

DATE 08/26/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023544

APPLICANT LORETTA NICHOLS PHONE 719.9980

ADDRESS 165 SW TAYLOR GLEN LAKE CITY FL 32024

OWNER JANICE L. FLATT/LESSEE-L. NICHOLS M/H PHONE 752.6190

ADDRESS 165 SW TAYLOR GLEN LAKE CITY FL 32024

CONTRACTOR BRUCE B. GOODSON PHONE 755.1783

LOCATION OF PROPERTY 90-W TO PINEMOUNT/252,TL TO GODBOLT,TL TO TAYLOR GLEN,TL  
PROPERTY ON L @ CORNER

TYPE DEVELOPMENT M/H & UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT .00 STORIES                     

FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                     

LAND USE & ZONING A-3 MAX. HEIGHT                     

Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

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

PARCEL ID 11-4S-15-00341-012 SUBDIVISION                     

LOT                      BLOCK                      PHASE                      UNIT                      TOTAL ACRES                     

IH0000702

Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor Loretta Nichols

EXISTING 05-0770-N BLK HD N

Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                     

COMMENTS: 1 FOOT ABOVE ROAD

REMAINDER OF PARENT PARCEL AFTER SPECIAL FAMILY LOT PERMITS ISSUED.

Check # or Cash 2488

## 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                      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                      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 \$ 5.67 WASTE FEE \$ 12.25

FLOOD ZONE DEVELOPMENT FEE \$                      CULVERT FEE \$                      TOTAL FEE 267.92

INSPECTORS OFFICE [Signature] CLERKS OFFICE CN

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.



# PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

**For Office Use Only** (Revised 6-23-05) Zoning Official BLK 260805 Building Official ND 8-16-05  
 AP# 0508-38 Date Received 8/9/05 By VW Permit # 23544  
 Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3  
 Comments ~~See map 260805 - BTR. What about needed~~ Remainder of Parent Parcel  
911 ADDRESS NEEDED PRIOR TO PERMIT ISSUANCE after Special Family Lot Permits issued.  
 FEMA Map# \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_  
☐ Site Plan with Setbacks Shown ☒ EH Signed Site Plan ☒ EH Release ☒ Well letter ☒ Existing well  
☐ Copy of Recorded Deed or Affidavit from land owner ☐ Letter of Authorization from installer

- new  
Proposed  
split off.
- Property ID # 11-45-15-00341-000 <sup>012</sup> Must have a copy of the property deed
  - New Mobile Home \_\_\_\_\_ Used Mobile Home ☒ Year 1998
  - Applicant Bruce Goodson <sup>Rocky or Loretta Nichols</sup> Phone # 755-1783
  - Address 1505 SW CR 252B LC FL 32024
  - Name of Property Owner Janice L. Platt Phone# 752-6190
  - 911 Address 165 SW Taylor Glen LC FL 32024
  - Circle the correct power company - FL Power & Light - Clay Electric  
 : (Circle One) - Suwannee Valley Electric - Progress Energy
  - Name of Owner of Mobile Home Rocky & Loretta Nichols <sup>344-7731</sup> Phone # 719-9980
  - Address 165 SW Taylor Glen LC FL
  - Relationship to Property Owner Land lease w/ option to buy. "lessor"
  - Current Number of Dwellings on Property 0
  - Lot Size \_\_\_\_\_ Total Acreage 0.68
  - Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver (Circle one)
  - Is this Mobile Home Replacing an Existing Mobile Home no
  - Driving Directions to the Property 90 W to Pinemont (252)  
turn L on Godbolt Rd, turn L on  
Taylor Glen. Property on L corner
  - Name of Licensed Dealer/Installer Bruce Goodson Phone # 755-1783
  - Installers Address 1505 SW CR 252B LC FL
  - License Number 7H-0000702 Installation Decal # 254144  
623 4308 - BRUCE  
623-4309 - ZYNN
- Left message  
at 9:50 - T. NICHOLS  
8-26-05  
Call new  
SS  
Home  
phone



