



SALES AGREEMENT

Home Consultant Name:
Jordan "JW" Wagner
License No: _____

Buyer(s): Barbara and Sandra Powell

Phone #: _____

Address: 1610 NE 1st Avenue Gainesville, FL 32614

Delivery Address: 344 SW Madewood dr. Lake City, FL 32024

Home Info

Make: Clayton
Model: Mercury
Serial #: TBD
Year: 2023
Size: Length: 56 Width: 28
Stock #: RSO
☒ New ☐ Used

Trade Info

Make: _____
Model: _____
Serial #: _____
Year: _____
Size: Length: _____ Width: _____
Title #: _____
Owed to: _____
Amount owed will be paid by: ☐ Buyer ☐ Seller

Pricing

Home Price	117,995.00
State Tax	
Local Tax	
Cash Price	\$ 117,995.00
Total Package Price	\$ 117,995.00
Trade Allowance	
Less Amount Owed	
Trade Equity	
Cash Down Payment	2,500.00
Less All Credits	
Remaining Balance	\$ 115,495.00

Responsibilities

Seller
Responsibilities: Dirt pad, delivery and set to code, interior and exterior trimout, hvac and install, plumbing, steps, and skirting.

Buyer
Responsibilities: Anything not stated above. Call to create power and utility accounts, Power ran to meter box, Mailbox and numbers. See Exhibit A and Addendum to the Sales Agreement. Buyer to pay any overages.

Options: _____

Acknowledgment

New Manufactured Homes meet federal standards for design and construction, but may not meet local codes and standards.

Buyer(s) agree: (1) that the terms and conditions on pages two and three are part of this agreement; (2) to purchase the above home including the options; (3) that they acknowledge receiving a completed copy of this agreement; (4) that all promises and representations made are listed on this agreement; and (5) that there are no other agreements, written or verbal, unless evidenced in writing and signed by the parties.

Sandra Powell
Signature of Buyer:

7-8-23
Date

Signature of Buyer: _____

Date

Signature of Buyer: _____

Date

Signature of Buyer: _____

Date

Seller:
FL

Date

Manager's Name

Home Consultant Signature

Parcel: << 33-4S-16-03265-229 (46507) >>

Owner & Property Info

Result: 28 of 35

Owner	POWELL SAUNDRA P O BOX 142065 GAINESVILLE, FL 32614		
Site	344 SW MEADOW WOOD DR, LAKE CITY		
Description*	COMM NE COR OF LOT 25, SW ALONG CURVE 271.03 FT FOR POB, CONT SW ALONG CURVE 80.02 FT, S 22 DEG E 191.66 FT, N 73 DEG E 80 FT, N 22 DEG W 200.02 FT TO POB & BEG NE COR OF LOT 25, S 7 DEG W 199.63 FT, S 73 DEG W 170.77 FT, N 22 DEG W 200.02 FT TO S RW OF M ...more>>>		
Area	1.38 AC	S/T/R	33-4S-16
Use Code**	VACANT (0000)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$12,500	Mkt Land	\$12,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$12,500	Just	\$12,500
Class	\$0	Class	\$0
Appraised	\$12,500	Appraised	\$12,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$12,500	Assessed	\$12,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,500 city:\$0 other:\$0 school:\$12,500	Total Taxable	county:\$12,500 city:\$0 other:\$0 school:\$12,500

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
12/11/2023	\$100	1504/0690	WD	V	U	11
10/10/2023	\$100	1500/1279	WD	V	U	11
1/4/2023	\$100	1482/0910	WD	V	U	11
12/5/2022	\$100	1480/2317	WD	V	U	11
4/11/2022	\$100	1463/2634	WD	V	U	11
7/14/2017	\$100	1340/2167	WD	V	U	11
12/11/2013	\$100	1266/1769	WD	V	U	30

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (1.380 AC)	1.0000/1.0000 1.0000/.2500000 /	\$12,500 /LT	\$12,500

Search Result: 28 of 35

COLUMBIA COUNTY PERMIT WORKSHEET

Permit Number

Date 12/06/23

Installer **ROY M. HARVEY**

License #

IH1122397

Address of home being installed

344 SW Meadowood DR

Lake City

Manufacturer

CLAYTON / TRU

Length x width

28' X 56'

