

DATE 08/06/2008

Columbia County Building Permit  
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT  
000027243

APPLICANT ALICE PEELER PHONE 386.755.2848  
ADDRESS 9878 S. US HWY 441 LAKE CITY FL 32025  
OWNER BILL & SUSAN LAGONI PHONE 317.932.8898  
ADDRESS 267 SW CHALLENGER LN LAKE CITY FL 32025  
CONTRACTOR PEELER POOLS(R. PEELER) PHONE 386.752.0580  
LOCATION OF PROPERTY 47-S TO M. BURNETTE,TR TO DEANNA,TL TO BAMBI,TR TO WINGS,TL  
TO CHALLENGER,TR,2ND HOME ON R.  
TYPE DEVELOPMENT SWIMMING POOL ESTIMATED COST OF CONSTRUCTION 29200.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING RSF-2 MAX. HEIGHT  
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 1 FLOOD ZONE DEVELOPMENT PERMIT NO.

PARCEL ID 07-4S-17-08106-108 SUBDIVISION COUNTRY LANDINGS  
LOT 8 BLOCK PHASE UNIT TOTAL ACRES 0.50

CPC057105  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING X-08-0255 CFS HD N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident  
COMMENTS: NOC ON FILE.

Check # or Cash 17200

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 \$ 150.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 200.00  
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 Building Permit Application

For Office Use Only Application # 6807-64 Date Received 7/25/08 By G Permit # 27243  
 Zoning Official afs Date 7/29/08 Flood Zone N/A Land Use RUD Zoning RSF-2  
 FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE \_\_\_\_\_ River \_\_\_\_\_ Plans Examiner NO ~~2~~ Date 7-28-08  
 Comments \_\_\_\_\_  
☐ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Parent Parcel # \_\_\_\_\_  
☐ Dev Permit # \_\_\_\_\_ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
 IMPACT FEES: EMS \_\_\_\_\_ Fire \_\_\_\_\_ Corr \_\_\_\_\_ Road/Code \_\_\_\_\_  
 School \_\_\_\_\_ = TOTAL \_\_\_\_\_

Septic Permit No. \_\_\_\_\_ Fax 755 5577  
 Name Authorized Person Signing Permit Alice Peeler Phone 755 2848  
 Address 9878 S. US Hwy 441 L.C. FL 32025  
 Owners Name Lagoni, William A Phone 317 932 8898  
 911 Address 267 S.W. Challenger Lane LC 32025  
 Contractors Name Peeler Pools Phone 755 2848  
 Address 9878 S. US Hwy 441 LC 32025  
 Fee Simple Owner Name & Address \_\_\_\_\_  
 Bonding Co. Name & Address \_\_\_\_\_  
 Architect/Engineer Name & Address \_\_\_\_\_  
 Mortgage Lenders Name & Address First Federal

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 07451708106-108 Estimated Cost of Construction 29,200  
 Subdivision Name Country Landing Lot 8 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions Hwy 405 - (R) Marvin Burnett Rd -  
(L) Deanna - (R) Bambi - (L) Wing -  
(R) Challenger - 2nd Hse on (R) Number of Existing Dwellings on Property 1  
 Construction of Swimming Pool Total Acreage .497 Lot Size \_\_\_\_\_  
 Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height \_\_\_\_\_  
 Actual Distance of Structure from Property Lines - Front 60' Side 34' Side 60' Rear 15'  
 Number of Stories \_\_\_\_\_ Heated Floor Area \_\_\_\_\_ Total Floor Area \_\_\_\_\_ Roof Pitch \_\_\_\_\_

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

Spoke to Alice

7/28/08



have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment**


According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:**

**YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning. I further understand the above written responsibilities in Columbia County for obtaining this Building Permit.

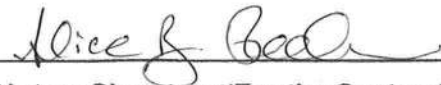
 6/30/08  
Susan L. Lagoni 6/30/08  
Owners Signature

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit.

