

Parcel:
26-6S-16-03943-000 (20443)

Owner & Property Info

Result: 1 of 2

Owner **DENNIS PRISCILLA D & THOMAS F**
P O BOX 627
FORT WHITE, FL 32038-0627

Site 2980 ELIM CHURCH RD, FORT WHITE

Description* COMM SW COR OF NW1/4, RUN N 683.85 FT, E 423 FT FOR POB, CONT E 675.71 FT, N 655.96 FT
TO SW R/W CR-238, NW ALONG R/W 874.07 FT, S 1213.87 FT TO POB EX 9.55 AC DESC WD
1323-491. PB 682-158, LE 744-482, WD 1230-2128, LE 1403-1201

Area 5.02 AC

Use Code** MOBILE HOME (0200)

S/T/R 26-6S-16

Tax District 3

Handwritten notes:
Dennis
Dennis Jr
Deed Attached

Prepared by/Return to:
William B. Brannon, Jr.
Attorney at Law
934 NE Lake DeSoto Circle
Lake City, Florida 32055

Inst: 202012001297 Date: 01/15/2020 Time: 11:17AM
Page 1 of 3 B: 1403 P: 1201, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED
(Enhanced Life Estate)

THIS WARRANTY DEED, made this 15 day of January, 2020, between PRISCILLA DALE DENNIS and THOMAS F. DENNIS, her husband, whose post office address is P. O. Box 627, Ft. White, FL 32038-0627 (hereinafter Grantors), and THOMAS F. DENNIS, JR., whose post office address is 2980 SW Elim Church Road, Ft. White, FL 32038 (hereinafter Grantee).

The terms Grantors and Grantee shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to Grantee forever the following described property (hereinafter Property) in **Columbia County, Florida:**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Parcel ID # 26-6S-16-03943-000

SUBJECT TO all reservations, restrictions and easements of record, if any, and taxes.

Grantors reserve unto themselves, for and during their joint and several lifetimes, the exclusive possession, use, and enjoyment of the rents and profits of the Property described herein. Grantors further reserve unto themselves, for and during their joint and several lifetimes, and in their sole and absolute discretion, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned Property, by gift, sale, or otherwise, with or without consideration, and without joinder by the Grantee, and with full power and authority to retain any and all proceeds generated thereby, so as to terminate the interests of the Grantee, except that Grantors shall not have the right to dispose of the Property by devise upon their deaths.

Grantors further reserve unto themselves, jointly and severally, the right to cancel this deed by further conveyance which may destroy any and all rights which Grantee may possess under this deed. Grantee shall hold a remainder interest in the Property and upon the death of both of the Grantors, if the Property has not been previously disposed of prior to both of the Grantors' deaths, all right and title

to the Property remaining shall fully vest in the Grantee, subject to such liens and encumbrances as may exist at that time. Grantors shall have no liability for waste.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said Property.

Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Robert F. Jordan
WITNESS

Robert F. Jordan
(Print or type name)

William B. Brannon, Jr.
WITNESS

William B. Brannon, Jr.
(Print or type name)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15 day of January, 2020, by PRISCILLA DALE DENNIS, and her husband, THOMAS F. DENNIS, who are personally known to me or who have produced _____ as identification.

(NOTARIAL SEAL)



Priscilla Dale Dennis
PRISCILLA DALE DENNIS

Thomas F. Dennis
THOMAS F. DENNIS

William B. Brannon, Jr.
WILLIAM B. BRANNON, JR.

EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE NW ¼, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°12'29" W ALONG THE WEST LINE OF SAID SECTION 26, 683.85 FEET; THENCE N 89°47'31" E, 423.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°29'58" E, 675.71 FEET; THENCE N 0°12'29" W, 655.96 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-238 AND TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 34,337.47 FEET ALONG A CHORD BEARING N 50°50'11" W, 874.07 FEET; THENCE S 0°12'29" E, 1213.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

TOWNSHIP 6 SOUTH, RANGE 16 EAST

SECTION 26: Part of the NW ¼ of Section 26, Township 6 South, Range 16 East, Columbia County, Florida and being part of those lands described in Official Record Book 1230 page 2128, of the Official Records of Columbia County, Florida, described lands being more particularly described as follows:

Commence at the SW corner of the NW ¼ of Section 26, Township 6 South, Range 16 East, Columbia County, Florida, and thence North 00° 12' 29" West, along the West line of said Section 26, a distance of 683.85 feet, thence North 89° 47' 31" East, 423.00 feet to a concrete monument LS 1519 marking the SW corner of lands described in Official Record Book 1230 page 2128, of the Official Records of Columbia County, Florida and the Point of Beginning of the herein described lands: thence North 89° 35' 16" East, along the monumented South line of said lands described in Official Record Book 1230 page 2128, a distance of 675.45 feet to a concrete monument, LS 1519, marking the SE corner of said lands, thence North 00° 12' 29" West, along the monumented East line of said lands, 656.25 feet to a concrete monument, LS 1519, marking the NE corner of said lands described in Official Record Book 1230 page 2128, and being on the Southerly Right of way line of SW Elim Church Road, said Right of way line being defined by a curve, concave Southwesterly and having a radius of 34,337.47 feet and a central angle of 00° 19' 51" and being subtended by a chord having a bearing of North 50° 13' 30" West, and a chord length of 198.25 feet, thence Northwesterly along the arc of said curve an arc distance of 198.26 feet to a concrete monument, LS 4708, thence South 16° 34' 16" West, departing said right of way line, 249.33 feet to a 5/8" iron rod, LS 4708, thence North 83° 59' 40" West, 454.21 feet to a 5/8" iron rod, LS 4708 on the monumented West line of said described lands described in Official Record Book 1230 page 2128, thence South 00° 12' 23" East 596.49 feet to the Point of Beginning. IN COLUMBIA COUNTY, FLORIDA

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Brent Strickland PHONE 386-365-7043

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

Thomas Dennis Jr

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>Glenn Whittington</u>	Signature 
	License #: <u>EC 13002957</u>	Phone #: <u>386-972-1700</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	
MECHANICAL/ A/C	Print Name <u>Michael Boland</u>	Signature 
	License #: <u>CAC 1817716</u>	Phone #: <u>352-274-9326</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

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.

Revised 10/30/2015



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

LICENSED QUALIFIER AUTHORIZATION

I, Glenn Whittington (license holder name), licensed qualifier for Whittington Electric Inc (company name), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the license holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase and sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Mark Burd</u>	1. <u>[Signature]</u>
2. <u>Rocky Ford</u>	2. <u>[Signature]</u>
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature] License Number EL13002957 Date 3/7/16
Licensed Qualifiers Signature (Notarized)

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Columbia

The above license holder, whose name is Glenn Whittington, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 7 day of MARCH, 20 16.

[Signature]
NOTARY'S SIGNATURE





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

LICENSED QUALIFIER AUTHORIZATION

I, Michael A Boland (license holder name), licensed qualifier
for ACE A/C of Ocala, LLC (company name), do certify that
the below referenced person(s) listed on this form is/are contracted/hired by me, the license
holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an
officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said
person(s) is/are under my direct supervision and control and is/are authorized to purchase and
sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Dale Edd</u>	1. <u>[Signature]</u>
2. <u>Kelly Bishop</u>	2. <u>Kelly Bishop</u>
3. <u>Rocky Ford</u>	3. <u>[Signature]</u>
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances. I understand that the State and County Licensing Boards have the power and
authority to discipline a license holder for violations committed by him/her, his/her agents,
officers, or employees and that I have full responsibility for compliance with all statutes, codes
and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or
officer(s), you must notify this department in writing of the changes and submit a new letter of
authorization form, which will supersede all previous lists. Failure to do so may allow
unauthorized persons to use your name and/or license number to obtain permits.

