

*Parent Parcel Deed Attached*

## Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 7/20/2020

Retrieve Tax Record

2019 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: &lt;&lt; 17-5S-16-03641-005 &gt;&gt;

Aerial Viewer

Pictometry

Google Maps

## Owner &amp; Property Info

&lt;&lt; Result: 6 of 7 &gt;&gt;

Owner	WEST SCOTT & RHONDA 1322 SW CARPENTER RD LAKE CITY, FL 32024		
Site	1322 CARPENTER RD, LAKE CITY		
Description*	COMM SW COR OF SW1/4, RUN N 14 FT TO N R/W CARPENTER RD FOR POB, CONT N 1010.65 FT, E 1708.55 FT TO W R/W CARPENTER RD, RUN SW ALONG R/W 1114 FT, SW 57 DEG 174.14 FT TO N R/W CARPENTER RD, W 964.66 FT TO POB. 644-225, WD 1349-716,		
Area	32.23 AC	S/T/R	17-5S-16
Use Code**	IMPROVED A (005000)	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 &amp; Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$11,305	Mkt Land (1)	\$11,305
Ag Land (1)	\$6,960	Ag Land (1)	\$7,018
Building (1)	\$217,927	Building (1)	\$244,855
XFOB (4)	\$11,040	XFOB (8)	\$12,940
Just	\$341,772	Just	\$370,600
Class	\$247,232	Class	\$276,118
Appraised	\$247,232	Appraised	\$276,118
SOH Cap [?]	\$29,589	SOH Cap [?]	\$39,208
Assessed	\$217,643	Assessed	\$236,910
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total	county:\$167,643	Total	county:\$186,910
Taxable	city:\$167,643	Taxable	city:\$186,910
	other:\$167,643		other:\$186,910
	school:\$192,643		school:\$211,910



## Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/5/2017	\$410,000	1349/0716	WD	I	Q	01

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1991	3744	6948	\$244,855

\*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 &amp; Out Buildings (Codes)

Jacobson &  
Dec 704

03641-009

This Instrument Prepared by & return to:  
Name: MATTHEW REED JACOBSEN  
Address: 1322 SW CARPENTER ROAD  
LAKE CITY, FLORIDA 32024

Inst: 202012010947 Date: 06/24/2020 Time: 11:40AM  
Page 1 of 2 B: 1413 P: 2798 P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: P/O 03641-005

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 14<sup>th</sup> day of JUNE, A.D. 2020, by SCOTT WEST and RHONDA WEST, HUSBAND AND WIFE, hereinafter called the grantors, to MATTHEW REED JACOBSEN, A MARRIED MAN, whose post office address is 1322 SW CARPENTER ROAD, LAKE CITY, FLORIDA 32024, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

**THE GRANTEE IS THE SON OF THE SCOTT WEST AND RHONDA WEST.**

**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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2019.

**In Witness Whereof**, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria M. Landin  
Witness Signature **MARIA ANN TOMLINSON**

Printed Name

Maria M. Landin  
Witness Signature **Maria M. Landin**

Printed Name

Scott West L.S.  
**SCOTT WEST**

Address:  
1322 SW CARPENTER ROAD, LAKE CITY, FL  
32024

Rhonda West L.S.  
**RHONDA WEST**

Address:  
1322 SW CARPENTER ROAD, LAKE CITY, FL  
32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of JUNE, 2020 by **SCOTT WEST and RHONDA WEST**, who are known to me or who have produced Driver's License as identification.



Maria M. Landin  
Notary Public  
My commission expires 9/18/2022



**Exhibit "A"**

**PART OF THE SW ¼ OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SAID SW ¼ AND RUN N 0°07'03" W, ALONG THE WEST LINE OF SAID SW ¼, A DISTANCE OF 14.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE CONTINUE N 0°07'03" W, ALONG SAID WEST LINE A DISTANCE OF 715.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°07'03" W, ALONG THE WEST LINE, A DISTANCE OF 295.19 FEET; THENCE N 89°05'05" E, A DISTANCE OF 295.19 FEET; THENCE S 0°07'03" E, A DISTANCE OF 295.19 FEET; THENCE S 89°05'05" W, A DISTANCE OF 295.19 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SAID SW ¼ AND RUN N 0°07'03" W, A DISTANCE OF 14.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE CONTINUE N 0°07'03" W, ALONG SAID WEST LINE, A DISTANCE OF 715.46 FEET; THENCE N 89°05'05" E, A DISTANCE OF 295.19 FEET TO THE POINT OF BEGINNING; THENCE S 0°07'03" E, A DISTANCE OF 719.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE S 89°52'57" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE N 0°07'03" W, A DISTANCE OF 719.43 FEET; THENCE N 89°05'05" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.**

## MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

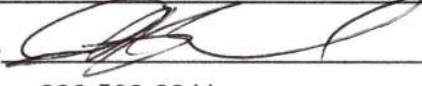

APPLICATION NUMBER \_\_\_\_\_ CONTRACTOR Brent Strickland PHONE 386-365-7043

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

Matthew Jacobsen

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

***Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.***

<b>ELECTRICAL</b>	Print Name <u>James Dale Williams</u>	Signature 
	License #: <u>EC 13007092</u>	Phone #: <u>386-590-0041</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	
<b>MECHANICAL/ A/C</b>	Print Name <u>Michael Boland</u>	Signature 
	License #: <u>CAC 1817716</u>	Phone #: <u>386-972-1700</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	

*Qualifier Forms cannot be submitted for any Specialty License.*

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

**F. S. 440.103 Building permits; identification of minimum premium policy.**--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Revised 10/30/2015



COLUMBIA COUNTY BUILDING DEPARTMENT  
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS  
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055  
Phone 386-758-1008 Fax 386-758-2160

I, Dale Williams (license holder name), licensed qualifier  
for Affordable Electric (company name), do certify that  
the below referenced person(s) listed on this form is/are employed by me directly or through an  
employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in  
Florida Statutes Chapter 468, and the said person(s) 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 Person Authorized	Signature of Authorized Person
1. Dale Burd	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done  
under my license and fully responsible for compliance with all Florida Statutes, Codes, and  
Local Ordinances. I understand that the State and County Licensing Boards have the power and  
authority to discipline a license holder for violations committed by him/her, his/her agents,  
officers, or employees and that I have full responsibility for compliance with all statutes, codes  
and ordinances inherent in the privilege granted by issuance of such permits

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you  
must notify this department in writing of the changes and submit a new letter of authorization  
form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to  
use your name and/or license number to obtain permits.

James D. Williams License Holders Signature (Notarized) EC13007092 License Number 1-07-19 Date

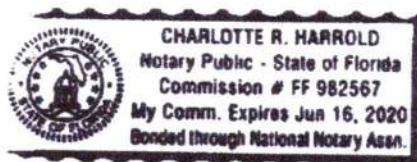
NOTARY INFORMATION:

STATE OF Florida COUNTY OF Columbia

The above license holder, whose name is James D. Williams  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) on this 7th day of January 20 19

Charlotte R. DeDane (Harold)  
NOTARY'S SIGNATURE

Seal/Stamp







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

# LICENSED QUALIFIER AUTHORIZATION

I, Michael A Boland (license holder name), licensed qualifier  
for ACE A/C of Ocala, LLC (company name), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the license holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and control and is/are authorized to purchase and sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Dale Bird</u>	1. <u>[Signature]</u>
2. <u>Kelly Bishop</u>	2. <u>Kelly Bishop</u>
3. <u>Rocky Ford</u>	3. <u>[Signature]</u>
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances. I understand that the State and County Licensing Boards have the power and authority to discipline a license holder for violations committed by him/her, his/her agents, officers, or employees and that I have full responsibility for compliance with all statutes, codes and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

[Signature]  
Licensed Qualifiers Signature (Notarized)

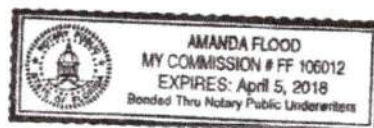
CAC1817716 License Number  
ES1200920 Date  
11/17/15

NOTARY INFORMATION:  
STATE OF: Florida COUNTY OF: Marion

The above license holder, whose name is Michael A. Boland  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this 17th day of November, 2015

[Signature]  
NOTARY'S SIGNATURE

(Seal/Stamp)









# PERMIT NUMBER

# PERMIT WORKSHEET

page 2 of 2

## POCKET PENETROMETER TEST

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

x 1500 x 1500 x 1600

## POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 8 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 1600 x 1500 x 1500

## TORQUE PROBE TEST

The results of the torque probe test is 295 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. I understand 5 ft. anchors are required at all centerline the points where the torque test reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000 lb holding capacity.