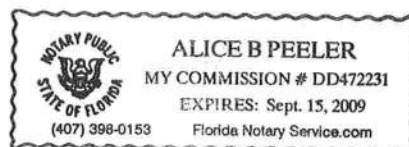
  
Contractor's Signature (Permitee)

Contractor's License Number CPC057105  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 30 day of June 2008.  
Personally known \_\_\_\_\_ or Produced Identification X

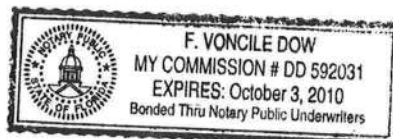
  
State of Florida Notary Signature (For the Contractor)

SEAL:



Page 2 of 2 (Both Pages must be submitted together.)

-Revised 1-10-08





# Columbia County Property Appraiser

DB Last Updated: 4/15/2008

## 2008 Proposed Values

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

Parcel: 07-4S-17-08106-108

Search Result: 1 of 1

### Owner & Property Info

<b>Owner's Name</b>	LAGONI WILLIAM A TRUSTEE		
<b>Site Address</b>	LT 8 COUNTRY LANDING		
<b>Mailing Address</b>	OF THE WILLIAM A LAGONI REV TRUST 4704 W 81ST PLACE INDIANAPOLIS, IN 46268		
<b>Use Desc. (code)</b>	VACANT (000000)		
<b>Neighborhood</b>	7417.04	<b>Tax District</b>	2
<b>UD Codes</b>	MKTA06	<b>Market Area</b>	06
<b>Total Land Area</b>	0.497 ACRES		
<b>Description</b>	LOT 8 COUNTRY LANDINGS S/D. ORB 820-229, WD 1032-755 LIFE EST. WD 1075-1730.		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$57,000.00
<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>		\$57,000.00

<b>Just Value</b>	\$57,000.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$57,000.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$57,000.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
2/15/2006	1075/1730	WD	V	U	09	\$96,000.00
11/24/2004	1032/755	WD	V	Q		\$43,500.00

### 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						

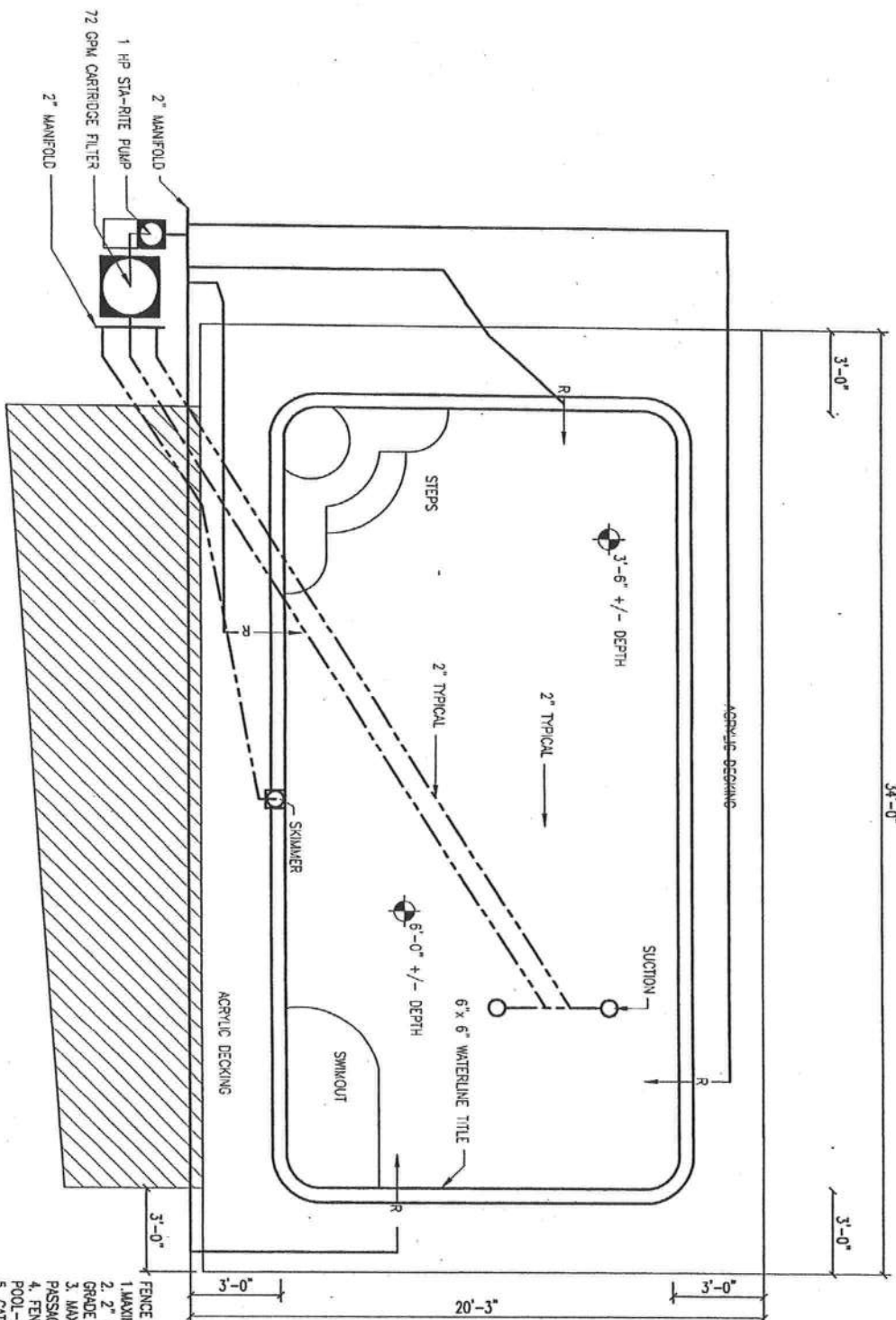
### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1.000 LT - (.497AC)	1.00/1.00/1.00/1.00	\$57,000.00	\$57,000.00