[Signature]
Licensed Qualifiers Signature (Notarized)

CAC1817716 License Number ES1200920 Date 11/17/15

NOTARY INFORMATION:
STATE OF Florida COUNTY OF Marion

The above license holder, whose name is Michael A. Boland
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 17th day of November, 2015

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



PERMIT WORKSHEET

Page 1 of 2

PERMIT NUMBER

Installer Brent Strickland License # IH 1104218

Installer Mobile Phone # 386-365-7043

Address of home being installed

ELIM CHURCH ROAD

Manufacturer

LIVE OAK

Length x width

60x32

NOTE:

If home is a single wide fill out one half of the blocking plan
If home is a triple or quad 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

B.S.

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 # 65788

Triple/Quad ☐ Serial #

Roof System: ☒ Typical ☐ Hinged

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	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 dsf	3'	4'	5'	6'	7'	8'	8'
1500 dsf	4.6"	6'	7'	8'	8'	8'	8'
2000 dsf	6"	8'	8'	8'	8'	8'	8'
2500 dsf	7.6"	8'	8'	8'	8'	8'	8'
3000 dsf	8'	8'	8'	8'	8'	8'	8'
3500 dsf	8'	8'	8'	8'	8'	8'	8'

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

PIER PAD SIZES

I-beam pier pad size

17x25

Perimeter pier pad size

16x16

Other pier pad sizes (required by the mfg.)

17x25

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

4 ft 5 ft

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer OLIVER

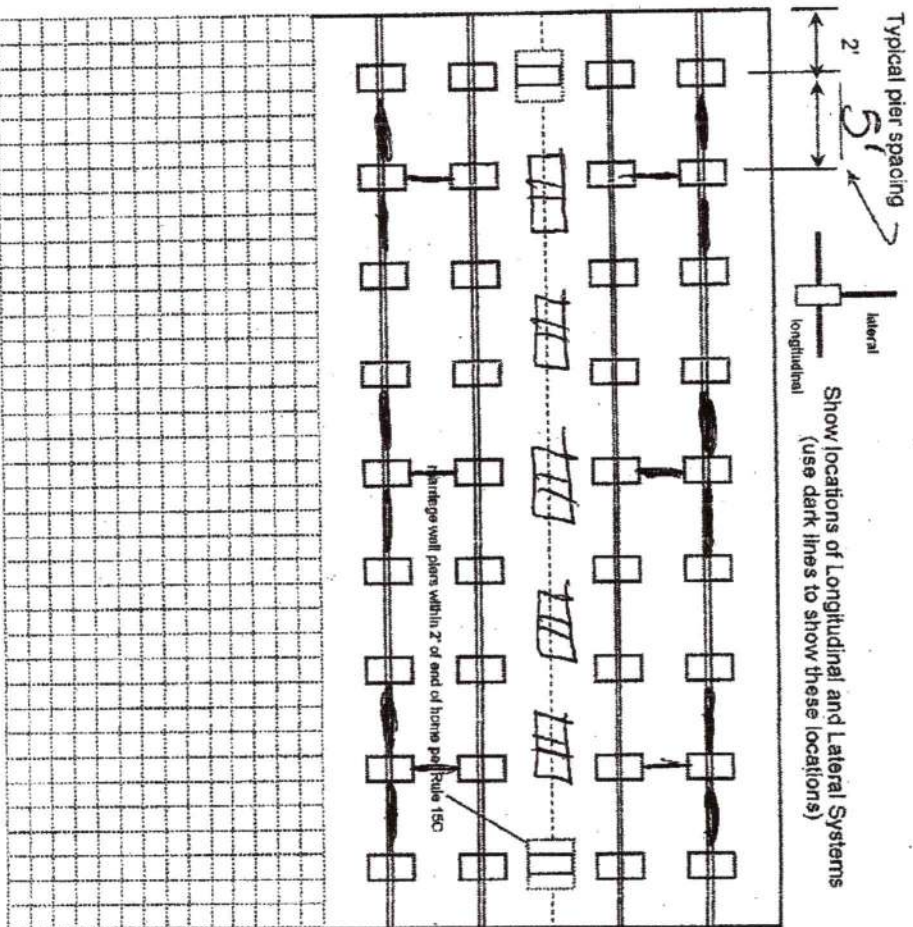
Longitudinal Stabilizing Device (LSD) Manufacturer OLIVER