PERMIT NUMBER

Installer Bruce Goodson License # TH-000002

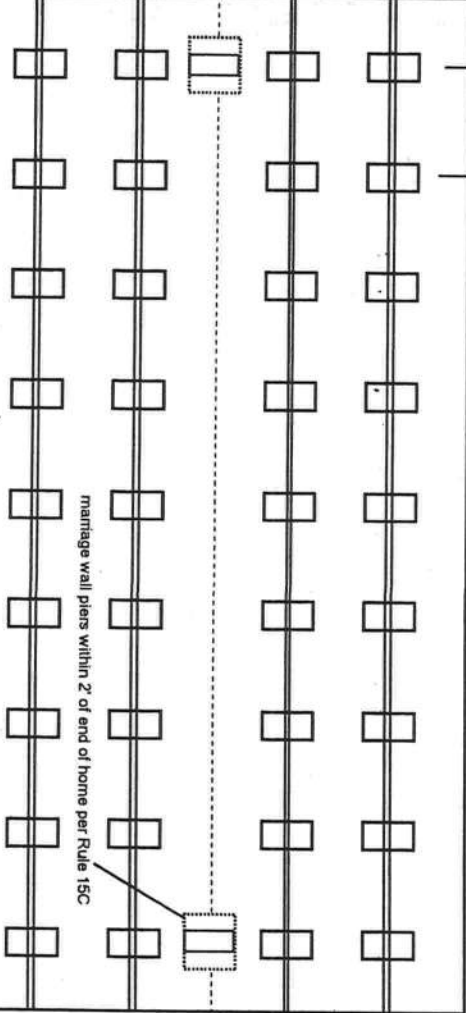
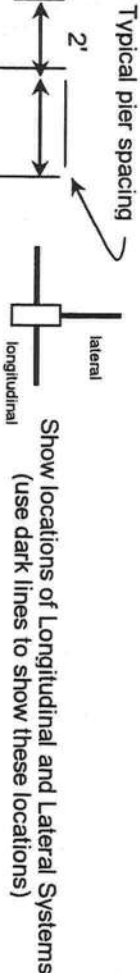
Address of home being installed 165 SW Taylor Glen

Manufacturer Fleetwood Length x width 46' x 90'

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 BG



23x31.05 ABS pads 8 ft oc  
4 ft solid arches  
ABS drive plates @ 15 ft intervals

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 # 254144

Triple/Quad ☐ Serial # 975

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (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'
1500 psf	4' 6"	6'	7'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'
2500 psf	7' 6"	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'

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

PIER PAD SIZES

I-beam pier pad size 23x31.05

Perimeter pier pad size 4' x 4'

Other pier pad sizes (required by the mfg.) n/a

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	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.

ANCHORS

Opening 4 ft Pier pad size 5 ft

FRAME TIES

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

TIEDOWN COMPONENTS

OTHER TIES

Longitudinal Stabilizing Device (LSD) Number 200

Manufacturer Oliver Tract

Longitudinal Stabilizing Device w/ Lateral Arms 4' x 4'

Manufacturer Oliver Tract

Sidewall 4' x 4'

Longitudinal Marriage wall 4' x 4'

Shearwall 4' x 4'



POCKET PENETROMETER TEST

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

X 1200 X 1200 X 1200

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 1200 X 1200

TORQUE PROBE TEST

The results of the torque probe test is 275 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 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.

PS 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. 11/2

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 independent water supply systems. Pg. \_\_\_\_\_

Site Preparation

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

Fastening multi wide units

Floor: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_  
Walls: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_  
Roof: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_  
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 Pg. 11/2 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 \_\_\_\_\_ 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 [Signature] Date 8/9/05



PREPARED BY AND RETURN TO:  
LEE R. PERRY  
345 SW VELLE CT.  
LAKE CITY FL. 32024

Inst:2005016108 Date:07/08/2005 Time:09:56  
Doc Stamp-Deed : 0.70  
MK DC, P. DeWitt Cason, Columbia County B:1051 P:588

WARRANTY DEED

THIS WARRANTY DEED, Made the 8th day of July 2005, by  
LEE R. PERRY AND HIS WIFE VELMA C. PERRY (THIS IS NOT THEIR HOMESTEAD)  
hereinafter called the GRANTOR, to JANICE L. FLATT (THEIR DAUGHTER) whose  
post office address is 345 SW VELLE CT. LAKE CITY, FL.  
32024 hereinafter called the GRANTEE.

