

Permit Application / Manufactured Home Installation Application

For Office Use Only (Revised 6/24)		Zoning Official _____	Building Official _____
AP# _____	Date Received _____	By _____	Permit # _____
Flood Zone _____	Development Permit _____	Zoning _____	Land Use Plan Map Category _____
Comments _____			
FEMA Map# _____	Elevation _____	Finished Floor _____	River _____ In Floodway _____
☐ Recorded Deed or ☐ Property Appraiser PO ☐ Site Plan ☐ EH # _____			
☐ Land Owner Affidavit ☐ Installer Authorization ☐ FW Comp. letter ☐ App Fee Paid ☐ 911 App			
☐ DOT Approval ☐ Parent Parcel # _____ ☐ STUP-MH _____			
☐ Ellisville Water Sys ☐ Assessment _____ ☐ In County ☐ Sub VF For _____			

*This page not required if Online Submission

Property ID # 26-55-16-03717-112 Subdivision Big Oaks Vnr. Lot# 12

- ☒ New Mobile Home ☐ Used Mobile Home MH Size 14x56 Year 2025
- Applicant Heide Morrison Phone# 386-984-9334
- Address 8767 SW Old Wire Rd, Ft White, FL, 32088
- Name of Property Owner Emma Rye Phone# (886) 365-3699
- 911 Address TBD
- Circle the correct power company - ☐ FL Power & Light - ☒ Clay Electric

(Circle One) ☐ - Suwannee Valley Electric - ☐ Duke Energy

- Name of Owner of Mobile Home Tanya Sanderson
- Phone # 386-365-3699 Address TBD SW Dewey Ct, Ft White, FL
- Relationship to Property Owner daughter
- Current # of Dwellings on Property 2 # of Bed/bath 2
- Lot Size _____ Total Acreage 10.01 Acres
- Do you: (Circle one) ☒ Have Existing Drive ☐ Private Drive ☐ Need a Driveway Permit
(Currently using) (Blue Road Sign)

Please be advised all MH applications may prompt a driveway permit regardless of existing/private driveway

- Is this Mobile Home Replacing an Existing Mobile Home ☐ Yes ☒ No
- Name of Licensed Dealer/Installer Kyle Scott
- Installers Phone # 352-339-3543
- Installers Address 22201 SE US Hwy 301, Hawthorne, FL, 32640
- License Number: TH1126657
- Installation Decal # 115990
- Is the mobile home currently located in Columbia County? ☐ Yes ☐ No
(Only required for used mobile homes)

Applicant Email Address: hfmorrison / heidemorrison@gmail.com

(This is where application updates will be sent)

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Heide Morrison
(Name of Person to Act as my Agent)

for North Fl Building Permits
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for zoning & building permits
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Emma Rye & Tanya Sanderson

Applicant/Owner's Title: Mom & daughter

On Behalf of: _____
(Company Name, if applicable)

Telephone: (386) 365-3699 Date: 01/28/25

Applicant/Owner's Signature: Emma Rye / Tanya

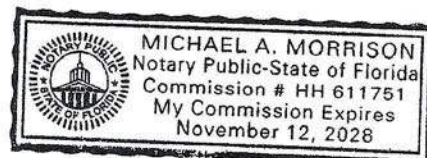
Print Name: Emma Rye / Tanya Sanderson

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 28th day of January, 20 25, by Emma Rye & Tanya Sanderson whom is personally known by me ☒ OR produced identification ☒.
Type of Identification Produced FL Drivers License

[Signature]
(Notary Signature)

(SEAL)

