

DATE 08/30/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022255

APPLICANT CAROLYN PARLATO PHONE 963-1373
ADDRESS 7161 152ND ST WLBORN FL 32094
OWNER JAMES GARDNER PHONE 755-4923
ADDRESS 384 CHEDDAR COURT LAKE CITY FL 32025
CONTRACTOR MICHAEL PARLATO PHONE 963-1373

LOCATION OF PROPERTY 100 TO R PRICE CREEK, R SHARON LN, L BONNIE WAY, R BENNIE LN
L CHEDDAR COURT, LOT ON R @ CUL-DE-SAC

TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING RR MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO.

PARCEL ID 15-4S-17-08355-409 SUBDIVISION EAGLES RIDGE

LOT 9 BLOCK PHASE 1 UNIT TOTAL ACRES 2.00

IH0000336
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 04-0874-N BK RK N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: FLOOR 1 FOOT ABOVE THE ROAD

Check # or Cash 5020

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 Rough-in plumbing above slab and below wood floor
date/app. by date/app. by

Electrical rough-in Heat & Air Duct Peri. beam (Lintel)
date/app. by date/app. by date/app. by

Permanent power C.O. Final Culvert
date/app. by date/app. by date/app. by

M/H tie downs, blocking, electricity and plumbing Pool
date/app. by date/app. by

Reconnection Pump pole Utility Pole
date/app. by date/app. by date/app. by

M/H Pole Travel Trailer Re-roof
date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$.00 CERTIFICATION FEE \$.00 SURCHARGE FEE \$.00

MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 11.34 WASTE FEE \$ 24.50

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 285.84

INSPECTORS OFFICE L. J. H. CLERKS OFFICE CH

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. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"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."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

04-0874-1
JH 5020

left message 8/26/04

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official BLK 24.08.04

Building Official PK 8-26-04

AP# 0408-52

Date Received 8-16-04

By LH

Permit # 22255

Flood Zone Xp14

Development Permit N/A

Zoning RR

Land Use Plan Map Category RES. V.L. Dev.

Comments _____

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

☒ Need a Culvert Permit

☒ Need a Walver Permit

☒ Well letter provided

☒ Existing Well

Public Watersystem

" Property ID 15-43-17E-08355-409 Must have a copy of the property deed

" New Mobile Home _____ Used Mobile Home _____ Year 2001

" Subdivision Information Eagles Ridge / Phase I / Lot 9

" Applicant Carolyn A. Parlato Phone # 386-963-1373

" Address 71161 152nd St. Wellborn, FL 32094

" Name of Property Owner James Gardner Phone# 386-755-4923

" 911 Address 384 SE Cheddar Court Lake City, FL 32025

" Name of Owner of Mobile Home James Gardner Phone # 386-755-4923

" Address 288 SW Jafus Ave Lake City, FL 32024

" Relationship to Property Owner Same

" Current Number of Dwellings on Property 0

" Lot Size _____ Total Acreage Approx. 2 acres

" Explain the current driveway existing

" Driving Directions 100 to CR. 245 (prive creek) Turn (R) / go to Sharon Lane Turn (R) / go to Bonnie Way Turn (D) / go to Bonnie Lane Turn (R) / go to Cheddar Court Turn (L) / lot on the (D) at Cul-de-sac #9.

" Is this Mobile Home Replacing an Existing Mobile Home NO (own assessments)