(Wherever used herein the terms GRANTOR and GRANTEE include all the  
parties to this instrument and the heirs, legal representatives, and  
assigns of individuals, and the successors and assigns of corporations,  
wherever the context so admits or requires.)

WITNESSETH, That the GRANTOR, for and in consideration of the sum of  
LOVE AND AFFECTION and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby  
grants, bargains, sells, aliens, remises, releases, conveys and confirms  
unto the GRANTEE all that certain land situate in Columbia County, State of  
Florida, VIZ: COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4,  
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND  
RUN THENCE N 00 deg 42' 54" W ALONG THE EASTERLY LINE OF SAID SECTION 11, A  
DISTANCE OF 406.93 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND  
RECORDED IN OFFICIAL RECORDS BOOK 876, PAGE 1964 OF THE PUBLIC RECORDS OF  
COLUMBIA COUNTY, FLORIDA THENCE S 88 deg 20' 10" W ALONG THE SOUTH LINE OF  
SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 876 PAGE 1964, A DISTANCE OF  
230.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL  
RECORDS BOOK 876,; THENCE N 00 deg 42' 17" W, 20.00 FEET, THENCE S 88 deg  
29' 10" W 697.47 FEET TO THE POINT OF BEGINNING THENCE CONTINUE THENCE S 88  
deg 29' 10" W 395.35 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF  
GODBOLD ROAD, THENCE N 00 deg 38' 46" E 74.64 FEET, THENCE N 88 deg 10' 47"  
E 394.50 FEET, THENCE S 00 deg 02' 46" E 76.46 FEET TO THE POINT OF ENDING  
CONTAING .68 ACRES MORE OR LESS

TOGETHER WITH RIGHT OF WAY EASMENTS FOR INGRESS AND EGRESS OVER AND ACROSS A  
20 FT STRIP OF LAND LYING ADJACENT TO AND SOUTH OF ABOVE PROPERTY.

TOGETHER, with all the tenements, hereditaments appurtenances thereto  
belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR has  
good right and lawful authority to sell and convey said land, and hereby  
warrants the title to said land and will defend the same against the lawful  
claims of all persons whomsoever; and that said land is free of all  
encumbrances except those mentioned above and except taxes accruing  
subsequent to December 31, 2004

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:

Crista Thomas  
WITNESS  
(print) Crista Thomas

Lee R. Perry  
LEE R. PERRY (GRANTOR)

Jennifer McMiller  
WITNESS  
(print) Jennifer McMiller  
STATE OF FLORIDA  
COUNTY OF COLUMBIA

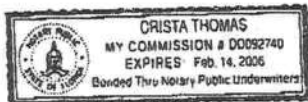
Velma C. Perry  
VELMA C. PERRY (GRANTOR)

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED TO  
ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY  
APPEARED LEE R. PERRY AND VELMA C. PERRY KNOWN TO ME TO BE THE PERSON(S)  
DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, WHO ACKNOWLEDGED  
BEFORE ME THAT THEY EXECUTED THE SAME, AND AN OATH WAS NOT TAKEN. (CHECK  
ONE)

( ☒ ) SAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME

( ) SAID PERSON(S) PROVIDED THE FOLLOWING TYPE OF IDENTIFICATION

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST  
AFORESAID THIS 8 DAY OF JULY A.D. 2005



Crista Thomas  
NOTARY PUBLIC



LAND LEASE WITH OPTION TO BUY AGREEMENT

This agreement is made on Jul 14, 2005 by and between LORETTA NICHOLS herein as "LESSEE" and JANICE L. FLATT, herein as "FLATT" for the purposes hereinbelow set forth.