OTHER TIES

Number 28

Longitudinal Marriage wall

Shearwall



PERMIT NUMBER

POCKET PENETROMETER TEST

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

x 1500 x 1500 x 1600

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 1600 x 1500 x 1500

TORQUE PROBE TEST

The results of the torque probe test is 295 inch pounds or check here if you are declaring 5' anchors without testing. 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. 1 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.

B.S. Installer's Initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Brian S. Smith

Date Tested

3-3-2021

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. 28

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 28

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 28

Site Preparation

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

Fastening multi wide units

Floor: Type Fastener: lags Length: 5" Spacing: 16"
Walls: Type Fastener: anchors Length: 6" Spacing: 16"
Roof: Type Fastener: lags Length: 6" Spacing: 16"
For used homes a mid 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 B.S.

Type gasket FOAM
Pg. 22

Installed:

Between Floors Yes ☒
Between Walls Yes ☒
Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg. 28
Siding on units is installed to manufacturer's specifications. Yes ☒
Fireplace chimney installed so as not to allow intrusion of rain water. Yes ☒

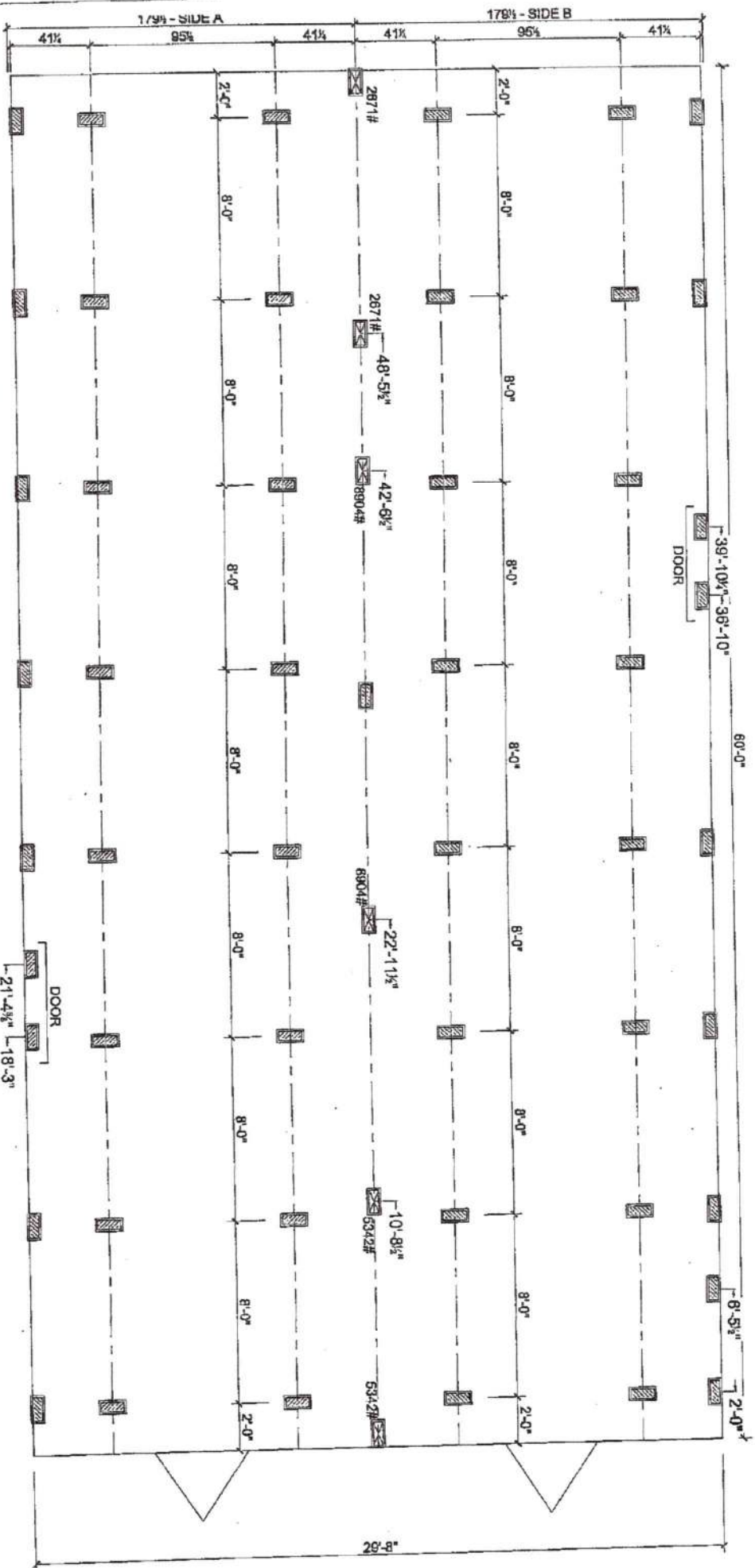
Miscellaneous

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

Brian S. Smith Date 3-3-2021



MARRIAGE LINE OPENING SUPPORT PIER/TYP.
SUPPORT PIER/TYP.

TIEDOWN LOCATIONS

FOUNDATION NOTES:

- THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
- FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.
- FOOTINGS ARE REQUIRED AT SUPPORT POSTS, SEE INSTALLATION MANUAL FOR REQUIREMENTS.

Live Oak Homes **MODEL: P-36031 - 32 X 60** **3-BEDROOM / 2-BATH**

- (A) MAIN ELECTRICAL
- (B) ELECTRICAL CROSSOVER
- (C) WATER INLET
- (D) WATER CROSSOVER (IF ANY)
- (E) GAS INLET (IF ANY)
- (F) GAS CROSSOVER (IF ANY)
- (G) DUCT CROSSOVER
- (H) SEWER DROPS
- (I) RETURN AIR (W/OPT. HEAT PUMP OH DUCT)
- (J) SUPPLY AIR (W/OPT. HEAT PUMP OH DUCT)