" Name of Licensed Dealer/Installer Michael J. Parlato Phone # 963-1373

" Installers Address 71161 152nd Street Wellborn, FL 32094

" License Number I#0000336 Installation Decal # 227739

AIT NUMBER

Michael J. Barlow License # IA0000336

Address of home 384 SE Cheddar Court

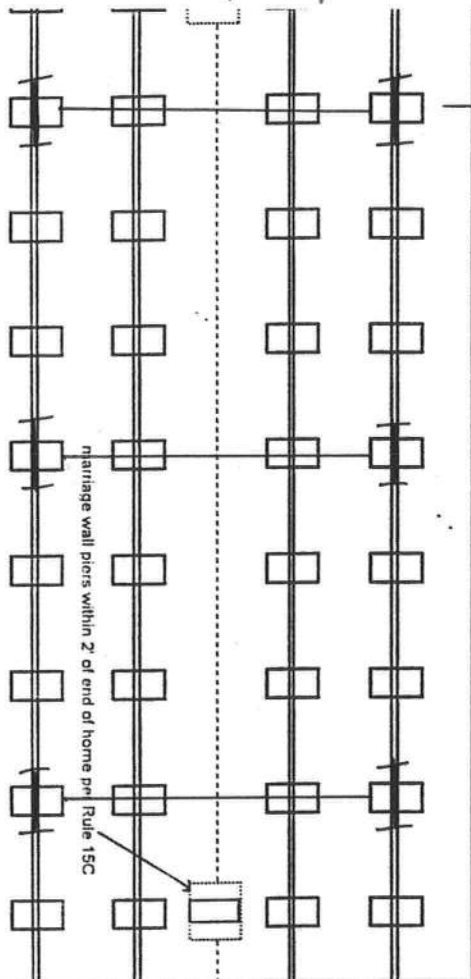
City Wake City, FL State 32025

Installer General Length x width 28 x 60

E: 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

Installer's Initials MB

Longitudinal Arm Systems cannot be used on any home (new or used)
If the sidewall ties exceed 5 ft 4 in.



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 # 227739

Triple/Quad ☐ Serial # 6011470413

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'	9'	10'	11'
2000 psf	6'	8'	9'	10'	11'	12'	13'
2500 psf	7'6"	9'	10'	11'	12'	13'	14'
3000 psf	8'	10'	11'	12'	13'	14'	15'
3500 psf	8'	10'	11'	12'	13'	14'	15'

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

PIER PAD SIZES

I-beam pier pad size

Perimeter pier pad size

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.

Opening Pier pad size

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer

Longitudinal Stabilizing Device Manufacturer

Manufacturer

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
18 x 18	324
18.5 x 18.5	342
16 x 22.5	360
17 x 22	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

ANCHORS

4 ft 5 ft

FRAME TIES

within 2' of end of home spaced at 5' 4" o.c.

OTHER TIES

Sidewall Longitudinal Marriage wall Shearwall

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psi or check here to declare 1000 lb. soil without testing.

X 1500 X 1500 X 1500

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 1500 X 1500 X 1500

TORQUE PROBE TEST

The results of the torque probe test is 280 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 slate 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 requires anchors with 4000 lb. holding capacity.

AW Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Michael J. Rado

Date Tested 8-14-04

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. 152

Plumbing

connect all sewer drains to an existing sewer tap or septic tank. Pg. 152
connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 152

Site Preparation

Debris and organic material removed ☒ Swale ☐ Pad ☐ Other ☐

Fastening multi wide units

Floor: Type Fastener: 1/4" x 6" Length: 3/8" x 6" Spacing: 20"
Walls: Type Fastener: 1/4" x 6" Length: 3/8" x 6" Spacing: 20"
Roof: Type Fastener: 1/4" x 6" Length: 3/8" x 6" Spacing: 20"

For used homes a minimum 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 AW

Installed:

Type gasket foam Between Floors Yes ☐
Pg. 154 Between Walls Yes ☐
Bottom of ridgebeam Yes ☐

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☐ Pg. 154
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 ☐ N/A ☐
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 Michael J. Rado Date 8-14-04

CONTRACT FOR SALE AND PURCHASE

PARTIES: Subrandy Limited Partnership **ADDRESS:** P.O. Box 513 Lake City, FL 32056 **PHONE:** (386)752-8585 ("SELLER") and JAMES A. AND REBECCA A. GARDNER **ADDRESS:** 288 SW JAFUS AVE LAKE CITY, FL 32024 **PHONE NUMBER:** 755-4923 C-288-0348 ("BUYER"), hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

I. DESCRIPTION:

- (a.) Legal description of the Real Property located in **EAGLE RIDGE PHASE 1 SECTION 15 TOWNSHIP 4 SOUTH RANGE 17 EAST** County, Florida; **LOT 9**
- (b.) Personal Property or Real Property Improvements: **N/A**

II. PURCHASE PRICE: (U.S. CURRENCY)

\$18,000

PAYMENT:

- (a.) Deposit held in escrow by Dicks Realty (Escrow Agent) in the amount of **\$100**
- (b.) New Mortgage financing with lender in the amount of **\$17,900**
- (c.) Purchase money mortgage and note to Seller in the amount of **\$**
- (d.) Other: **\$**
- (e.) Balance to close by cash or Locally Drawn cashier's or official bank Check(s), subject to adjustments or prorations **\$0**

III. TIME FOR ACCEPTANCE OF OFFER ; EFFECTIVE DATE:

- (a.) If this offer is not executed by all parties on or before 6-1-04, the deposits(s) will, at Buyer's option, be returned and this offer withdrawn.
- (b.) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initiated this offer or the final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for acceptance of this offer or, if applicable, the final counteroffer.