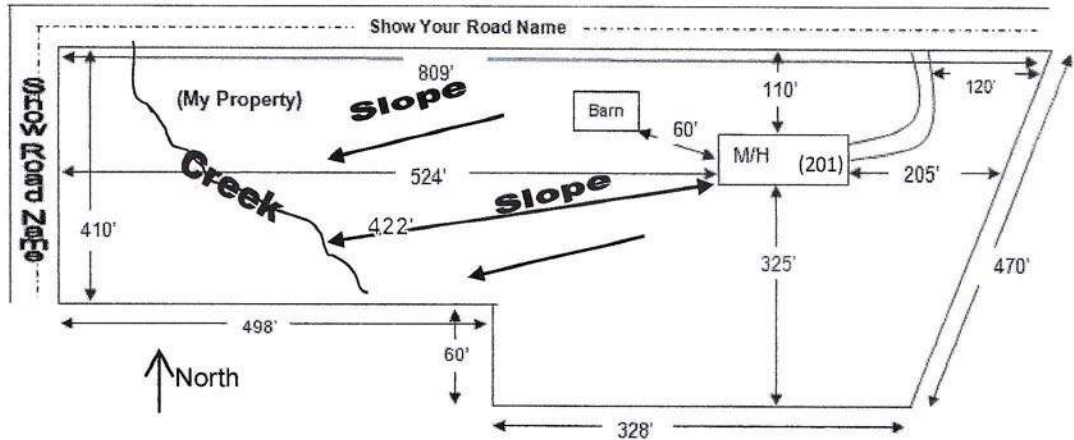


SITE PLAN CHECKLIST

- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

SITE PLAN EXAMPLE

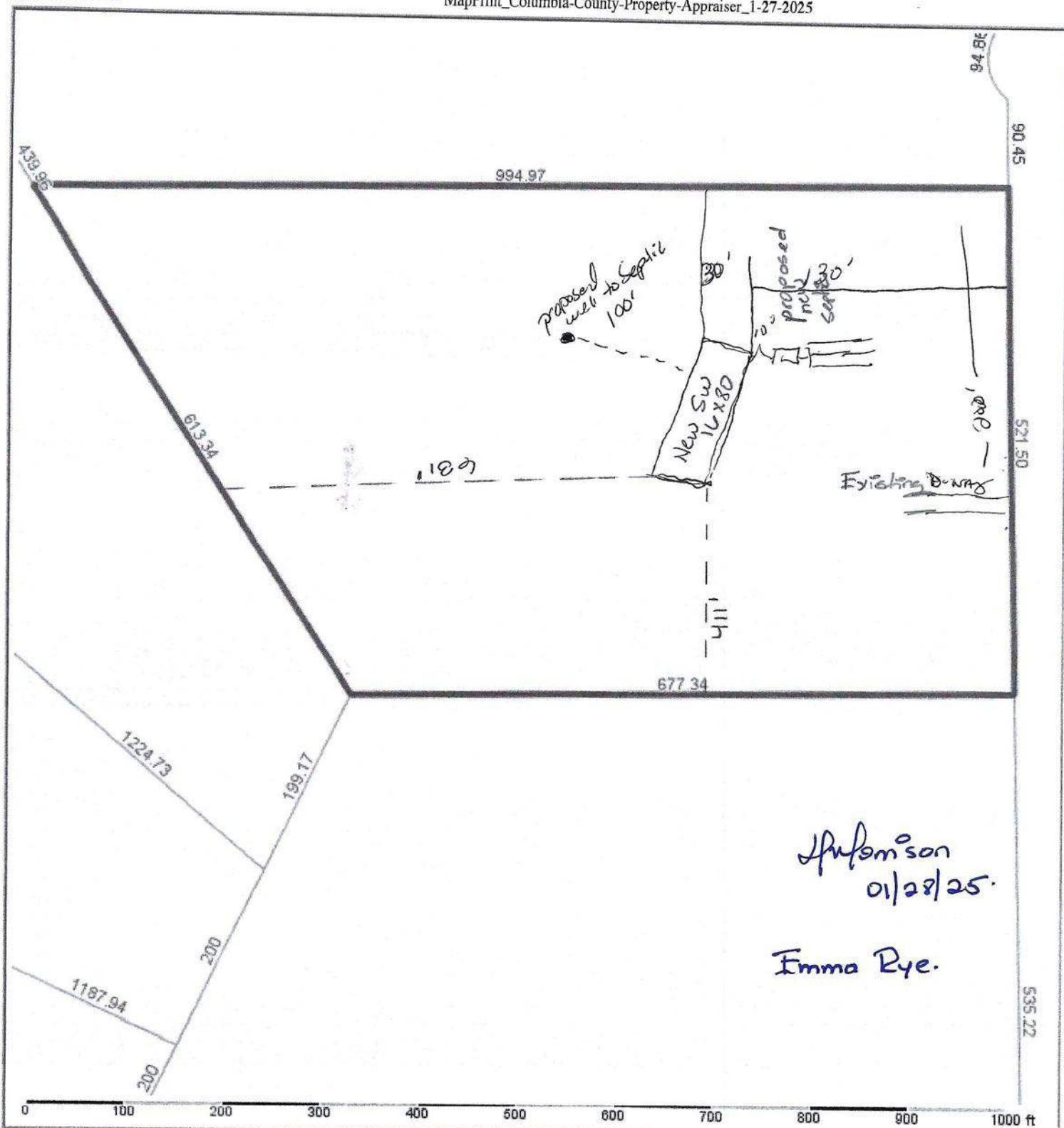
Revised 7/1/15



NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.

