDE STRIP OF LAND LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NE CORNER OF ABOVE DESCRIBED EASEMENT, THENCE N 0 deg 22' 22" W 195. FT., THENCE N 30 deg 55' 18" W 537.08 FT., THENCE N 74 deg 27' 38" W 112.13 FT., THENCE N 0 deg 20' 00" W 700.71 FT., THENCE N 29 deg 58' 20" W 45.50 FT., THENCE N 0 deg 20' 00" W 220.51 FT. TO THE POINT OF ENDING. SUBJECT TO; OUTSTANDING ROYALTY AND MINERAL INTEREST SUBJECT TO; RIGHT OF WAY EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT SUBJECT TO A 45 FT. WIDE STRIP OF LAND TO BE USED FOR ROADWAY PURPOSES LYING WITHIN AND ALONG THE EAST SIDE OF THE SOUTH 248 FT. OF ABOVE DESCRIBED PARCEL OF LAND.

# *First American Title Insurance Company*

## SCHEDULE B

Agent's File No.: R-11638B

Policy No. FA-R- 043773

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
6. Taxes or special assessments which are not shown as existing liens by the public records.

### SPECIAL EXCEPTION:

7. The lien of all taxes for the year 1995 and thereafter.
8. Terms and conditions of Agreement for Deed, dated the 10TH day of AUGUST, 1995, by and between VELMA C. PERRY, A MARRIED WOMAN and THE INSURED, and filed for record on the 11TH day of AUGUST, 1995, in the Public records of COLUMBIA County, Florida.

Right of a trustee or receiver in the event of bankruptcy, receivership or insolvency of the seller to repudiate the Agreement for Deed.

This policy does not insure or guarantee performance by the seller, his heirs, successors and assigns, under the terms of the Agreement for Deed.

9. Subject to terms, provisions, restrictive covenants, conditions, reservations and easement contained in Declaration recorded in O.R. Book 786, Page 1756, public records of Columbia County, Florida.
10. Subject to Easement to Florida Power and Light Company.



# Columbia County Property Appraiser

DB Last Updated: 4/6/2006

## 2006 Proposed Values

Parcel: 06-4S-16-02788-024

Tax Record

Property Card

Interactive GIS Map

Print

### Owner & Property Info

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Search Result: 3 of 8

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<b>Owner's Name</b>	VASQUEZ FRANCISCO R & ROSA A
<b>Site Address</b>	
<b>Mailing Address</b>	351 SW SATELLITE LN LAKE CITY, FL 32024
<b>Brief Legal</b>	COMM AT NW COR OF SE1/4 OF SE 1/4, RUN E 63.92 FT, S 437.79 FT, W 176.50 FT FOR POB, CONT

<b>Use Desc. (code)</b>	NO AG ACRE (009900)
<b>Neighborhood</b>	6416.00
<b>Tax District</b>	3
<b>UD Codes</b>	MKTA01
<b>Market Area</b>	01
<b>Total Land Area</b>	5.010 ACRES

### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$40,080.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$40,080.00

<b>Just Value</b>	\$40,080.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$40,080.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$40,080.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
6/13/2003	985/2655	WD	V	Q		\$31,000.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
009900	AC NON-AG (MKT)	5.010 AC	1.00/1.00/1.00/1.00	\$8,000.00	\$40,080.00

Columbia County Property Appraiser

DB Last Updated: 4/6/2006

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### Disclaimer