Initial, Buyer JA

Initial, Seller BD

IV. FINANCING:

- (a.) ☒ This is a cash transaction with no contingencies for financing;
- (b.) ☐ This contract is contingent on Buyer obtaining approval of a loan ("Loan Approval") within days after Effective Date. Buyer shall pay all loan Expenses. If Buyer fails to obtain a Loan Approval or fails to waive Buyer's rights under this Subparagraph within the time for obtaining Loan Approval or, after diligent, good faith effort fails to meet the terms and conditions of the Loan Approval by Closing, then either party thereafter, by written notice to the other, may cancel this Contract and Buyer shall forfeit the deposit held in escrow as liquidated damages. The buyer shall then be released from the performance requirements of this contract.
- (c.) ☐ Seller financing with ☐ Contract for Deed, ☐ Mortgage and Note. The following terms apply: 180 monthly payments at % A.P.R. No prepayment penalty will be charged.

V. TITLE EVIDENCE: Seller warrants the title to the property to the same degree that was guaranteed By an Owner's Title Insurance Policy that is owned by the Seller. Buyer shall be responsible For obtaining title insurance, if desired, at buyer's own expense unless noted in the Special Terms and Conditions.

VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on or before 6-30-04 ("Closing"), unless modified by other provisions of this Contract.

VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed By governmental authority; restrictions and matters appearing on the plat otherwise common to The subdivision; outstanding oil, gas and mineral rights of record without right of entry; Unplatted public utility easements of record; taxes for year of Closing and subsequent years; and Assumed mortgages and purchase money mortgages, if any. (if additional items, see addendum); Provided, that there exists at Closing no violation of the foregoing and none prevent use of Property for RESIDENTIAL purpose(s).

VIII. OCCUPANCY: Seller shall deliver occupancy of Property to Buyer at time of Closing.

IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions, Riders and addenda shall control all printed provisions of this Contract in conflict with them.

X. ASSIGNABILITY: (CHECK ONE BOX ONLY) Buyer ☐ may assign and thereby be released from Any further liability under this Contract; ☐ may assign but not be released from liability under This Contract; or ☒ may not assign this Contract.

XI. DISCLOSURES: (a) CHECK HERE ☐ if the property is subject to membership in a homeowner's Association. BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS REVIEWED THE TERMS OF THE HOMEOWNER'S ASSOCIATION.

(b) CHECK HERE ☐ if property is served by private roads that are not maintained by the County. If roads are private, the entity responsible for maintenance is

(c) CHECK HERE ☐ if portions of this property lie within a flood zone.

Initial, Buyer

J.A.B.
ED

Initial, Seller _____

XII. WARRANTY ON IMPROVEMENTS: Seller does not warrant the operation of any well, or Septic tank beyond the period of warranty provided by the original installers. Seller does However warrant any well or septic tank to be in proper working order at the time of sale. Buyer has 10 days from the date that power is hooked up or six months from the date of purchase, (whichever is less). To notify the Seller of any deficiency and seek repairs from the Seller.

XIII. RIDERS: Special terms and conditions:

XIV. DEFAULT: If the buyer(s) do not close this transaction as provided herein on or before the closing date as set above, all funds encrowed shall be forfeited and shall become the property of the seller as liquidated damages or at the option of the seller, specific performance may be required.

V. CLOSING COSTS: Documentary stamp tax on the Deed or Contract for Deed are the responsibility Of the ☐ Buyer ☒ Seller.

Documentary Stamp Taxes and Intangible taxes on the unpaid debt are the responsibility of The Buyer.

Recording Fees are the responsibility of the ☒ Buyer ☐ Seller.

Current year property taxes shall be prorated.