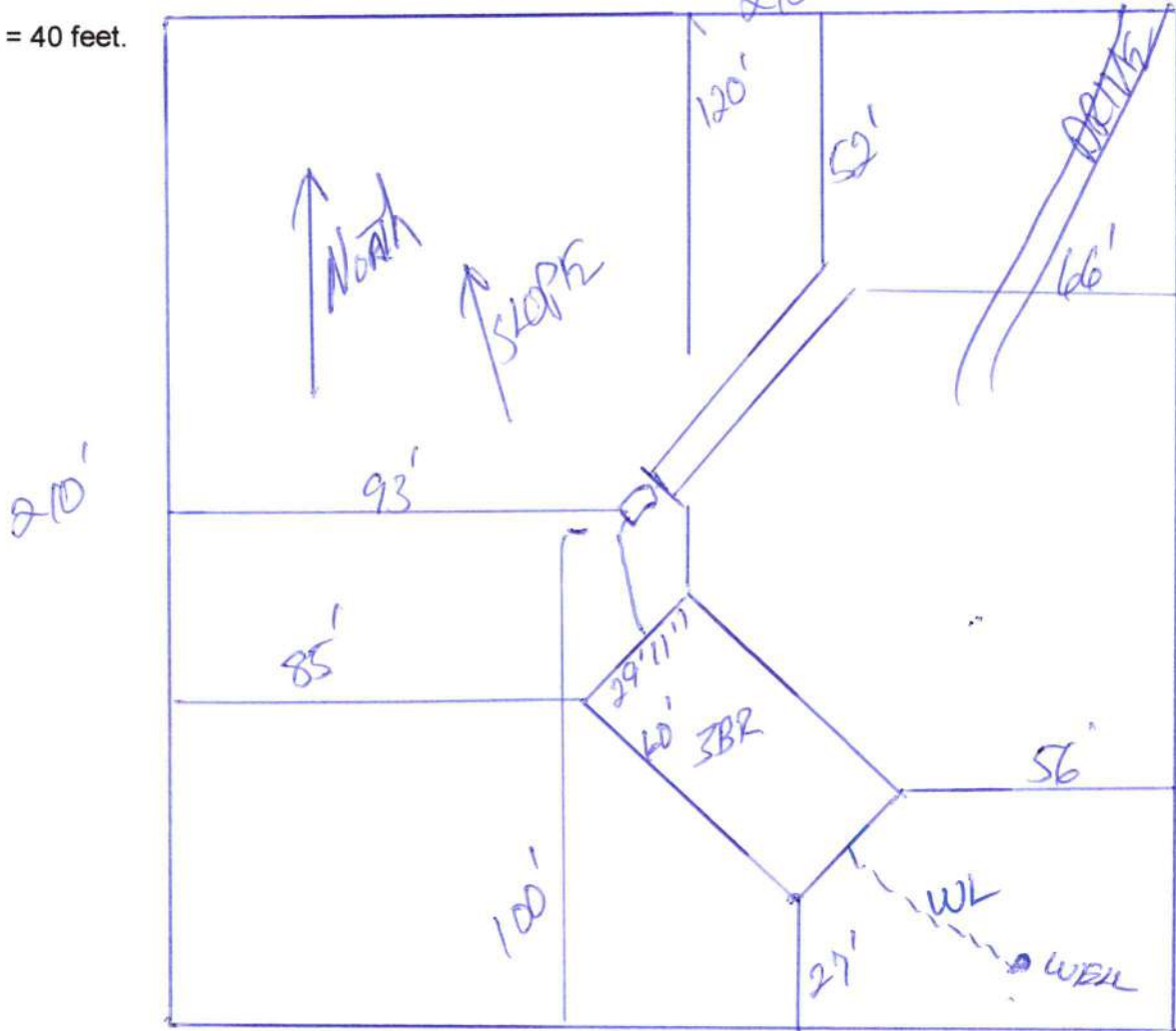
P-36031

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number _____

Drains
----- PART II - SITEPLAN -----

Scale: 1 inch = 40 feet.



Notes: _____
_____ *1 of 5 Acres* _____

Site Plan submitted by: _____ CONTRACTOR
Plan Approved _____ Not Approved _____ Date _____
By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 26-6S-16-03943-000 (20443) | MOBILE HOME (0200) | 5.02 AC
COMM SW COR OF NW1/4, RUN N 683.85 FT, E 423 FT FOR POB, CONT E 675.71 FT, N 655.96 FT TO SW R/W CR-238,
NW ALONG R/W 874.07 FT, S 1213.87 FT TO POB E

DENNIS PRISCILLA D & THOMAS F
Owner: P O BOX 627
FORT WHITE, FL 32038-0627
Site: 2980 ELIM CHURCH RD, FORT WHITE
Sales 1/15/2020 \$100 1 (U)
Info 3/2/2012 \$100 1 (U)

2021 Working Values

Mkt Lnd	\$25,648	Appraised	\$60,559
Ag Lnd	\$0	Assessed	\$58,017
Bldg	\$32,961	Exempt	\$30,786
XFOB	\$1,950		
Just	\$60,559		
		Total	county:\$27,231
		Taxable	city:\$0
			other:\$0
			school:\$33,017

NOTES:

Columbia County, FL

This information, 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. GrizzlyLogic.com

