

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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April 15, 2021

Ronnie Munson

2750 Canoe Creek Road

Saint Cloud, FL 34772

ronniemunson@yahoo.com

re: ELEVATION LETTER – 1382 NW FAULKNER DRIVE, FORT WHITE, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The proposed location of the home was staked, and a building pad was constructed. The pad was constructed to be higher than the existing ground in all directions. The photo shows the building site looking east.



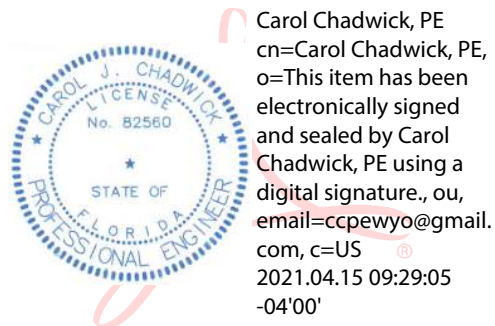
Based on the LIDAR on the Columbia County website, the existing road centerline elevation varies from 51.8 +/- and 38.2 +/- . The minimum finished floor elevation of the structure will

be 48.00. The finished floor of the home will be below the required elevation of one foot above the adjacent road. The topography of the site drains to the northwest from the building site. The site shall be graded to prevent runoff from impacting the structure.

I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE
cn=Carol Chadwick, PE,
o=This item has been
electronically signed
and sealed by Carol
Chadwick, PE using a
digital signature., ou,
email=ccpewyo@gmail.
com, c=US
2021.04.15 09:29:05
-04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/8/2021

Parcel: << 31-5S-16-03744-307 (18616) >>

Owner & Property Info

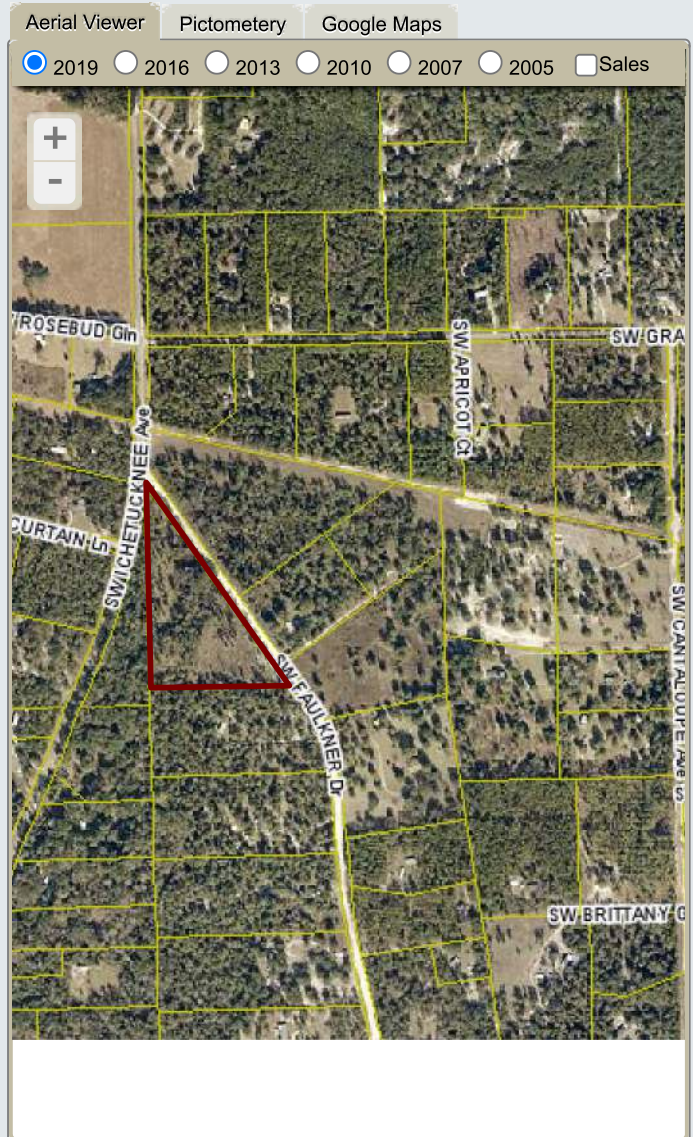
Owner	MUNSON RONNIE L & CHYRLE L MUNSON CHYRLE L 2750 CANOE CREEK RD ST CLOUD, FL 34772-6501		
Site	1382 FAULKNER DR, FORT WHITE		
Description*	(AKA LOT 7 PINE ACRES UNREC) COMM SW CORNER OF NW1/4, RUN N 94.49 FT FOR POB, CONT N 1127.09 FT TO INTERS OF ICHTUCKNEE & FAULKNER ROADS, RUN SE ALONG W R/W FAULKNER RD 1364.53 FT, W 774.52 FT TO POB. ORB 825-594, WD 993-422.		
Area	10.02 AC	S/T/R	31-5S-16E
Use Code**	MISC IMPROVED (0700)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$44,629	Mkt Land	\$44,630
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$2,500	XFOB	\$5,300
Just	\$47,129	Just	\$49,930
Class	\$0	Class	\$0
Appraised	\$47,129	Appraised	\$49,930
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$47,129	Assessed	\$49,930
Exempt	OTHER \$5,000	Exempt	VX \$5,000
Total Taxable	county:\$42,129 city:\$42,129 other:\$42,129 school:\$42,129	Total Taxable	county:\$44,930 city:\$0 other:\$0 school:\$44,930