The closing cost to the SELLER are estimated to be \$136

The closing cost to the BUYER are estimated to be \$20

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

Bradley N. Dicks
Subrandy Limited Partnership
Bradley N. Dicks, General Partner

DATE 6-1-04

James A. Gardner
(BUYER) JAMES A. GARDNER

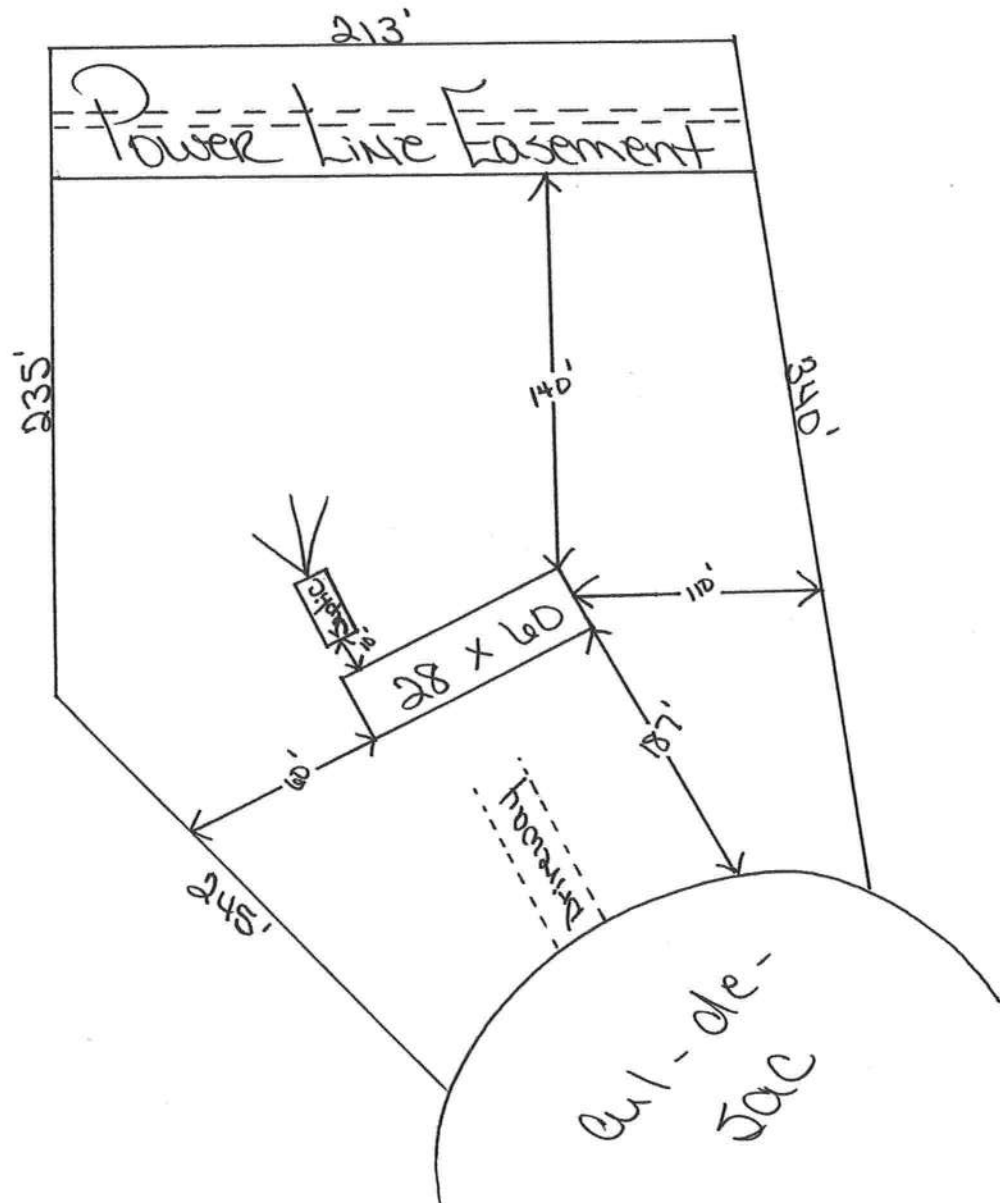
DATE 6/1/04

Rebecca A. Gardner
(BUYER) REBECCA A. GARDNER

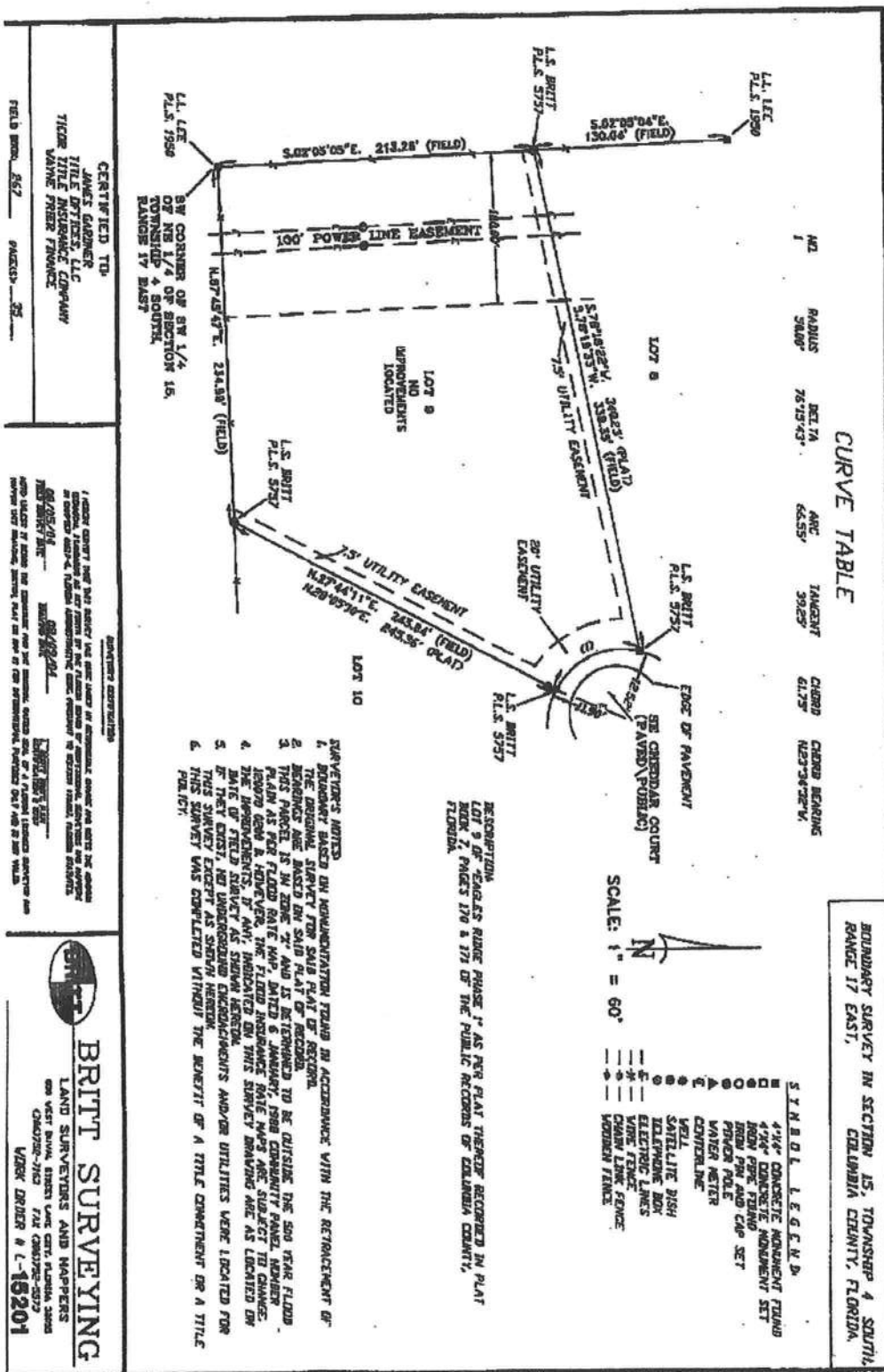
DATE 5-28-04

BROKERS: The brokers named below, including listing and cooperating brokers, are the only brokers entitled to compensate in connection with this Contract:

Gardner
Eagles Ridge Phase I
Lot 9



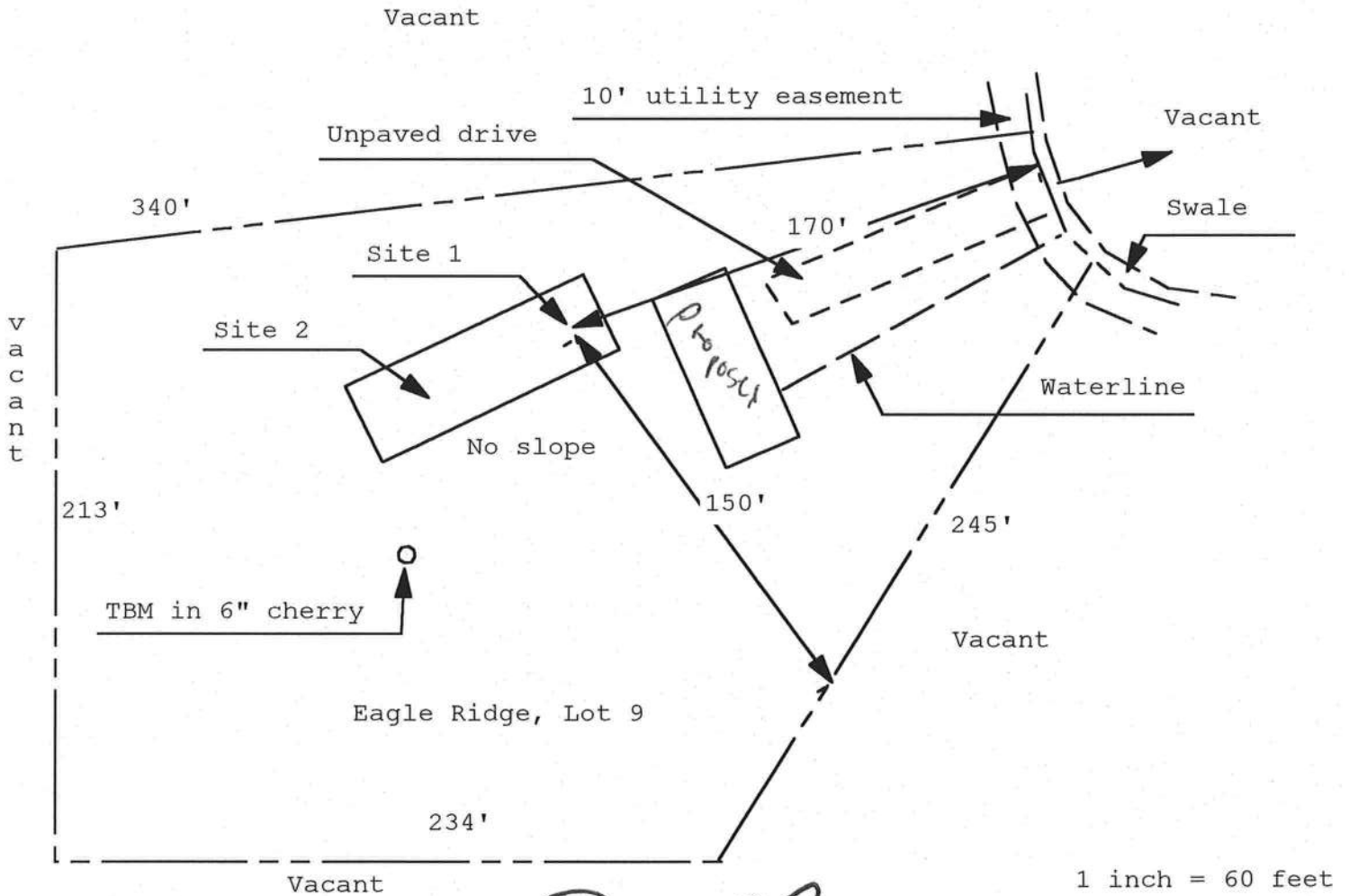
Public Water
System



Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan
Permit Application Number: 04-0874N

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

GARDMER/CR 04-2276



Site Plan Submitted By Paul Lloyd Date 8/20/04
Plan Approved Not Approved Date 8/20/04
By Paul Lloyd Lakeland, Fla C CPHU 8-23-04

Notes: _____

1362151

COLUMBIA COUNTY

OFF

RECEIVED
09/24/04
4

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 15-4S-17-08355-409

Building permit No. 000022255

Permit Holder MICHAEL PARLATO

Owner of Building JAMES GARDNER

Location: EAGLES RIDGE, LOT 9



Date: 09/23/2004

Harry Dickel
Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)