FLATT is the owner of a parcel of land situate in Columbia County, Florida and described as: COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4, SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00 deg 42' 54" W ALONG THE EASTERLY LINE OF SAID SECTION 11, A DISTANCE OF 406.93 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOD 876, PAGE 1964 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA' THENCE S 88 deg 20' 10" W ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 876 PAGE 1964, A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 876,; THENCE N 00 deg 42' 17" W, 20.00 FEET, THENCE S 88 deg 29' 10" W 697.47 FEET TO THE POINT OF BEGINNING THENCE CONTINUE THENCE S 88 deg 29' 10" W 395.35 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GODBOLD ROAD, THENCE N 00 deg 38' 46" E 74.64 FEET, THENCE N 88 deg 10' 47" E 394.50 FEET, THENCE S 00 deg 02' 46" E 76.46 FEET TO THE POINT OF ENDING CONTAINING .68 ACRES MORE OR LESS

TOGETHER WITH RIGHT OF WAY EASMENTS FOR INGRESS AND EGRESS OVER AND ACROSS A 20 FT STRIP OF LAND LYING ADJACENT TO AND SOUTH OF ABOVE PROPERTY.


1. FLATT does hereby lease the land to LESSEE who agrees to pay \$250.00 per month, commencing JULY 15, 2005. Advance lease payments of \$1,250 for the months of JULY, AUG., SEPT., OCT. AND NOV. 2005 has been received by FLATT receipt of which is hereby given.

2. If LESSEE fails to make timely payment, starting AUG. 15, 2005, within 10 days of the due date on the 15TH of each and every month, including the due date, then and in that event, FLATT shall declare this lease and option agreement null and void, and LESSEE must vacate the land immediately and without delay to avoid eviction proceedings and the court costs and attorney fees incident thereto.

3. FLATT does hereby grant LESSEE an option to buy the above-described land AT ANY TIME AFTER JULY 15, 2006 while the land is leased to LESSEE and while LESSEE is current in making required lease payments.

4. The purchase price is \$23,000.00 cash, or financed with a down payment of \$1,000.00 required with a written declaration of LESSEE'S exercise of the option to purchase. All advance lease payments will be credited by Flatt towards the down payment of \$1,000. The balance of \$22,000.00 shall be financed for a period of 20 years with an interest rate of 10% per annum and equal and consecutive monthly payments of \$213 per month. If the property is not purchased by JULY 15, 2010 this lease option shall expire, at which time a new lease may be entered into upon both parties agreeing to the terms of a new lease. No portion of the lease payment shall be credited towards the purchase price. The LESSEE agrees that the advance lease payment of \$1,250. shall not be refunded if the LESSEE cancels this lease. FLATT agrees LESSEE can make a larger down payment than the \$1,000 and the balance of principal and monthly payments will be adjusted to 10% per annum for the amount of years the LESSEE elects to finance the land.

5. Conveyance of the land to LESSEE from FLATT shall be by Warranty Deed; if the sale is financed, FLATT AND LESSEE shall sign an Agreement for Deed conveying said property. LESSEE shall pay costs of all documentary stamps, intangible taxes and recording fees on the above mentioned Warranty Deed and Agreement For Deed and cost of any survey if required.
6. LESSEE may make prepayment of part of all of the amount financed without penalty.
7. The lease option to buy is not assignable but LESSEE may enter into an agreement for sale of the land at any time AFTER JULY, 15, 2006 while the lease payments are current and not in default for non-payment of lease payments. FLATT will sell the land to the proposed Buyers from LESSEE and will pay LESSEE the net sum in excess of the purchase price of \$23,000.00 and closing costs.
8. Each year while the land is leased to LESSEE FLATT agrees to pay real estate taxes on the property. The LESSEE agrees to pay all special assessments at the end of each year which will include any special assessments charged for travel trailer permits or mobile home or building or any improvements placed on the property. THE LESSEE shall pay for and keep tags on any mobile home placed on the property. Failure by LESSEE to pay special assessments or to place and keep tags current on any mobile home shall render this LEASE/OPTION null and void. FLATT agrees to have a 1 hp. deep well, tank and controls, 1050 gal. septic system with 440 ft. drain field, and 200 amp. power pole installed at FLATT'S expence. The above are included in the lease payments and sale of the property. Lessee will pay for the connection from the power pole to the well.
9. Time is of the essence in both the lease and the option to buy. LESSEE understands that the option to buy is null and void when the lease is terminated by LESSEE'S failure to make timely lease payments.
10. This lease and option to buy agreement is the only written agreement between the parties hereto and there are no verbal agreements existing outside this agreement. Parol evidence is inadmissible to alter or modify any of the terms herein contained.
11. The parties hereto acknowledge having read this two-page agreement before signing and each as received a signed copy and each copy shall constitute an original for any legal purpose.
13. The property shall not be used to store junk, wrecked cars or similar material. Storage of junk on the property shall make this lease option null and void.