Installer's Initials B.S.

## ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Date Tested

Brent Strickland  
7-31-2020

## 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. 29

## Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 28

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 28

## Site Preparation

Debris and organic material removed ☒ Swale ☒ Pad ☒ Other ☐

## Fastening multi wide units

Floor: Type Fastener: LAGS Length: 5" Spacing: 16"  
Walls: Type Fastener: 4x4s Length: 4" Spacing: 16"  
Roof: Type Fastener: 10gs Length: 6" Spacing: 16"  
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 results are all)

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 B.S.

Type gasket FOAM  
Pg. 22

Installed:

Between Floors Yes ☒  
Between Walls Yes ☒  
Bottom of ridgebeam Yes ☒

## Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg. 25  
Siding on units is installed to manufacturer's specifications. Yes ☒  
Fireplace chimney installed so as not to allow intrusion of rain water. Yes ☒

## Miscellaneous

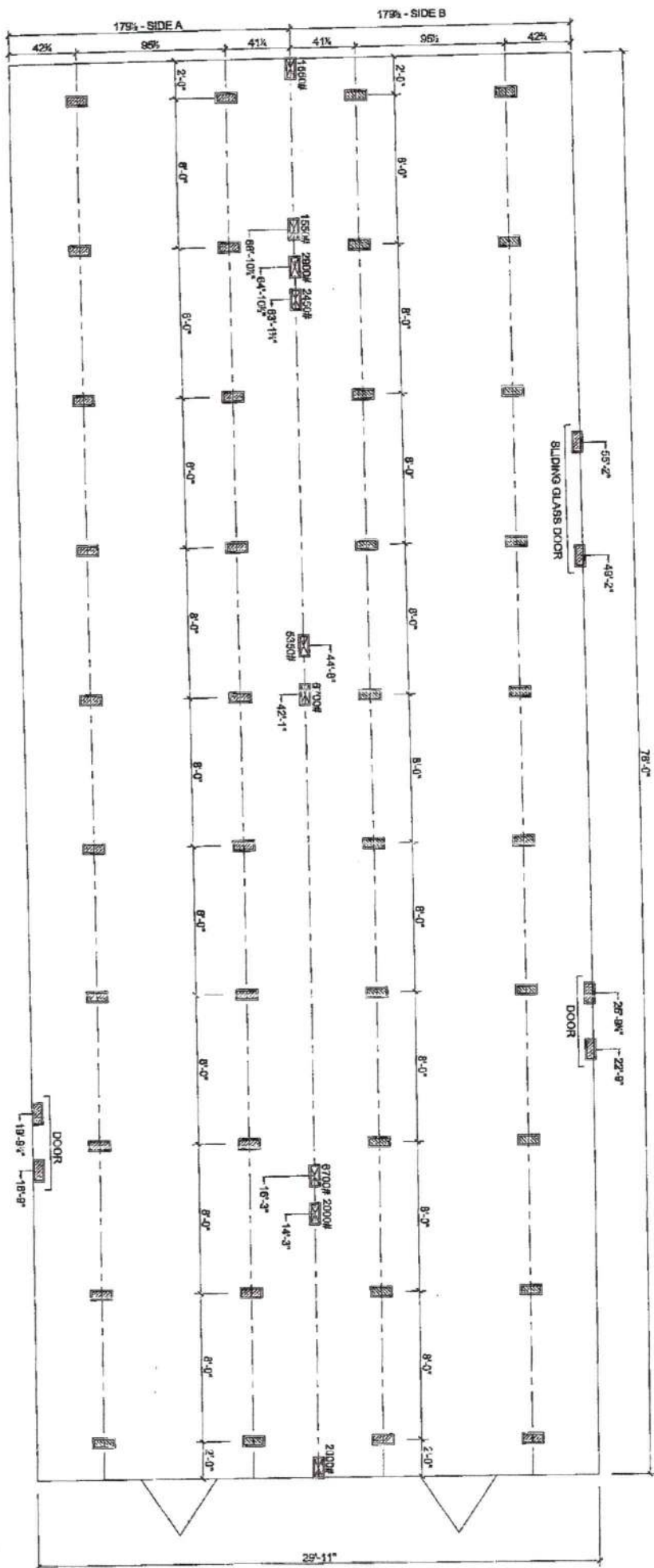
Skirting to be installed. Yes ☒ No ☐  
Dryer vent installed outside of skirting. Yes ☐ N/A ☒  
Range downflow vent installed outside of skirting. Yes ☐ N/A ☒  
Drain lines supported at 4 foot intervals. Yes ☒  
Electrical crossovers protected. Yes ☒  
Other: ☐

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

Brent Strickland Date 7-31-2020





MARRIAGE LINE OPENING SUPPORT PIER TYPE

9-22-2017

SUPPORT PIER TYPE

FOUNDATION NOTES: THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.