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/27/2003	\$100	0993/0422	WD	V	U	04
7/1/1996	\$25,000	0825/0594	CD	V	Q	

Building Characteristics

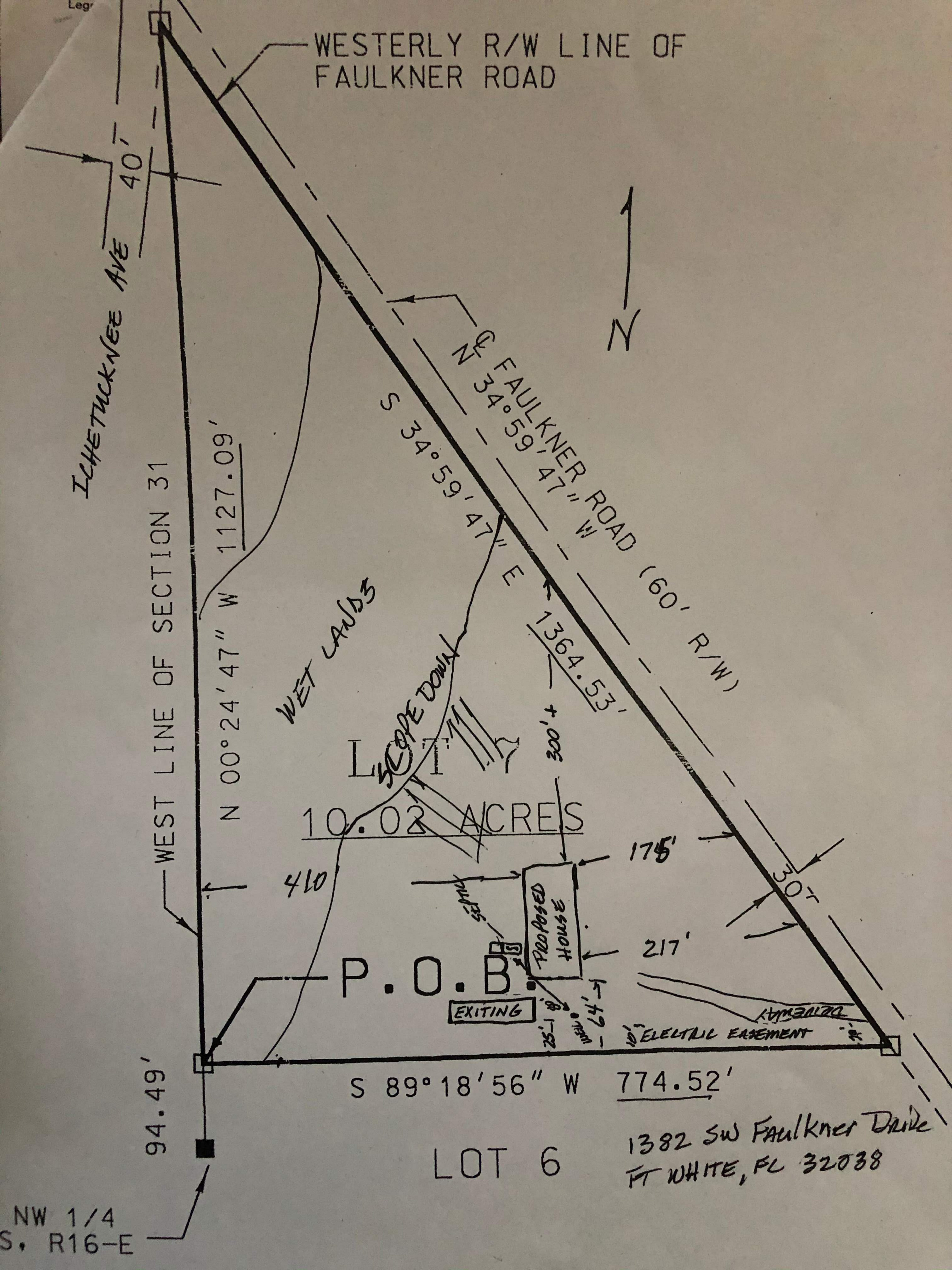
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