Drum's

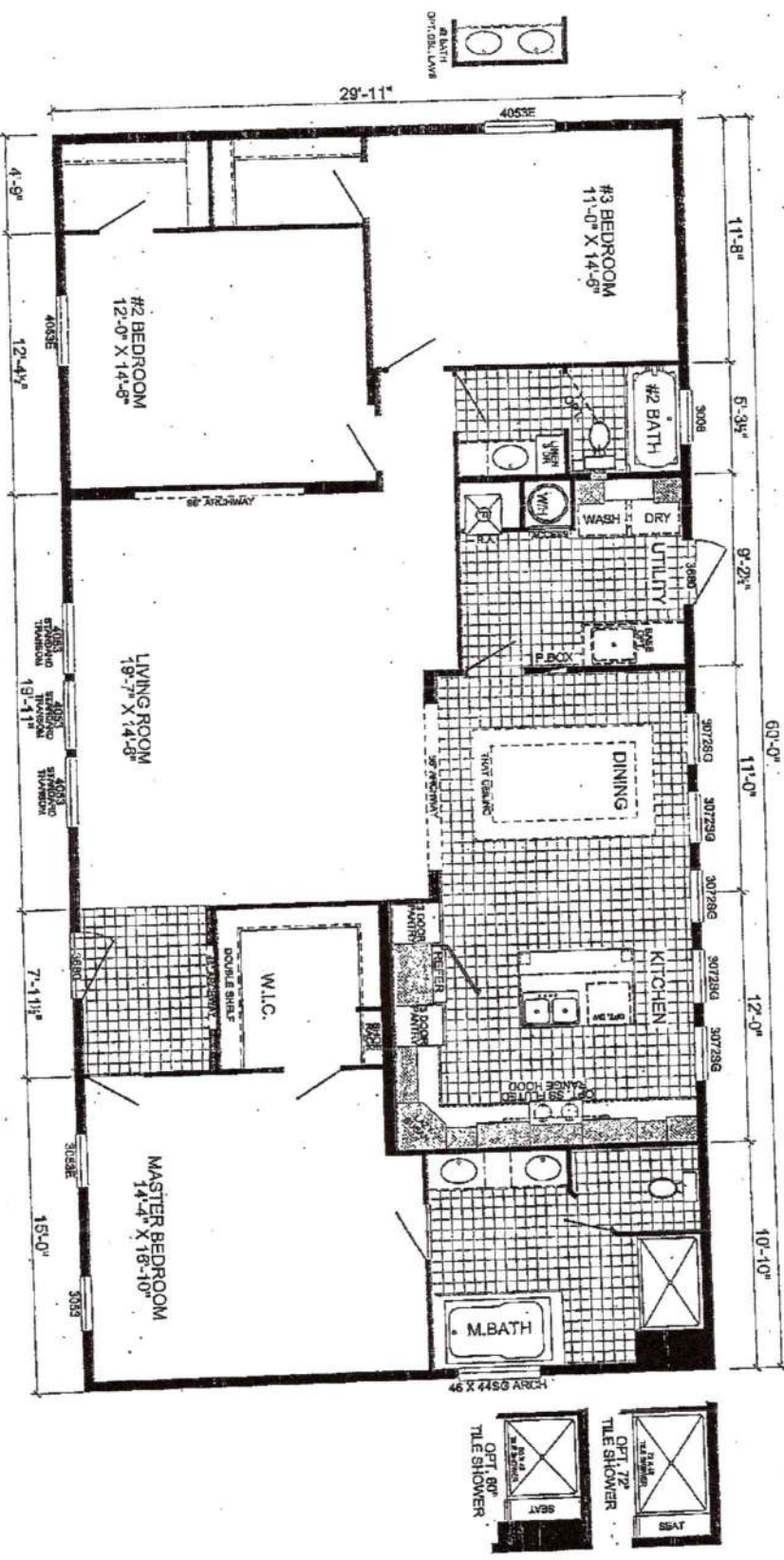
HILTON

[Signature]

3/2/21



FRONT ELEVATION



P-36031
3-BEDROOM / 2-BATH
32 X 60 - Approx. 1795 Sq. Ft.

6-14-2016
 All room dimensions include closets and square footage figures are approximate.
 Transition windows are available on optional 8'-0" sidewalk houses only.