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

Inspector initials

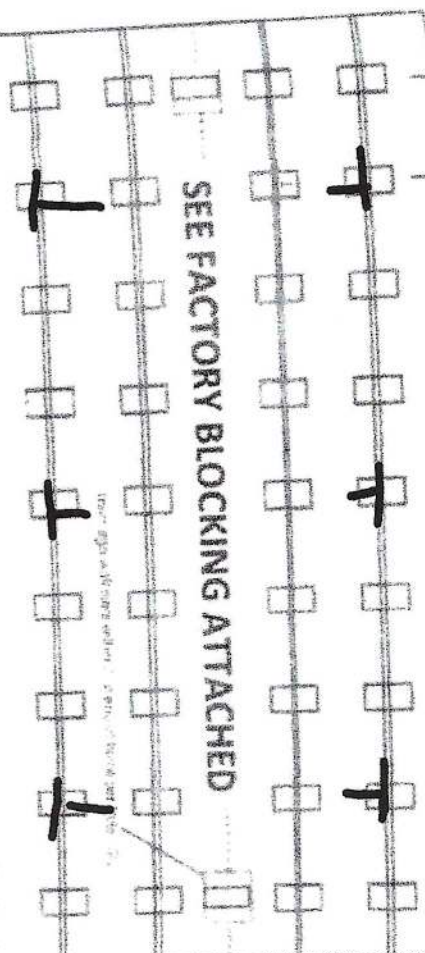
Typical pier spacing

6'



Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)

SEE FACTORY BLOCKING ATTACHED



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 Detail # _____

Triple/Quad ☐ Serial # _____

PIER SPACING TABLE FOR USED HOMES

Used Home Size (sq ft)	16' x 16'	18' x 18'	20' x 18'	22' x 22'	24' x 24'	26' x 26'
1000 sq ft	4'	4'	5'	5'	7'	8'
1500 sq ft	4'	5'	5'	5'	8'	8'
2000 sq ft	5'	5'	6'	6'	8'	8'
2500 sq ft	6'	6'	6'	6'	8'	8'
3000 sq ft	6'	6'	6'	6'	8'	8'
3500 sq ft	6'	6'	6'	6'	8'	8'

Adapted from Rule 15-C, 1 pier spacing table

PIER PAD SIZES

17' X 25'

POPULAR PAD SIZES

Pad Size	Sq ft
16' x 16'	256
16' x 18'	288
18' x 18'	324
16' x 22'	352
17' x 22'	374
13' x 26'	338
20' x 20'	400
17' x 25'	425
17' x 25'	441
17' x 25'	446
24' x 24'	576
26' x 26'	676

Other pier pad sizes required by the city. Draw the approximate locations of wall gaps with openings 4 foot or greater. Use this symbol to show the piers.

ANCHORS

4 ft X 5 ft

FRAME TIES

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

OTHER TIES

Number

Longitudinal Stabilizing Device (LSD) Manufacturer **OLIVER TECH**

Longitudinal Stabilizing Device (LSD) Manufacturer **OLIVER TECH**

Sidewall Longitudinal Manage wall Shearwall

COLUMBIA COUNTY PERMIT WORKSHEET

Permit Number

Date: 12/06/23

POCKET PENETROMETER TEST

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

X 1700 X 1700 X 1700

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 1700 X 1700 X 1700

TORQUE PROBE TEST

The results of the torque probe test is 285 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 anchors are allowed at the sidewalk locations. I understand 5 ft anchors are required at all remaining tie points where the torque test reading is 275 or less and with the mobile home manufacturer may require anchors with 400 lb. holding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

ROY M. HARVEY

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. 95

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 98

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 98

Department of Growth Management
Building Division

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Site Preparation

Debris and organic material removed. Water drainage Natural. Stake. Pad. Other.

Fastening multi-wide units

Footer Walls. Type Fastener. LAGS. Length: 6". Spacing: 16" oc. Type Fastener. Nails. Length: 3". Spacing: 8" oc. Type Fastener. For used homes a min. 30 gauge, 6" wide galvanized metal strip will be centered over the peak of the roof and fastened with 24x roofing nails at 2' on center on both sides of the centerline.

Roofing (multi-wide units require roof)

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: FOAM. Factory installed.

Installed. Between Floors: Yes. Between Walls: Yes. Bottom of ridge/rafter: Yes.