See Attached!



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

Mobile Home Permit Worksheet

Application Number: _____

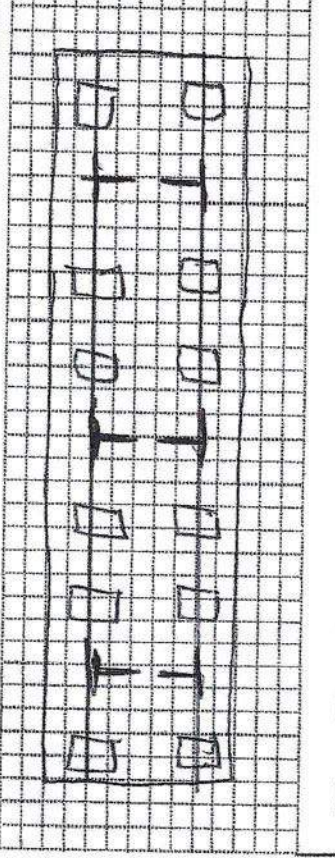
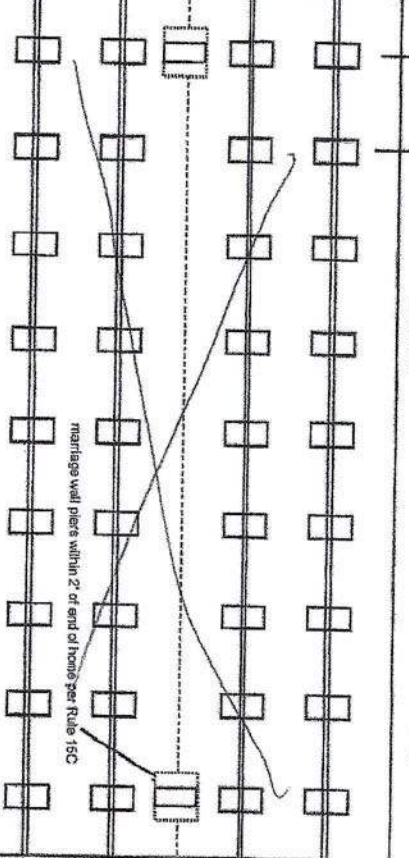
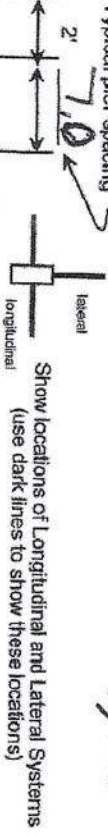
Date: _____

Installer: Kyle Johnson License # JH1124657
 Address of home being installed: TBD SW Dewey CT
FT White, FL, 32032

Manufacturer: Champion Length x width: 56 x 14

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

Typical pier spacing: 7'0" Installer's initials: fy



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 # 115990
 Triple/Quad ☐ Serial # FL241-000-H-B-204937A

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	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5
Perimeter pier pad size	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5	17.5 x 25.5
Other pier pad sizes (required by the mfg.)	doors + windows					
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.						

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 28 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	448
24 x 24	576
26 x 26	676

Opening: See Pier pad size: See

ANCHORS

4 ft 5 ft

FRAME TIES

factory blocking
 Plan + manual
 within 2' of end of home spaced at 5' 4" oc

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
 Manufacturer: Oliver 161V
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer: Oliver 161V
 Sidewall Marriage wall
 Number: 2
 Longitudinal Marriage wall
 Number: 2
 Shearwall
 Number: 2

Mobile Home Permit Worksheet

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 _____ X _____

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 _____ X _____ X 1200

TORQUE PROBE TEST

The results of the torque probe test is _____ 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 undersand 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.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Kyle Johnson

Date Tested Assumed Oliver IDIV USCS 4 1/2 5' Anchors

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. _____

Plumbing

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

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

Application Number: _____

Date: _____

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. _____
Installed _____
Between Floors Yes _____
Between Walls Yes _____
Bottom of ridgebeam Yes _____

