

DATE 04/08/2008

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000026911

APPLICANT DALE BURD PHONE 386.497.2311  
ADDRESS POB 39 FT. WHITE FL 32038  
OWNER FRANCIS L. MCGEOWN PHONE 352.485.1599  
ADDRESS SANTA FE FL  
CONTRACTOR PHONE  
LOCATION OF PROPERTY 47-S TO US 27,TR TO UTAH,TR TO WASHINGTON,TR TO SANTA FE,TL  
APPROX. 1 MILE ON R.  
TYPE DEVELOPMENT RV/UTILITY ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT 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 DEVELOPMENT PERMIT NO.

PARCEL ID 35-6S-15-00628-000 SUBDIVISION 3 RIVERS ESTATES  
LOT 31 BLOCK PHASE UNIT 5 TOTAL ACRES 0.72

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING 07-293-N CFS JW N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: RV STUP 0804-18 6 MOS USE.

Check # or Cash 2962

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by  
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by  
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by  
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by  
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by  
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by  
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by  
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 38.50 WASTE FEE \$ 100.50  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 189.00  
INSPECTORS OFFICE CLERKS OFFICE

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."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

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

COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION

STUP Permit No. STUP - 0804-18

Date 4-8-08

Fee Paid 200.00

Receipt No. 3845

Building Permit No. 26911

Name of Title Holder(s) FRANCIS J. M'GROWN

Address 230 NW 122<sup>ND</sup> ST, City GAINESVILLE

Zip Code 32607 Phone (352) 485-1599

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) AsB Construction Rocky Ford, Dale Bird

Address PO Box 39 City Fort White

Zip Code 32038

Phone (386) 497-2311

Parcel ID# 00-00-00-00628-000

\*\*\* Provide a copy of your Deed or the Property Appraiser print out for proof of property ownership.\*\*\*

Size of Property .72

Proposed Temporary Use of Property RV CAMPER

Proposed Duration of Temporary Use 6 (6 or 12 Months)

Paragraph Number Applying for 10 (1 thru 10 on pages 2 and 3)

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, one (1) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from

buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
  - a. Demonstrate a permanent residence in another location.
  - b. Meet setback requirements.
  - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.



I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

DALBUND

Applicants Name (Print or Type)

Rocky D Ford

[Signature]

Applicant Signature

Rocky D Ford

4-8-08

Date

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### OFFICIAL USE

Present Land Use Classification

A-3

Present Zoning District

A-3

Approved

✓

By

Chaim J. Scott

4/8/08

Denied

By

Reason for Denial

Conditions (if any)

# Columbia County Property Appraiser

DB Last Updated: 3/10/2008

## 2008 Proposed Values

[Tax Record](#)
[Property Card](#)
[Interactive GIS Map](#)
[Print](#)

Parcel: 00-00-00-00628-000

Search Result: 1 of 1

### Owner & Property Info

<b>Owner's Name</b>	MCGEOWN FRANCIS L		
<b>Site Address</b>			
<b>Mailing Address</b>	230 NW 122ND ST GAINESVILLE, FL 32607		
<b>Use Desc. (code)</b>	MISC RES (000700)		
<b>Neighborhood</b>	100000.05	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA02	<b>Market Area</b>	02
<b>Total Land Area</b>	0.000 ACRES		
<b>Description</b>	LOT 31 UNIT 5 THREE RIVERS ESTATES. ORB 537-278, 893-1716, 959-165, WD 1139-672		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$30,000.00
<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>		\$30,000.00

<b>Just Value</b>	\$30,000.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$30,000.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$30,000.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
12/21/2007	1139/672	WD	V	U	09	\$115,000.00
7/17/2002	959/165	WD	V	U	04	\$100.00
7/20/1999	893/1716	CD	V	U	01	\$5,000.00

### 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
000700	MISC RES (MKT)	75.000 FF - (.000AC)	1.00/1.00/1.00/1.00	\$400.00	\$30,000.00

(enclose self-addressed  
stamped envelope)  
Return to: A. BICE HOPE, ESQ.  
Address: P.O. Box 5217  
Gainesville, FL  
32627-5217  
This instrument Prepared by:  
Name: A. BICE HOPE, ESQ.  
Address: P.O. Box 5217  
Gainesville, FL  
32627-5217  
Property Appraiser Parcel Identification (Folio) Number(s):  
R00628-000

Inst 200712028222 Date: 12/26/2007 Time: 11:09 AM  
Doc Stamp Deed: 805.00

by DC, P. DeWitt Cason, Columbia County Page 1 of 1

SPACE ABOVE THIS LINE  
FOR PROCESSING DATA

SPACE ABOVE THIS LINE  
FOR RECORDING DATA

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 21st day of December, 2007, by LARRY R. THOMPSON, whose post office address is 2503 West S.R. 235, Brookier, Florida 32622, hereinafter called the Grantor, to FRANCIS L. MCGEOWN, whose post office address is 230 N.W. 122nd Street, Gainesville, Florida 32607, 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.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, and sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 31 of THREE RIVERS ESTATES UNIT 5, according to the Plat thereof as recorded in Plat Book 4, Page(s) 38, of the Public Records of Columbia County, Florida.

**THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF THE GRANTOR.**

**SUBJECT** to easements and restrictions of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully 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 taxes accruing subsequent to December 31, 2007.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

SIGN:

A. Bice Hope

Larry R. Thompson

SIGN:

Paula Jewett

STATE OF FLORIDA:

SS:

COUNTY OF ALACHUA:

**I HEREBY CERTIFY** that the foregoing instrument was acknowledged before me this 21st day of December, 2007, by Larry R. Thompson, and who is personally known to me or has produced n/a as identification.

NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA  
Paula Jewett  
Commission # DD500088  
Expires: FEB. 05, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

State of Florida At Large  
Paula Jewett  
My Commission Expires: 02/05/2010  
My Commission Number: DD500088

## Letter of Authorization

March 26, 2008

To: Columbia County Building Department

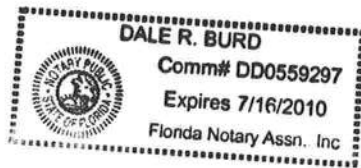
I, Francis L. McGeown, whose primary residence is 230 NW 122<sup>nd</sup> Street,  
Gainesville, FL, 32607 authorize Dale R. Burd, Rocky Ford or Kelly Bishop to  
acquire a RV Camper permit for me in Columbia County. Parcel ID # 00-00-00-  
00628-000.

Francis L. McGeown  
Signed

3/26/08  
Date

[Signature]  
Notary

3/26/08  
Date





**Parcel:** [GIS Map \(best viewed with IE\)](#)  
**04337-040-000**

<b>Taxpayer:</b>	MCGEOWN FRANK L DOROTHY M	<b>Legal:</b>	WEST END ESTATES PB E-31 LOT 40 OR 1190/440
<b>Mailing:</b>	230 NW 122ND ST GAINESVILLE, FL 32607-1107		
<b>Location:</b>	230 NW 122ND ST County		
<b>Sec-Twn-Rng:</b>	2-10-18		
<b>Use:</b>	SINGLE FAMILY		
<b>Tax</b>			
<b>Jurisdiction:</b>	Suwannee 0300		
<b>Area:</b>	WEST END		
<b>Subdivision:</b>	WEST END ESTS		

## Assessment History

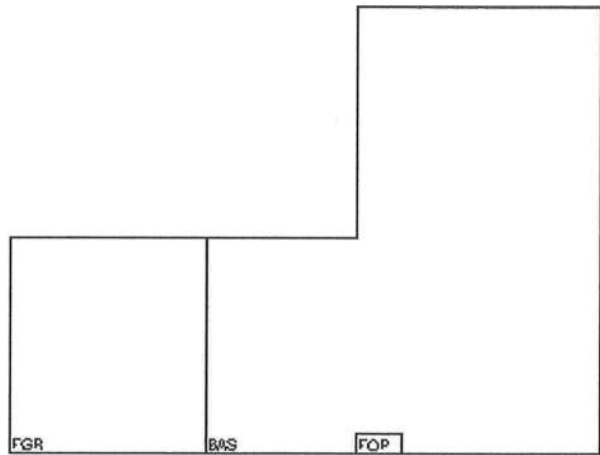
Year	Use	Land	MktLand	Building	Misc	Total	SOH	Assessed	Exempt	Taxable	Taxes
2007	SINGLE FAMILY	45000	45000	117000	7600	169600	79380	90220	25000	65220	1800.9
2006	SINGLE FAMILY	45000	45000	110000	7700	162700	74680	88020	25000	63020	1884.56
2005	SINGLE FAMILY	25000	25000	90700	7800	123500	38040	85460	25000	60460	1851.27
2004	SINGLE FAMILY	16000	16000	89500	6300	111800	28820	82980	25000	57980	1802.26
2003	SINGLE FAMILY	16000	16000	72100	6800	94900	13460	81440	25000	56440	1791.78
2002	SINGLE FAMILY	16000	16000	61600	7300	84900	5360	79540	25000	54540	1761.99
2001	SINGLE FAMILY	16000	16000	59800	7600	83400	5110	78290	25000	53290	1729.2
2000	SINGLE FAMILY	16000	16000	57400	8200	81600	5590	76010	25000	51010	1680.02
1999	SINGLE FAMILY	16000	16000	55800	8500	80300	6280	74020	25000	49020	1638.22
1998	SINGLE FAMILY	16000	16000	49300	8300	73600	1430	72170	25000	47170	1609.97
1997	SINGLE FAMILY	16000	16000	47600	8700	72300	1330	70970	25000	45970	1402.44
1996	SINGLE	16000	16000	43800	9100	68900	0	68900	25000	43900	1372.11

	FAMILY										
1995	SINGLE FAMILY	16000	16000	43700	9600	69300	0	69300	25000	44300	1386.98

**Land**

<a href="#">Use</a>	<a href="#">Zoning</a>	<a href="#">Acres</a>
SFR	Residential	0
<b>2007 Certified Market Land Value: 45000</b>		<b>2007 Certified Ag Land Value: 45000</b>

**Building**

<u>Actual Year Built</u>	1973	<u>Area Type</u>	<u>Square Footage</u>
<u>Effective Year Built</u>	1973	BASE AREA (BAS)	1606
<u>Use:</u>	SINGLE FAMILY	FINISHED GARAGE (FGR)	483
<u>Bedrooms:</u>	3	FINISHED OPEN PORCH (FOP)	10
<u>Baths:</u>	2	<b>Heated Area: 1606Total Area: 2099</b>	
<u>Stories:</u>	1		
<u>Exterior Wall:</u>	CONCRETE BLOCK		
<u>AC:</u>	CENTRAL AIR		
<u>Heating:</u>	FORCED AIR DUCT		
		<a href="#">Enlarge Drawing / Show Dimensions</a>	
<b>2007 Certified Building Value: 117000</b>			

Application for Onsite Sewage Disposal System  
Construction Permit. Part II Site Plan  
Permit Application Number: 07-0293 + N

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT**

THOMPSON/CR 06-3932



SEE ATTACHED

1 inch = 50 feet

Site Plan Submitted By Paul Lloyd Date 4/10/07  
Plan Approved \_\_\_\_\_ Not Approved \_\_\_\_\_  
By Mark S Lander CPHU

Notes: \_\_\_\_\_