Columbia County Property Appraiser

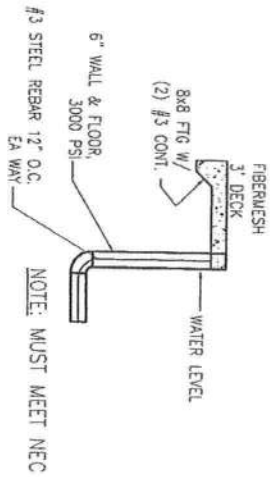
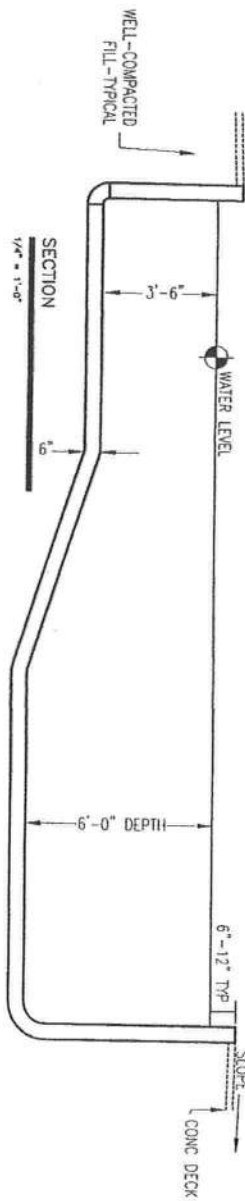
DB Last Updated: 4/15/2008

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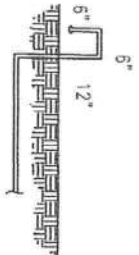


- FENCE REQUIREMENTS:
1. MAXIMUM 48" HEIGHT
  2. 2" MAX. VERTICAL CLEARANCE BETWEEN GRADE & BARRIER BOTTOM.
  3. MAXIMUM OPENING SHALL NOT ALLOW PASSAGE OF 4" SPHERE.
  4. FENCE POSTS WILL BE LOCATED ON POOL-SIDE OF FENCE.
  5. GATE WILL BE SELF-LOCKING WITH APPROVED LOCKING DEVICE.