Weatherproofing

The house/board will be repaired and/or taped. Yes. Pg. 112. Sealing on units is installed to manufacturer's specifications. Yes. Pressure 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 to wall/vent installed outside of skirting. Yes. N/A. Drain lines supported at 4 foot intervals. Yes. X. Electrical crossovers protected. Yes. X. 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

Date: 12/06/23

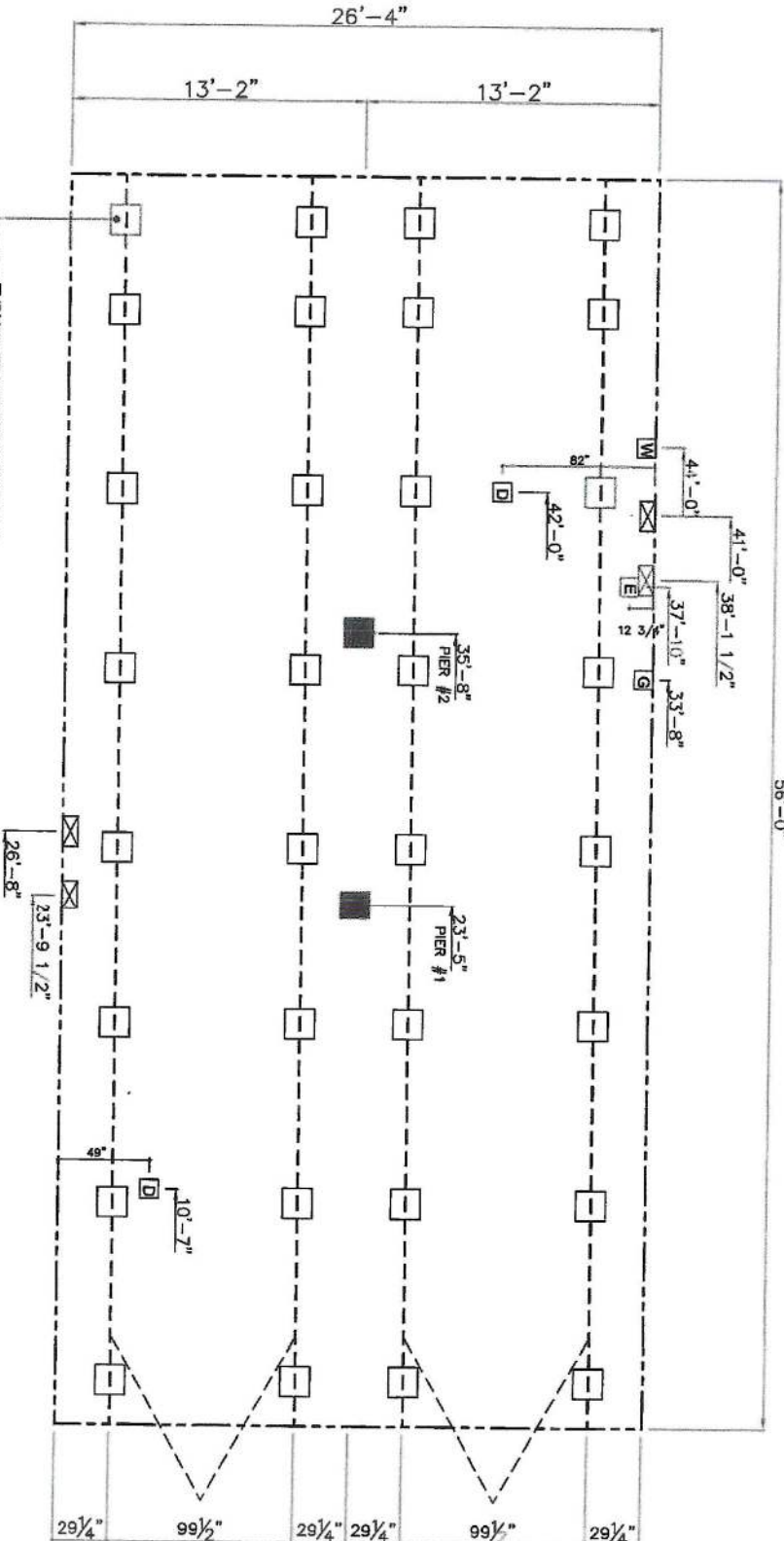
20 lb Roof Live Load			
Column	Distance from Hatch	Pier Load	
Pier #	Feet	locks	(lbs)
1	23	5	2819
2	35	8	2819

30 lb Roof Live Load			
Column	Distance from Hatch	Pier Load	
Pier #	Feet	locks	(lbs)
1	23.417	5	4679
2	35.667	8	4679

20 lb ROOF LOAD		SIDEWALL OPENING (FT)						
SIDEWALL OPENING PIER LOAD		REQUIRED PIER LOAD (LBS)						
10' BOX WIDTH		3	4	5	6	8	10	
		1025	1150	1275	1400	1650	1900	

*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7 & 7a IN THE INSTALLATION MANUAL.