 (seal)  
LEE R. PERRY - P.O.A.  
ATTORNEY IN FACT FOR  
JANICE L. FLATT

 (seal)  
LORETTA NICHOLS (LESSEE)



LIMITED POWER OF ATTORNEY

BE IT KNOWN, that JANICE L. FLATT as  
"Principal", and whose post office address is 8101 HIGHPOINT  
RD. PANAMA CITY, FL. 32404, has made  
and appointed, and by these presents does make and  
appoint LEE R. PERRY of 345 SW VELLE CT. LAKE CITY,  
FL. 32024  
true and lawful attorney for her and in her name, place and  
stead, and with the same authority as Principal would have to  
do the following acts:

TO EXECUTE A DEED OTHER INSTRUMENT OF CONVEYANCE CONVEYING  
MY INTEREST, TO ENCUMBER, TO APPLY FOR PERMITS, TO PLACE  
IMPROVEMENTS, TO ACT IN MY STEAD IN ANY COURT PROCEDURES AND  
FORCLOSURE ACTIONS, TO GRANT RIGHT OF WAYS FOR ROADWAYS AND  
UTILITIES, AND ANY OTHER ACTIONS HE MAY SEE FIT FOR ANY AND  
ALL PROPERTIES I OWN IN THE STATE OF FLORIDA.

The right, powers, and authority of my attorney in fact  
to exercise any and all of the rights and powers herein  
granted shall commence and be in full force and effect on  
JULY 15, 2005, and shall remain in full force and  
effect until JULY 15, 2011 or unless specifically  
extended or rescinded earlier by either party.

Dated July 12, 2005  
IN WITNESS WHEREOF, the parties have caused the presents to  
be executed on the day and year first above-written.

Signed, sealed, and delivered  
in the presence of:

Debra Daniels  
WITNESS

Debra Daniels  
PRINT WITNESS NAME

Roxi Stewart  
WITNESS

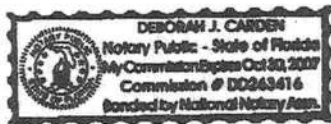
Lisa Stewart  
PRINT WITNESS NAME

Janice L. Flatt (SEAL)  
JANICE L. FLATT (PRINCIPAL)

STATE OF Florida  
COUNTY OF Bay

PERSONALLY APPEARED BEFORE the undersigned officer duly  
authorized to administer oaths and take acknowledgments,  
JANICE L. FLATT who acknowledged before me the execution of  
the foregoing instrument for the purposes therein expressed.

IN WITNESS WHEREOF, I HAVE HEREUNTO set my hand and  
official seal this 12th day of July, A.D. 2005



Deborah J. Carden  
NOTARY PUBLIC

Deborah J. Carden  
PRINT NOTARY PUBLIC



Permit Application Number: 05-0770N

FLATT/CR 04-2954



**Notes:**



LETTER OF AUTHORIZATION

Date: 8/9/05

Columbia County Building Department  
P.O. Box 1529  
Lake City, FL 32056

I Bruce Goodson, License No. TH 00002 do hereby  
Authorize Rodney or Loretta Nichols to pull and sign permits on my  
behalf.

Sincerely,  
[Signature]

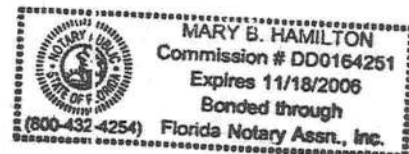
Sworn to and subscribed before me this 30th day of June, 2005.