Weatherproofing

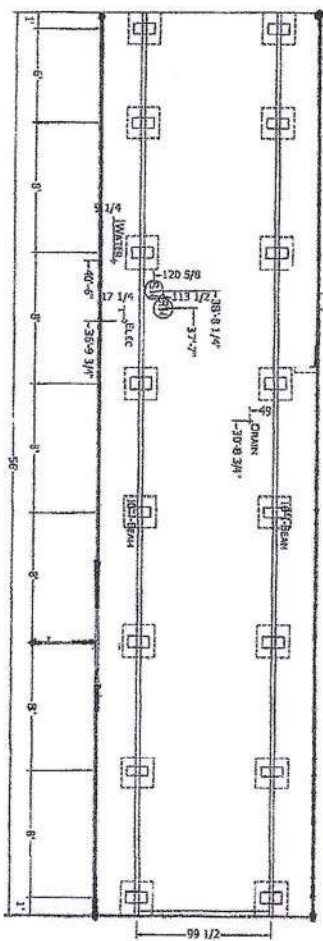
The bottomboard will be repaired and/or taped. Yes _____ Pg. _____
Siding on units is installed to manufacturer's specifications. Yes _____
Fireplace chimney installed so as not to allow intrusion of rain water. Yes _____

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 Kyle Johnson Date _____



MANUFACTURER'S DISCLAIMER NOTICE: THIS PIER PRINT IS FOR HOMES PRODUCED ON OR AFTER JUNE 1ST 2009. PLEASE READ AND UNDERSTAND THE FOLLOWING INFORMATION. THE MANUFACTURER DOES NOT GIVE AN INSTALLATION OF HOMES. IT WILL BE THE RESPONSIBILITY OF THE DEALER/SITE CONTRIBUTION TO INSURE THAT ALL SITE WORK WILL CORRELATE WITH THE UNIT ORDERED.

NOTICE TO HOME INSTALLERS: MANUFACTURED HOMES WEIGH SEVERAL TONS. DO NOT ATTEMPT TO INSTALL ANY HOME ON SITE WITHOUT HAVING EXERCISED THE FOLLOWING REQUIREMENTS. FAILURE TO MEET THESE REQUIREMENTS MAY RESULT IN SERIOUS INJURY OR DEATH. ALWAYS READ AND UNDERSTAND THE SETUP AND INSTALLATION MANUAL SUPPLIED WITH THE HOME BEFORE ATTEMPTING ANY INSTALLATION OF ANY MANUFACTURED HOME.

- 1) THE MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ACTUAL FOUNDATION DESIGN AND CONSTRUCTION.
- 2) ADDITIONAL BLOCKING IS REQUIRED AT EACH SIDE OF EXTERIOR DOORS AND AT EACH SIDE OF SIDEWALL OPENINGS GREATER THAN 4 FEET IN WIDTH (I.E. PATIO DOORS, PICTURE WINDOWS, ETC.).
- 3) FOR PIER REQUIREMENTS AT ENDWALL SEE FIGURE 8 IN THE PERMANENT FOUNDATION MANUAL.
- 4) ALL DOWEL, PLUMBING, GAS SUPPLY, ETC., DIMENSIONS ON PRINT MAY BE - OR + 1/2\".

- 5) IT WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY THE PROPER LOCATION OF THE PIER BASEMENT DIMENSIONS BASED UPON ACTUAL SITE CONDITIONS AND REQUIREMENTS (DOUBLE CHECKS ONLY).
- 6) ALLOW 1/2\" AT MATING LINE FOR MATE UP GROWTH.
- 7) SEE SETUP AND INSTALLATION MANUAL FOR PERIMETER BLOCKING REQUIREMENTS.

PERMANENT FOUNDATIONS: CHECK LOCAL BUILDING CODES AND REGULATIONS AND CONSULT A REGISTERED PROFESSIONAL OR STRUCTURAL ENGINEER WHEN YOU ARE SITTING YOUR HOME ON A PERMANENT FOUNDATION (SUCH AS A FULL BASEMENT, CRAWL SPACE, OR LOAD BEARING PERIMETER FOUNDATION).