- FOOTINGS ARE SHOWN FOR EXAMPLE ONLY QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

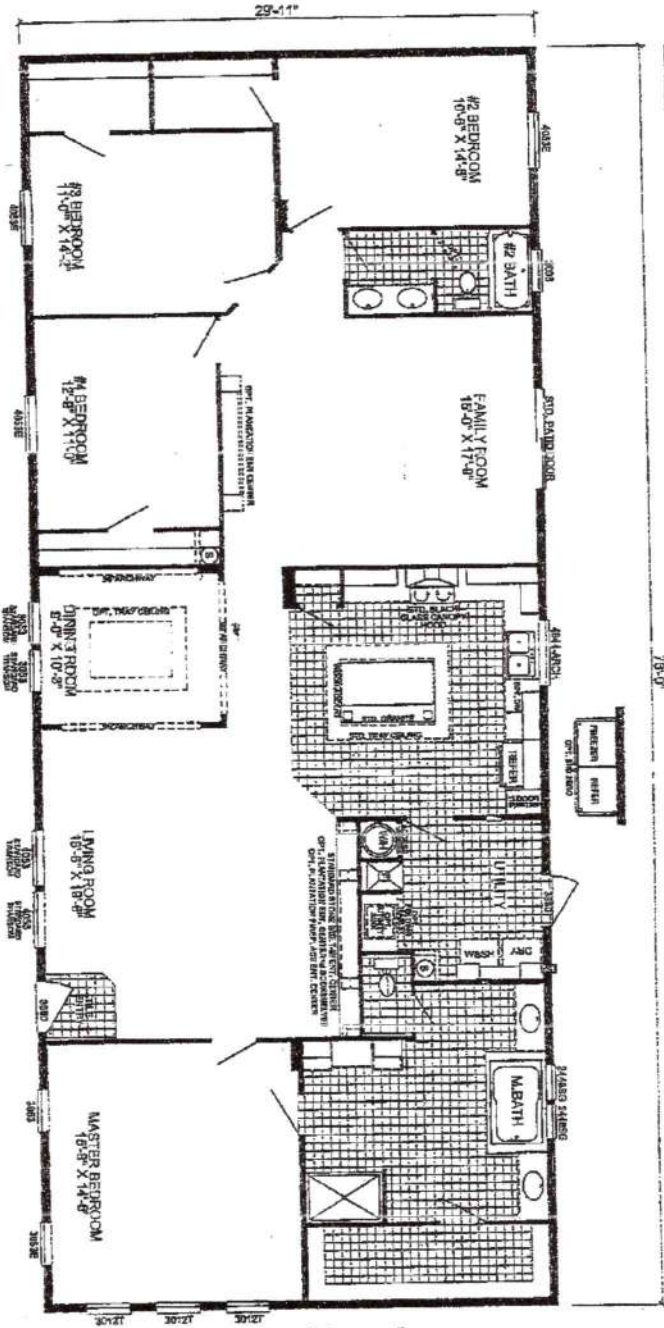
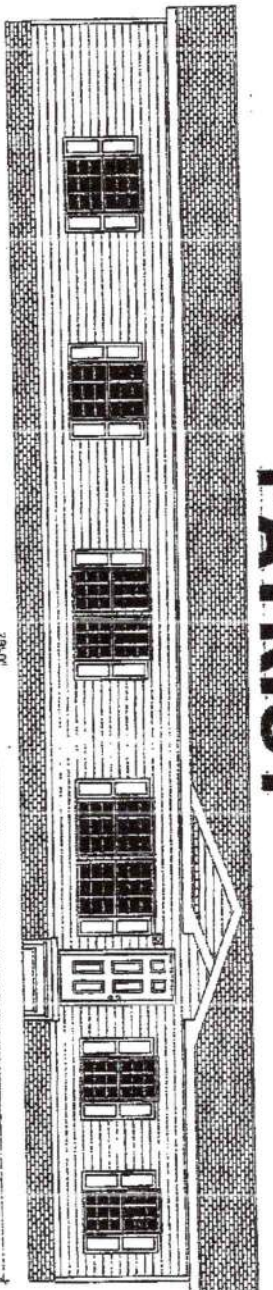
- FOOTINGS ARE REQUIRED AT SUPPORT POSTS, SEE INSTALLATION MANUAL FOR REQUIREMENTS.