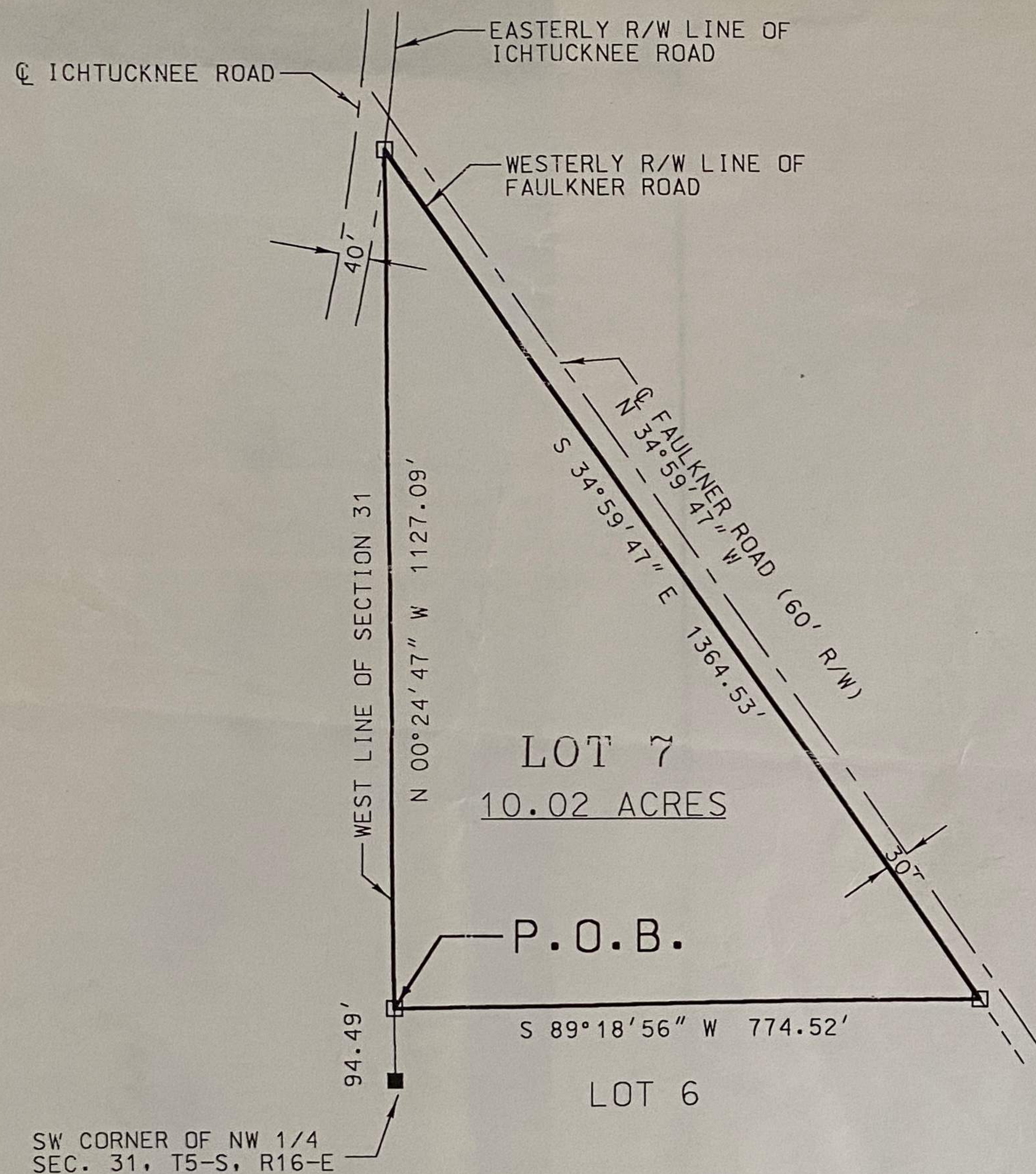
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0070	CARPORT UF	2019	\$2,500.00	1.00	0 x 0
0060	CARPORT F	2020	\$2,800.00	800.00	20 x 40