== FRAME PIER
SEE INSTALLATION MANUAL FOR LOADS:

== POINT LOAD PIER

CHAMPION
MANUFACTURED HEDJIFULITY
P.O. BOX 2097 NEW 105 EAST WING CITY, N. 30551

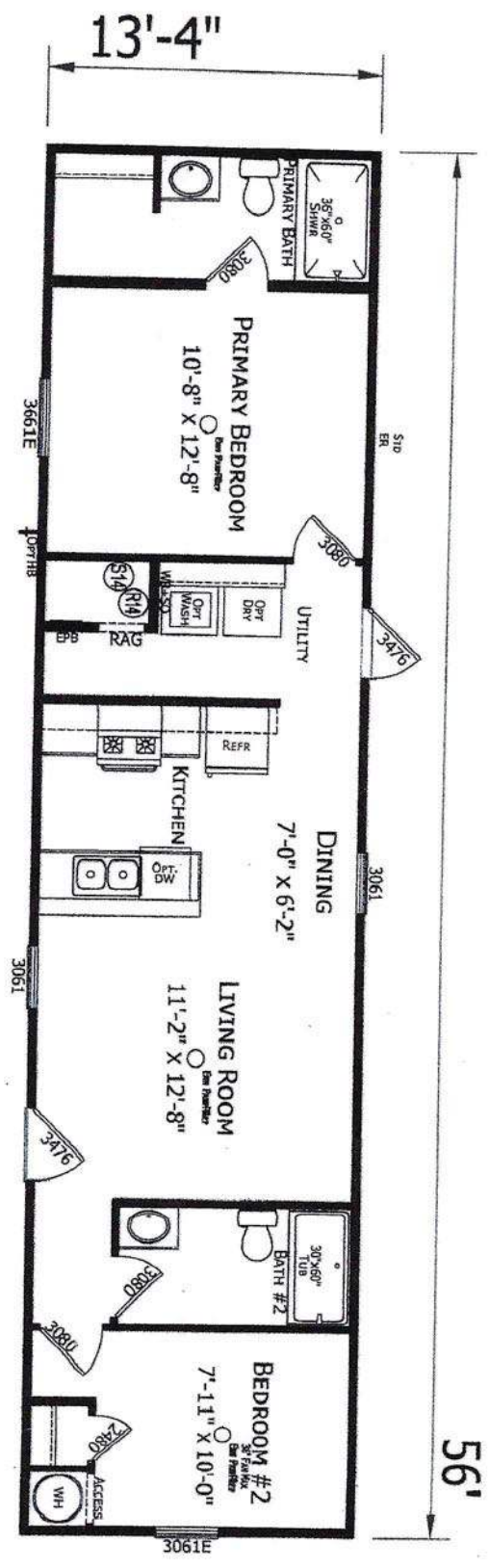
MODEL NO.	261-1456H22P01	DATE OF SALE	56-07 x 13-4"
DATE OF SALE	2 BD 2 BT	PERMANENT FOUNDATION PLAN	FOUNDATION AND CONSTRUCTION
DATE OF SALE	2 BD 2 BT	PERMANENT FOUNDATION PLAN	FOUNDATION AND CONSTRUCTION

Champion Homes of Merit /

Lot model

X 2 p.c.
V Shuttles

261-1456H22P01
 2 BEDROOM 2 BATH
 56'-0" x 13'-4"
 747 Sq. Ft. TOTAL



CHAMPION MANUFACTURED BEAUTIFULLY™ P.O. BOX 2097 HWY 100 EAST LANE CITY, R. 3205		MODIFICATIONS	
PROJECT 261-1456H22P01 56'-0" x 13'-4" 2 BD 2 BT		TITLE LITERATURE PLAN	
DRAWN BY: RDB DATE: 05-09-23 SCALE: 3/8" = 1'-0"		FILE NAME: 261-1456H22P01 11-2-23	
SHEET L-101		PREPARED BY AND CONSULTANT THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. CHANGES ARE SUBJECT TO APPROVAL BY CHAMPION.	

License Number: IH / 1126657 / 1 Name: KYLE JOHNSON

Order #: 6429	Label #: 115990	Manufacturer:	(Check Size of Home)
Homeowner:		Year Model:	Single _____
Address:		Length & Width:	Double _____
City/State/Zip:		Type Longitudinal System:	Triple _____
Phone #:		Type Lateral Arm System:	HUD Label #:
Date Installed:		New Home: _____ Used Home: _____	Soil Bearing / PSF:
Installed Wind Zone:		Data Plate Wind Zone:	Torque Probe / in-lbs:
Note:			Permit #:

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

115990

LABEL #

DATE OF INSTALLATION

KYLE JOHNSON

NAME

IH / 1126657 / 1

6429

LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.



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

*Use to authorize
Agent to pull
permit on Installers
behalf.