- NOTES:
1. ALL WORK IS TO COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.
  2. CONSTRUCTED OF 2500 PSI CONCRETE OR EQUAL, WITH # 3 REBAR 12" O.C. EACH WAY, TIED AT EVERY OTHER INTERSECTION. MIN. COVERAGE FOR REBAR IS 2.5" MIN OVERLAP IS 18".
  3. POOL SHAPE IS FREE FORM, ABOVE SHAPE AND DIMENSION ARE APPROX.
  4. ASSUMED SOIL BEARING = 2KSF
  5. CIRCULATION SYSTEMS, COMPONENTS & EQUIPMENT SHALL COMPLY W/ NSF 50
  6. INSTALL CONTROL JOINTS @ 20'-0" O.C. IN POOL DECKING.
  7. FLORIDA BUILDING CODE 2004
  8. CONCRETE STAIRS ARE 12" TREAD WITH AND 10" MAX. HEIGHT
  9. LIGHTING IF INSTALLED WILL BE FIBER OPTIC




TYPICAL WALL SECTION  
1/2" = 1'-0"



VENT DETAIL  
1/2" = 1'-0"

SECTIONS AND DETAILS

PEELER POOLS  
CONCRETE POOL CONSTRUCT

 P.O. Box 187  
130 West Howard Street  
Live Oak FL 32064  
Phone: (386) 362-3678  
Fax: (386) 362-6133  
Gary Gill, PE  
Auth. # 9461