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	10.020 AC	1.0000/1.0000 1.0000/ /	\$4,454 /AC	\$44,630





NOTES:

1. SURVEY BASED ON MONUMENTS FOUND IN PLACE AND ACCEPTED.
2. BEARINGS PROJECTED FROM THE CENTERLINE OF ICHTUCKNEE ROAD.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0255 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

BOUNDARY SURVEY

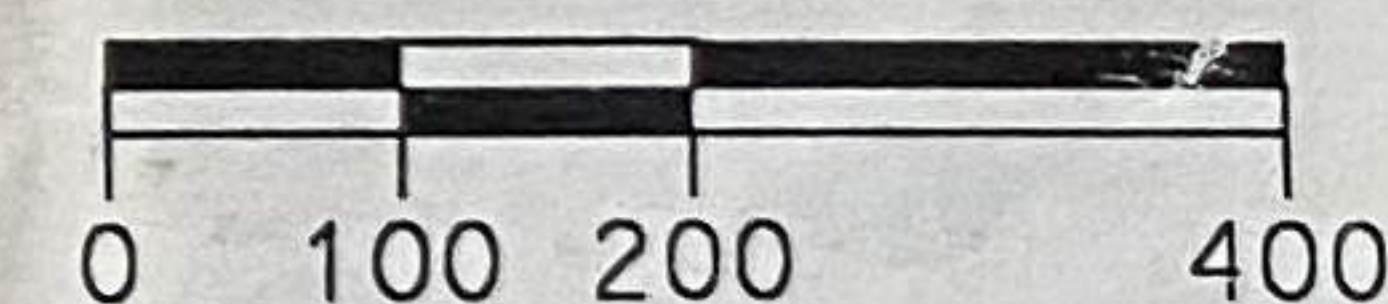
OF
LOT 7, PINE ACRES WEST (UNRECORDED)
SECTION 31, T5-S, R16-E,
COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 00°24'47" W ALONG THE WEST LINE OF SAID SECTION 31, 94.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°24'47" W ALONG SAID WEST LINE, 1127.09 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ICHTUCKNEE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF FAULKNER ROAD, THENCE S 34°59'47" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FAULKNER ROAD, 1364.53 FEET, THENCE S 89°18'56" W, 774.52 FEET TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS.

LEGEND

- 1/2" IRON PIPE SET
- 1/2" IRON PIPE FOUND
- 3/4" IRON PIPE SET
- 3/4" IRON PIPE FOUND
- 4"X4" CONC. MON. SET
- 4"X4" CONC. MON. FOUND
- DOT MARKER FOUND
- *** FENCE
- CONCRETE



CERTIFIED TO: DEAS-BULLARD PROPERTIES
RONNIE MUNSON

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon shown is a true and correct plat of survey made under my direction of the hereon described lands and complies with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Signed John M. Lane Date 6/28/96
John M. Lane, RLS
Florida Cert. No. 4303

NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL

BAILEY BISHOP & LANE, INC.

411 WEST BAYA AVENUE
P. O. BOX 3717
LAKE CITY, FL 32066-3717
PH. (804) 752-5840
FAX (804) 756-7771



DEAS-BULLARD PROPERTIES
(FOR RONNIE MUNSON)

REVISIONS

DATE OF
FIELD WORK
BOUNDARY
06/27/96
FOUNDATION

RESIDENCE

JOB NO.
960051
FIELD BOOK
109:56

DATE
06/28/96
SHEET NO.

1 OF 1