**Live Oak Homes**  
**MODEL: P-3764R - 32 X 76**  
**4-BEDROOM / 2-BATH**

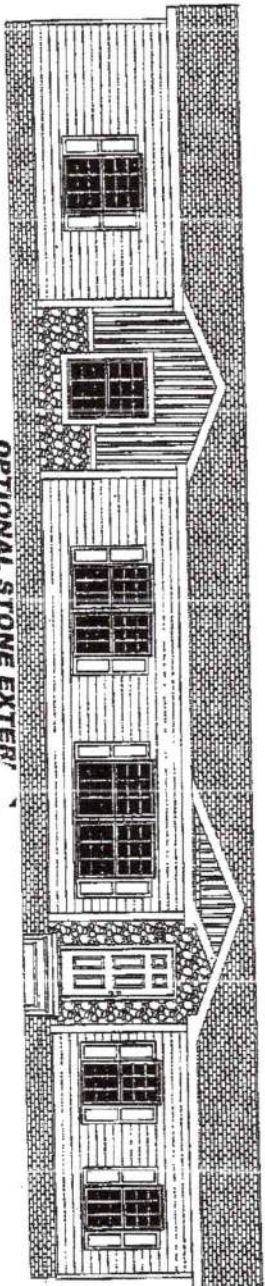
- (A) MAIN ELECTRICAL
- (B) ELECTRICAL CROSSOVER
- (C) WATER INLET
- (D) WATER CROSSOVER (IF ANY)
- (E) GAS INLET (IF ANY)
- (F) GAS CROSSOVER (IF ANY)
- (G) DUCT CROSSOVER
- (H) SEWER DROPS
- (I) RETURN AIR (W/OPT. HEAT PUMP OR DUCT)
- (J) SUPPLY AIR (W/OPT. HEAT PUMP OR DUCT)