Notary Public: Mary B. Hamilton

My commission expires: 11/18/2006

Personally Known ✓

Produced Valid Identification: \_\_\_\_\_





STATE OF FLORIDA  
COUNTY OF COLUMBIA

AFFIDAVIT

This is to certify that I, (We), JANICE L FLATT, as the  
seller, by an **Agreement for Deed**, of the below described property:

<sup>PROPOSED</sup>  
Tax Parcel No. 11-45-15-0034-012

Subdivision (Name, lot, Block, Phase) \_\_\_\_\_

Give my permission for ROCKY & LORETTA NICHOLS to place a  
(Mobile Home / Travel Trailer / Single Family Home) 1655W TAYLOR G  
L.C. 71

I (We) understand that this could result in an assessment for solid waste and fire  
protection services levied on this property.

[Signature]

(1) Seller Signature

P.O.A FOR JANICE L FLATT

(2) Seller Signature

Sworn to and subscribed before me this 10th day of Aug, 20 05. This

(These) person (s) are personally known to me or produced ID \_\_\_\_\_  
(Type)

[Signature]

Notary Public Signature  
State of Florida

My commission expires: \_\_\_\_\_





# CODE ENFORCEMENT

COLUMBIA COUNTY, FLORIDA

## PRELIMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED 8/9/09 BY JW IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? Yes

OWNERS NAME Rocky Monetta Nichols PHONE 719-9980 CELL \_\_\_\_\_

ADDRESS 165 SW Taylor Glen

MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

DRIVING DIRECTIONS TO MOBILE HOME 90-W TO PINEMOUNT (C-252) TL ON Godbolt, TL ON Taylor Glen Property on Left corner

MOBILE HOME INSTALLER Bruce Goodson PHONE 755-1783 CELL 623-4309

### MOBILE HOME INFORMATION

MAKE Freewood YEAR 1998 SIZE 12 x 32 COLOR white

SERIAL No. 975 / GA FLV39A09750UH21

WIND ZONE # Must be wind zone II or higher NO WIND ZONE I ALLOWED

### INTERIOR:

(P or F) P= PASS F= FAILED

### INSPECTION STANDARDS

- P SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING
- P FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_
- P DOORS ( ) OPERABLE ( ) DAMAGED
- P WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND
- P WINDOWS ( ) OPERABLE ( ) INOPERABLE
- P PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING
- P CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT
- P ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

### EXTERIOR:

- P WALLS / SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING
- P WINDOWS ( ) CRACKED/ BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT
- P ROOF ( ) APPEARS SOLID ( ) DAMAGED

### STATUS:

APPROVED ✓ WITH CONDITIONS: None

NOT APPROVED \_\_\_\_\_ NEED REINSPECTION FOR FOLLOWING CONDITIONS \_\_\_\_\_

COMPANY NAME \_\_\_\_\_ LICENSE # \_\_\_\_\_

SIGNATURE [Signature] PRINT NAME \_\_\_\_\_ ID NUMBER 307 DATE 8-10-09

ONLY THE ACTUAL LICENSE HOLDER OR A BUILDING INSPECTOR CAN SIGN THIS FORM

**\*PLEASE CALL LORETTA NICHOLS BEFORE INSPECTION TO MAKE SURE M/H IS OPEN**

CODE ENFORCEMENT  
COLUMBIA COUNTY, FLORIDA  
PRELIMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED \_\_\_\_\_ BY \_\_\_\_\_ IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? \_\_\_\_\_  
OWNERS NAME Loretta Nichols PHONE 386-719-9980 CELL 386-344-7731  
911 ADDRESS 208 NE Horne way Madison FL.  
MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

DRIVING DIRECTIONS TO MOBILE HOME US 90 passed Buchnia Auto CARE 1st  
dirt Road on left - trailers set on Right side  
of dirt road

MOBILE HOME INSTALLER Quality mobile home setup PHONE 386-755-1785 CELL 386-623-4303

MOBILE HOME INFORMATION

MAKE Fleetwood/Valu Elite YEAR 1998 SIZE 16 X 76 COLOR white

SERIAL No. GAFLV39A0975

WIND ZONE 2 Must be wind zone II or higher NO WIND ZONE I ALLOWED

INTERIOR:

(P or F) - P= PASS F= FAILED

INSPECTION STANDARDS

P SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING  
P FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_  
P DOORS ( ) OPERABLE ( ) DAMAGED  
P WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND  
P WINDOWS ( ) OPERABLE ( ) INOPERABLE Need some screens  
P PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING  
P CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT  
P ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

EXTERIOR:

P WALLS / SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT NEEDS CLEANING  
P WINDOWS ( ) CRACKED/ BROKEN GLASS SCREENS MISSING ( ) WEATHERTIGHT  
P ROOF APPEARS SOLID ( ) DAMAGED

STATUS:

APPROVED X WITH CONDITIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ NEED REINSPECTION FOR FOLLOWING CONDITIONS \_\_\_\_\_

INSPECTOR SIGNATURE [Signature] ID NUMBER B41330 DATE 7-19-05

INSPECTION COMPANY Madison County Bldg Dept. LICENSE # B41330

OK to pull in Columbia County [Signature] 307 7-21-05



758-2160

Permit Issue

07/15/2005

## Madison County Building Department

112 East Pinckney Street; Room 219  
Madison, FL 32340  
Phone (850) 973-6785; Fax (850) 973-6727

## Permit

Permit Issue Date 15-July-2005

Permit Number 3340-22111

Owner Information

Nichols, Loretta  
208 NE Horne Way  
Madison 32340

Phone (386) 719-9980

Property ID 22-1N-09-4071-000-000

Project Name Nichols, Loretta

Project Type Mobile Home

Contractor Owner

Phone

Utility Company Progress Energy

Permit Type Mobile Home

Description Mobile Home

Intended Use Residential

Building Size 1,216.00


Directions

Valuation 0.00

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 GOVERNMENT ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THERE MAY BE ADDITIONAL FEES ASSOCIATED WITH THIS PERMIT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

  
Building Official  
Signature of Applicant

Permit Issue

07/15/2005

## Madison County Building Department

112 East Pinckney Street; Room 219  
Madison, FL 32340  
Phone (850) 973-6785; Fax (850) 973-6727

## Permit

Permit Issue Date 15-July-2005

Permit Number 3340-22111

Owner Information

Nichols, Loretta  
208 NE Home Way  
Madison 32340

Phone (386) 719-9980

Property ID 22-1N-09-4071-000-000

Project Name Nichols, Loretta

Project Type Mobile Home

Contractor Owner

Phone

Utility Progress Energy  
Company



# COLUMBIA COUNTY 9-1-1 ADDRESSING

263 NW Lake City Ave. \* P. O. Box 1787 \* Lake City, FL 32056-1787  
PHONE: (386) 758-1125 \* FAX: (386) 758-1365 \* Email: ron\_croft@columbiacountyfla.com

## Addressing Maintenance

To maintain the Countywide 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 assigning 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 Service 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 ISSUED: July 14, 2005

ENHANCED 9-1-1 ADDRESS:

165 SW TAYLOR GLN (LAKE CITY, FL ~~32055~~) 32024

Addressed Location 911 Phone Number: NOT AVAIL.

OCCUPANT NAME: NOT AVAIL.

OCCUPANT CURRENT MAILING ADDRESS: \_\_\_\_\_

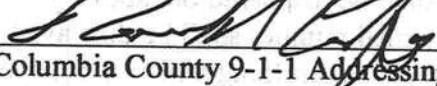
PROPERTY APPRAISER MAP SHEET NUMBER: 7

PROPERTY APPRAISER PARCEL NUMBER: 11-4S-15-00341-<sup>0/2</sup>~~000~~ (PARENT)

Other Contact Phone Number (If any): \_\_\_\_\_

Building Permit Number (If known): \_\_\_\_\_

Remarks: \_\_\_\_\_

Address Issued By:   
Columbia County 9-1-1 Addressing / GIS Department

**NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.**

COLUMBIA COUNTY  
9-1-1 ADDRESSING  
APPROVED

0508-38