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Kyle Johnson, give this authority and I do certify that the below
referenced person(s) listed on this form is/are under my direct supervision and control and
is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
Heide Morrison	<i>H Morrison</i>	N.F.I. Building Permits

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Kyle Johnson
License Holders Signature (Notarized) DH1124657 1/27/25
License Number Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Alachua

The above license holder, whose name is Kyle Johnson
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 27 day of January, 2025.

Shaven M. Milton
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

*Use to authorize
property owners to
pull permit on
Installers behalf.

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Kyle Johnson, give this authority for the job address show below
Installer License Holder Name

only, TBD SW Dewey CT, Ft White, FL and I do certify that
Job Address

the below referenced person(s) listed on this form is/are under my direct supervision and control
and is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person
Heide Morrison	<i>H Morrison</i>

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Kyle Johnson License Holders Signature (Notarized) 141124657 License Number 1/27/25 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Alachua

The above license holder, whose name is Kyle Johnson
personally appeared before me and is known by me or has produced identification
(type of I.D.) on this 27 day of January, 2025.

Shavon M. Milton
NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/23/2025

Parcel: << 26-5S-16-03717-112 (18398) >>

Owner & Property Info

Result: 1 of 1

Owner	RYE GEORGE W JR RYE EMMA J 378 SW DEWEY CT FORT WHITE, FL 32038		
Site	378 SW DEWEY CT, FORT WHITE		
Description*	COMM NE COR OF NW1/4, RUN W 545.46 FT, SE 439.96 FT FOR POB, CONT SE 613.34 FT, E 677.34 FT TO W/R/W OF A 60 FT EASEMENT, N ALONG R/W 521.50 W 994.97 FT TO POB. (AKA PRCL 12 BIG OAKS S/D UNREC). 767-1521, 793-2165, 831-2294, WD 1156-103, 1167-1332, WD 133 ...more>>>		
Area	10.01 AC	S/T/R	26-5S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

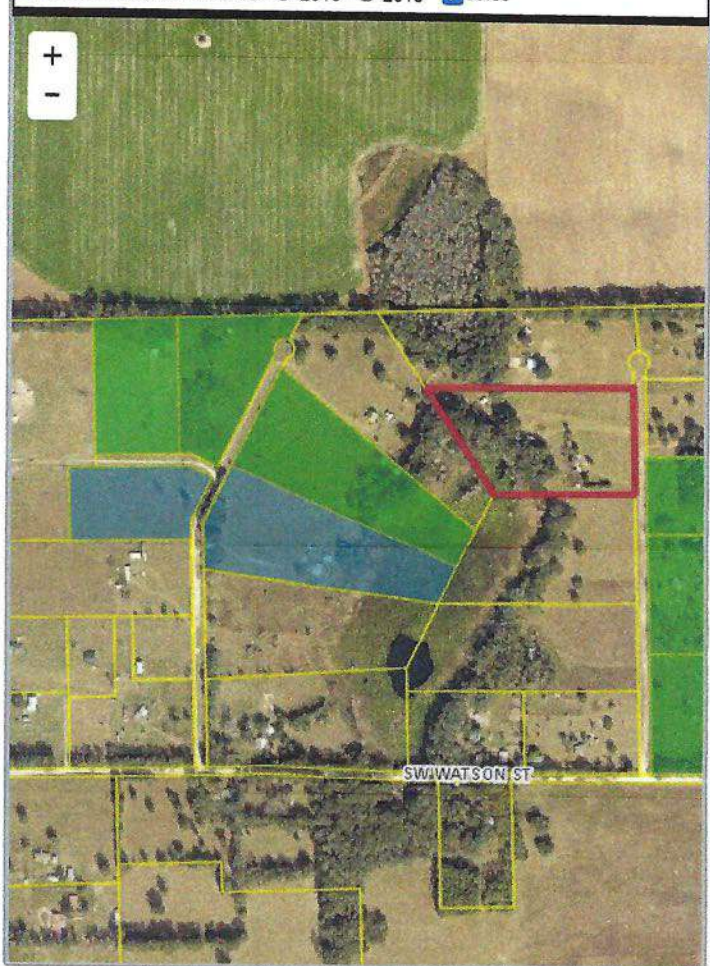
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,090	Mkt Land	\$90,090
Ag Land	\$0	Ag Land	\$0
Building	\$30,430	Building	\$30,430
XFOB	\$10,650	XFOB	\$10,650
Just	\$131,170	Just	\$131,170
Class	\$0	Class	\$0
Appraised	\$131,170	Appraised	\$131,170
SOH/10% Cap	\$56,571	SOH/10% Cap	\$54,313
Assessed	\$76,269	Assessed	\$78,394
Exempt	HX HB WX \$53,269	Exempt	HX HB WX \$55,394
Total Taxable	county:\$21,330 city:\$0 other:\$0 school:\$46,269	Total Taxable	county:\$21,463 city:\$0 other:\$0 school:\$48,394