PROJECT: PEELER POOLS  
DRAWING: #100  
DATE: 7/19/07  
A-2.0

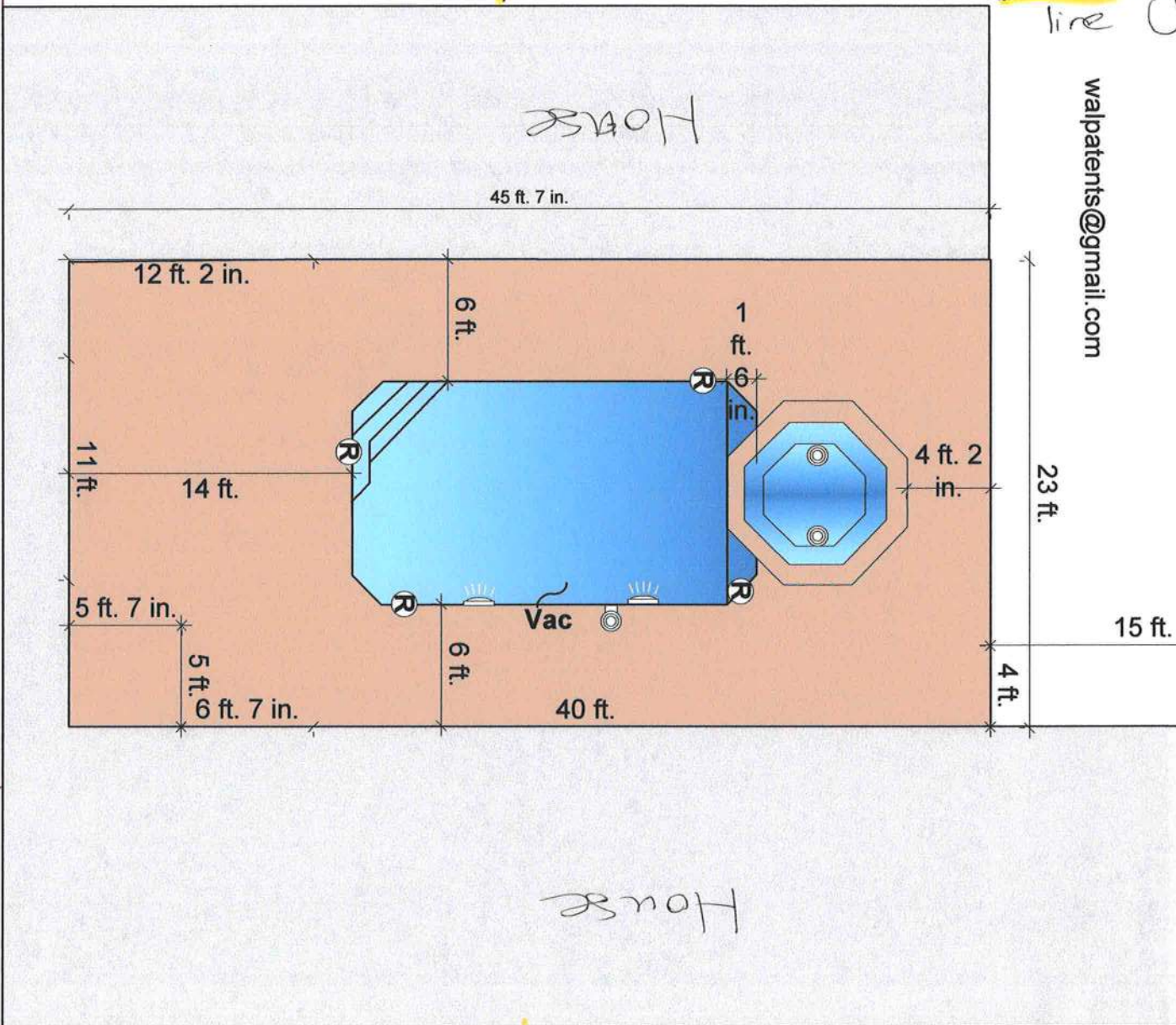




15' ft  
to property  
line

walpatents@gmail.com

P216 d833 34' +  
to property  
line



60' +  
to prop. line

60' +  
to front property  
line

SCALE: 1/8" = 1'

Peeler Pools 9878 S U.S.Hwy 441 Lake City FL 32025	Phone: 386-755-2848 Fax: 386-755-5577	Designed by: Raymond Peeler 7/23/2008	Designed for:	Lagani Airpark Lake City FI 32024
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**NOTICE OF COMMENCEMENT**

**STATE OF FLORIDA COUNTY OF** Columbia **CITY OF** Lake City

THE UNDERSIGNED hereby gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

**DESCRIPTION OF PROPERTY:**

LOT 8 BLOCK \_\_\_\_\_ SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_  
TAX PARCEL # 07431708106-108  
SUBDIVISION: Country Landings PLATBOOK: \_\_\_\_\_ MAP PAGE# \_\_\_\_\_  
STREET ADDRESS: 267 SW Challenger Ave  
Lake City FL 32025

**GENERAL DESCRIPTION OF IMPROVEMENT:**

TO CONSTRUCT: Swimming Pool

**OWNER INFORMATION:**

OWNER(S) NAME: Bill & Susan Lagoni  
ADDRESS: 267 SW CHALLENGER LANE PHONE \_\_\_\_\_  
CITY: LAKE CITY STATE FL ZIP 32025  
INTEREST IN THE PROPERTY: Owner  
FEE SIMPLE TITLEHOLDER NAME: \_\_\_\_\_  
FEE SIMPLE TITLEHOLDER ADDRESS: (IF OTHER THAN OWNER) \_\_\_\_\_

**CONTRACTOR NAME: Peeler Pools, Inc**

ADDRESS: 9878 S US Hwy 441 Lake City, FL 32025 386-755-2848

BONDING COMPANY: N/A ADDRESS: N/A PHONE NUMBER N/A

CITY: N/A STATE N/A ZIP CODE: N/A

LENDER NAME: FIRST FEDERAL

ADDRESS: \_\_\_\_\_ PHONE 755 0600  
CITY: Lake City STATE FL ZIP 32025

Prepared by: Peeler Pools, Inc. (Raymond Peeler)

Return to : Peeler Pools, Inc. 9878 S. US Hwy 441 Lake City, FL 32025

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a) 7., Florida Statutes.

NAME: None ADDRESS: N/A

In addition to himself, Owner designates: Raymond Peeler of Peeler Pools, Inc.

9878 S US Hwy 441 Lake City, FL 32025

to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

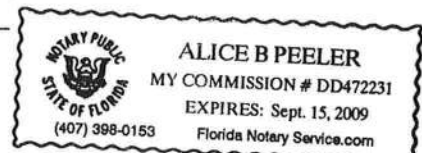
Expiration date is 1 year from date of recording unless a different date is specified.

SIGNATURE OF OWNER Susan L. Lagoni

SWORN to and subscribed before me this 29<sup>th</sup> day of June year of 2008

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

Signature: Alice B Peeler



\*\*\*WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.



# CERTIFICATE OF OCCUPANCY

## 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 07-4S-17-08106-108

Building permit No. 000027243

Use Classification SWIMMING POOL

Fire: 0.00

Permit Holder PEELER POOLS(R. PEELER)

Waste:           

Owner of Building BILL & SUSAN LAGONI

Total: 0.00

Location: 267 SW CHALLENGER LANE, LAKE CITY, FL



Date: 06/02/2009

*Fanny Bicks*

Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)