P-3764R

# PATRIOT

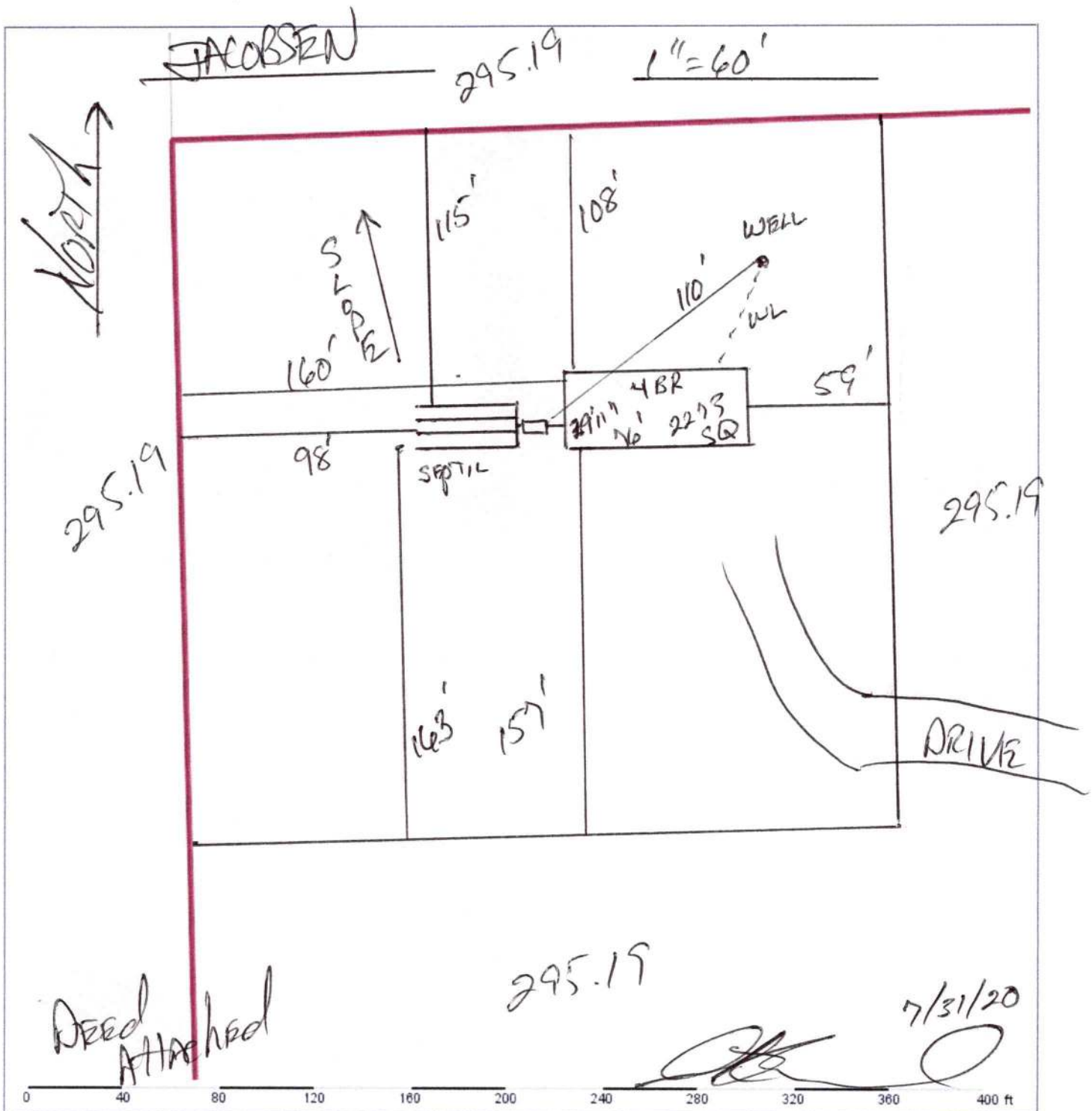


**P-3764R**  
**4-BEDROOM / 2-BATH**  
**32 X 80 - Approx. 2273 Sq. Ft.**  
 Dated 06/02/10  
 \* All room dimensions include closets and storage features. Features are approximate.  
 \* Features are subject to change without notice.  
 \* Features with Linoleum or Stucco are not shown.



OPTIONAL STONE EXTERIOR





<b>Columbia County Property Appraiser</b> Jeff Hampton   Lake City, Florida   386-758-1083			
<b>PARCEL: 17-5S-16-03641-005 HX H3</b>   IMPROVED A (005000)   32.23 AC			
COMM SW COR OF SW 1/4, RUN N 14 FT TO N R/W CARPENTER RD FOR POB, CONT N 1010.65 FT, E 1708.55 FT TO W R/W CARPENTER RD, RUN SW ALONG R/W 1114 FT, SW 5			
<b>WEST SCOTT &amp; RHONDA</b>		<b>2020 Working Values</b>	
Owner: 1322 SW CARPENTER RD	Mkt Lnd \$11,305	Appraised	\$276,118
LAKE CITY, FL 32024	Ag Lnd \$7,018	Assessed	\$236,910
Site: 1322 CARPENTER RD, LAKE CITY	Bldg \$244,855	Exempt	\$50,000
Sales Info 12/5/2017 \$410,000 I (Q)	XFOB \$12,940	Total county:	\$186,910
	Just \$370,600	city:	\$186,910
		other:	\$186,910
		school:	\$211,910

NOTES:

Columbia County, FL




**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 17-5S-16-03641-005 HX H3** | IMPROVED A (005000) | 32.23 AC  
COMM SW COR OF SW 1/4, RUN N 14 FT TO N R/W CARPENTER RD FOR POB, CONT N 1010.65 FT, E 1708.55 FT TO W R/W CARPENTER RD, RUN SW ALONG R/W 1114 FT, SW 5

<b>WEST SCOTT &amp; RHONDA</b>	<b>2020 Working Values</b>			
Owner: 1322 SW CARPENTER RD LAKE CITY, FL 32024	Mkt Lnd	\$11,305	Appraised	\$276,118
Site: 1322 CARPENTER RD, LAKE CITY	Ag Lnd	\$7,018	Assessed	\$236,910
	Bldg	\$244,855	Exempt	\$50,000
Sales Info 12/5/2017 \$410,000 I (Q)	XFOB	\$12,940		<b>county:</b> \$186,910
	Just	\$370,600	Total Taxable	<b>city:</b> \$186,910 <b>other:</b> \$186,910 <b>school:</b> \$211,910

**NOTES:**



Columbia County, FL