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023
 ☐ 2022
 ☐ 2019
 ☐ 2016
 ☐ 2013
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/2/2017	\$100	1330 / 903	WD	I	U	34
7/31/2008	\$100	1156 / 103	WD	I	Q	02
8/2/1996	\$32,000	831 / 2294	CD	V	U	13
7/26/1994	\$26,900	793 / 2165	QC	V	Q	01
10/7/1992	\$28,000	767 / 1521	CD	V	U	13

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HME (0800)	1997	1296	1664	\$30,430

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2010	\$600.00	1.00	0 x 0
0070	CARPORT UF	2010	\$50.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9947	Septic		\$3,000.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,090

Search Result: 1 of 1

Prepared By and Return To:
Deas Bullard Properties, LLP
672 East Duval Street
Lake City, Florida 32055

Inst: 201712002091 Date: 02/03/2017 Time: 10:26 AM
Page 1 of 2 B: 1330 P: 903, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed made this 2nd day of February 2017 by **Deas Bullard Properties, LLP**, a Florida limited liability partnership, hereinafter referred to as Grantor to **Emma J. Rye**, unmarried widow and surviving spouse of **George W. Rye, Jr.**, who died January 2, 2017, whose post office address is 378 SW Dewey Ct., Fort White, Florida 32024 hereinafter referred to as the Grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida. Parcel Identification Number R03717-112.

Parcel #12, Big Oaks, an unrecorded subdivision in Section 26, Township 5 South, Range 16 East, Columbia County, Florida. SEE ATTACHMENT A, ATTACHED HERETO AND MADE A PART HEREOF. Including 4 inch well, 42 gallon tank, ½ horsepower pump and 900 gallon septic tank.

N.B.: The purpose of this deed is to fulfill the terms and conditions of that certain Contract For Deed dated August 2, 1996, recorded December 11, 1996, in Official Records Book 831, page 2294, Public Records of Columbia County, Florida.

N.B.: Documentary Stamps paid on Warranty Deed at the time the Contract For Deed was recorded.

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 as noted above and taxes accruing subsequent to December 31, 2016.

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:

Holly C. Hanover
Witness: Holly C. Hanover

Ruby R. Middleton
Witness:

DEAS BULLARD PROPERTIES, a Florida limited liability partnership

Martha Jo Khachigan L.S.
By: Martha Jo Khachigan, Partner

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, Partner, on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida. Parcel Identification Number R03717-112.

Parcel #12, Big Oaks, an unrecorded subdivision in Section 26, Township 5 South, Range 16 East, Columbia County, Florida. SEE ATTACHMENT A, ATTACHED HERETO AND MADE A PART HEREOF. Including 4 inch well, 42 gallon tank, ½ horsepower pump and 900 gallon septic tank.

N.B.: The purpose of this deed is to fulfill the terms and conditions of that certain Contract For Deed dated August 2, 1996, recorded December 11, 1996, in Official Records Book 831, page 2294, Public Records of Columbia County, Florida.

N.B.: Documentary Stamps paid on Warranty Deed at the time the Contract For Deed was recorded.

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 as noted above and taxes accruing subsequent to December 31, 2016.

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:

DEAS BULLARD PROPERTIES, a Florida limited liability partnership

Mar L.S.
By: Martha Jo Khachigan, Partner

Holly C. Hanover
Witness: Holly C. Hanover

Ruby R. Middleton
Witness:

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, Partner, on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 2nd day of February 2017.



Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida
My Commission Expires: 5-18-18

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2024 REAL ESTATE

Account #: R03717-112

3

land

RYE GEORGE W JR
RYE EMMA J
378 SW DEWEY CT
FORT WHITE FL 32038-4228

26-5S-16 0200/0200 10.01 acres
COMM NE COR OF NW1/4, RUN W 545.46 FT, SE 439.96
FT FOR POB, CONT SE 613.34 FT, E 677.34 FT TO W
R/W OF A 60 FT EASEMENT, N ALONG RAW 521.50
W 994.97 FT TO POB. (AKA PRCL 12 BIG OAKS S/D
UNREC).
See Tax Roll For Additional Legal

BOARD OF COUNTY COMMISSIONERS
GENERAL FUND
COLUMBIA COUNTY SCHOOL BOARD
DISCRETIONARY
LOCAL
CAPITAL OUTLAY
SUWANNEE RIVER WATER MGT DIST
WATER MGT
LAKE SHORE HOSPITAL AUTHORITY
LK SHORE

7.8150	74.599	53.269	21.330	166.69
0.7480	76.269	30.000	46.269	34.61
3.1430	76.269	30.000	46.269	145.42
1.5000	76.269	30.000	46.269	69.40
0.2936	74.599	53.269	21.330	6.26
0.0001	74.599	53.269	21.330	0.00

EXEMPTIONS APPLIED: HX,HB,WX

13.4997

\$422.38

eBill

Scan to view your
bill or sign up to
receive future bills
by email.



columbiataxcollector.com
Click "Register for eBilling"

FIRE ASSESSMENTS
SOLID WASTE - ANNUAL

Per Parcel 591.23
Per Parcel 396.12

TOTAL ASSESSMENTS

\$987.35

\$1,409.73

IF POSTMARKED BY:
PLEASE PAY ONLY
ONE AMOUNT

November 30, 2024
\$1,353.34

December 31, 2024
\$1,367.44

January 31, 2025
\$1,381.54

February 28, 2025
\$1,395.63

March 31, 2025
\$1,409.73

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2024 REAL ESTATE

Account #: R03717-112

3

15986.0000

26-5S-16 0200/0200 10.01 acres
COMM NE COR OF NW1/4, RUN W 545.46 FT, SE 439.96
FT FOR POB, CONT SE 613.34 FT, E 677.34 FT TO W
R/W OF A 60 FT EASEMENT, N ALONG RAW 521.50
W 994.97 FT TO POB. (AKA PRCL 12 BIG OAKS S/D
UNREC)
See Tax Roll For Additional Legal

I am paying the following amount (check only one box) based
on the date paid online, in the office or postmarked:

- ☐ November 30, 2024 (4% discount) \$1,353.34
- ☐ December 31, 2024 (3% discount) \$1,367.44
- ☐ January 31, 2025 (2% discount) \$1,381.54
- ☐ February 28, 2025 (1% discount) \$1,395.63
- ☐ March 31, 2025 (no discount) \$1,409.73

RYE GEORGE W JR
RYE EMMA J
378 SW DEWEY CT
FORT WHITE FL 32038

0000000000 0000140773 00000000159860000 0000 1

ATTACHMENT A

Big Oaks, an unrecorded subdivision in Section 26, Township 5 South, Range 16 East, Columbia County, Florida.

Description Parcel No.

PARCEL NO. 12

Commence at the Northeast corner of the NW $\frac{1}{4}$, Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 88°56'56" W along the North line of said Section 26, 545.46 feet, thence S 31°28'14" E, 439.96 feet to the POINT OF BEGINNING, thence continue S 31°28'14" E, 613.34 feet, thence S 89°42'25" E, 677.34 feet to the West right-of-way line of a 60-foot road easement, thence N 0°16'58" W along said West right-of-way line, 521.50 feet, thence N 89°42'25" W, 994.97 feet to the POINT OF BEGINNING. Said lands being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26. Containing 10.01 acres, more or less.

60-FOOT ROAD EASEMENT NO. 1

Commence at the Northwest corner of the NE $\frac{1}{4}$, Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 88°59'01" E along the North line of said Section 26, 691.56 feet, thence S 4°21'39" E, 222.66 feet to a point on the perimeter of a cul-de-sac and to the POINT OF BEGINNING, thence Southeasterly and Southerly along a curve concave to the right having a radius of 50 feet and a central angle of 143°07'48", an arc distance of 124.90 feet to the end of said curve, thence S 0°16'58" E along the East right-of-way line of said easement, 1961.08 feet to the North line of Carl Edwards Road (a County maintained graded road), thence N 89°42'25" W along said North line, 60.00 feet, thence N 0°16'58" W along the West right-of-way line of said easement, 1960.47 feet to the perimeter of a cul-de-sac, thence Northwesterly and Northerly along a curve concave to the right having a radius of 50 feet and a central angle of 143°07'48", an arc distance of 124.90 feet to the POINT OF BEGINNING.