56'-0"



SERVICE DROP LEGEND

- E = ELECTRICAL DROP
- W = WATER INLET
- D = DWV PLUMBING DROP
- G = GAS INLET

PIER LEGEND

- = SUPPORT UNDER HATCH OPENING
- = SUPPORT AT HATCH OPENING
- ▨ = SUPPORT UNDER HATCH WALL
- ▩ = PIER PROPOSED ENTRY
- ▧ = PIER MAIN BEAM
- ▦ = PIER PERIMETER
- = TIE DOWN / SUPPORT CITY PER TIE
- = SETBACK (44 IN FOUND, 18 IN)

GENERAL NOTES:

- PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARSHALLWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
- REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
- THE MFG WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
- THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

1,475 SQ.FT. (STD PLAN "CONDITIONED")
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

Product Designer: Huhng J

Model #: TRU20564

Dates: 10.16 | Scale: N.T.S.

Drawing #: TRU-M004-56-4

28' x 56' Marvel

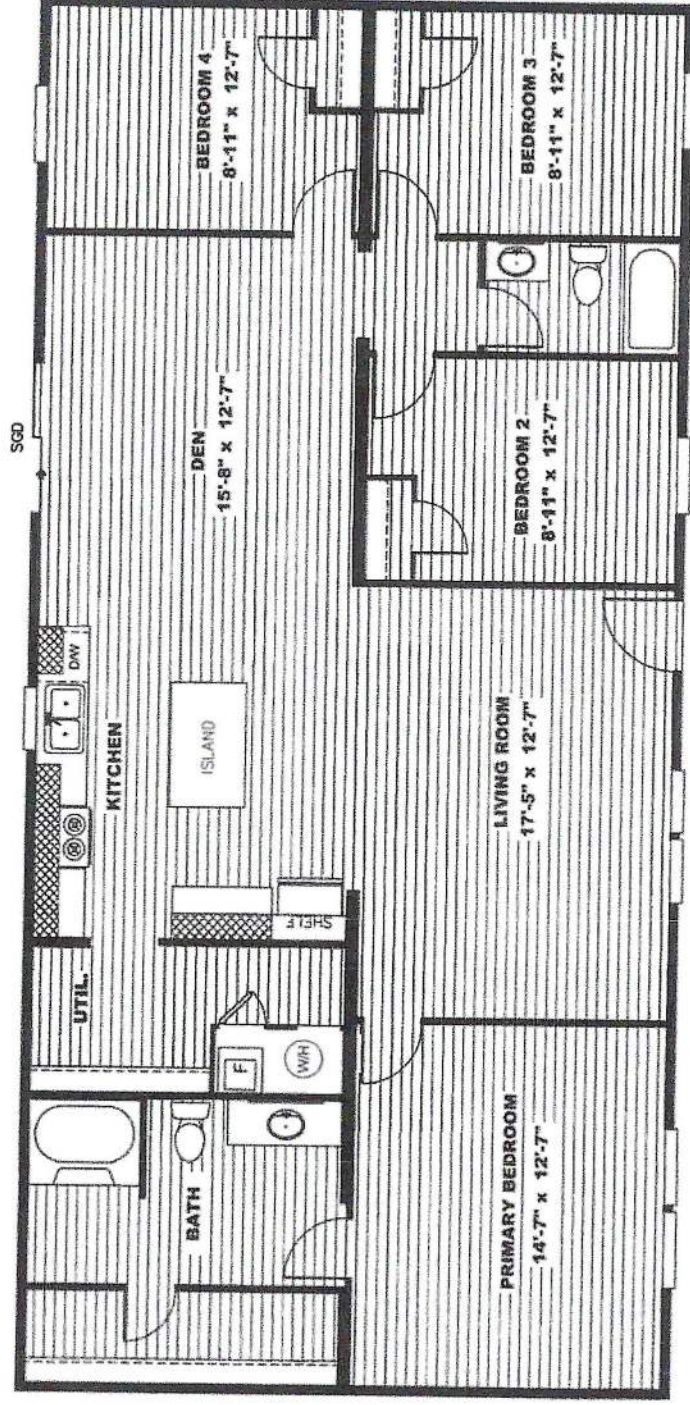
REV:1

TRU

MARVEL 4

TRU28564A // 4 beds // 2 baths // 1,475 sq. ft. // 28x56

15680
will



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