

ONE FOOT RISE REPORT

Prepared for:

CINDY KOON

676 SW RIVERSIDE AVENUE
FORT WHITE, FL

Lot 27, Unit 1, Three Rivers Estates
Section 23, Township 6 South, Range 15 East

Columbia County, Florida

September 15, 2021

Prepared by:

Carol Chadwick, P.E.
307.680.1772
ccpewyo@gmail.com



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D00000
1711349D4A70001
621F, cn=Carol
Chadwick
Date: 2021.09.15
15:58:42 -04'00'

TABLE OF CONTENTS

Project Description	2
Analysis	2
Conclusion	2
One Foot Rise Certification	3
Location Map	4
Columbia County Property Appraiser Map	5
SRWMD Flood Report	6

PROJECT DESCRIPTION

Cindy Koon would like to permit improvements to Lot 22, Unit 1, Three Rivers Estates located in Section 23, Township 6 South, Range 15 East, Columbia County, Florida. Property address is 676 SW Riverside Avenue, Fort White, FL. The parcel number for the property is 00-00-00-00543-001. The permit will be for the construction of a 40' by 10' addition on the front of an existing home. The proposed structure is not located within 75 feet of the Ichetucknee River.

ANALYSIS

The attached SRWMD Flood Report shows the base flood elevation is 33.1. The area of the Zone AE flood plain 100' upstream and 100' downstream is 295727 s.f. or 6.79 acres. The area of the proposed structure is 400 s.f. The proposed structure is 0.14 percent of the flood plain which will not cause a rise in the base flood elevation.

CONCLUSION

Calculations show no increase in the base flood elevation.

ONE FOOT RISE CERTIFICATION

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

September 15, 2021

ONE FOOT RISE CERTIFICATION

Owner: Cindy Koon

Property Address: 676 SW Riverside Avenue
Fort White, FL

Property Description: Lot 27, Unit 1, Three Rivers Estates
Section 23, Township 6 South, Range 15 East
Columbia County, Florida

Structure in Floodway: 40' x 10' addition to an existing home

Elevation of 100-year flood: 33.1 feet (SRWMD Flood Report)

Community Panel: 12023C 0458C

I hereby certify that the construction of the proposed carport will not obstruct flow or cause more than a 1.00 foot rise in the 100-year flood elevation of the Ichetucknee River.

Carol Chadwick, P.E.

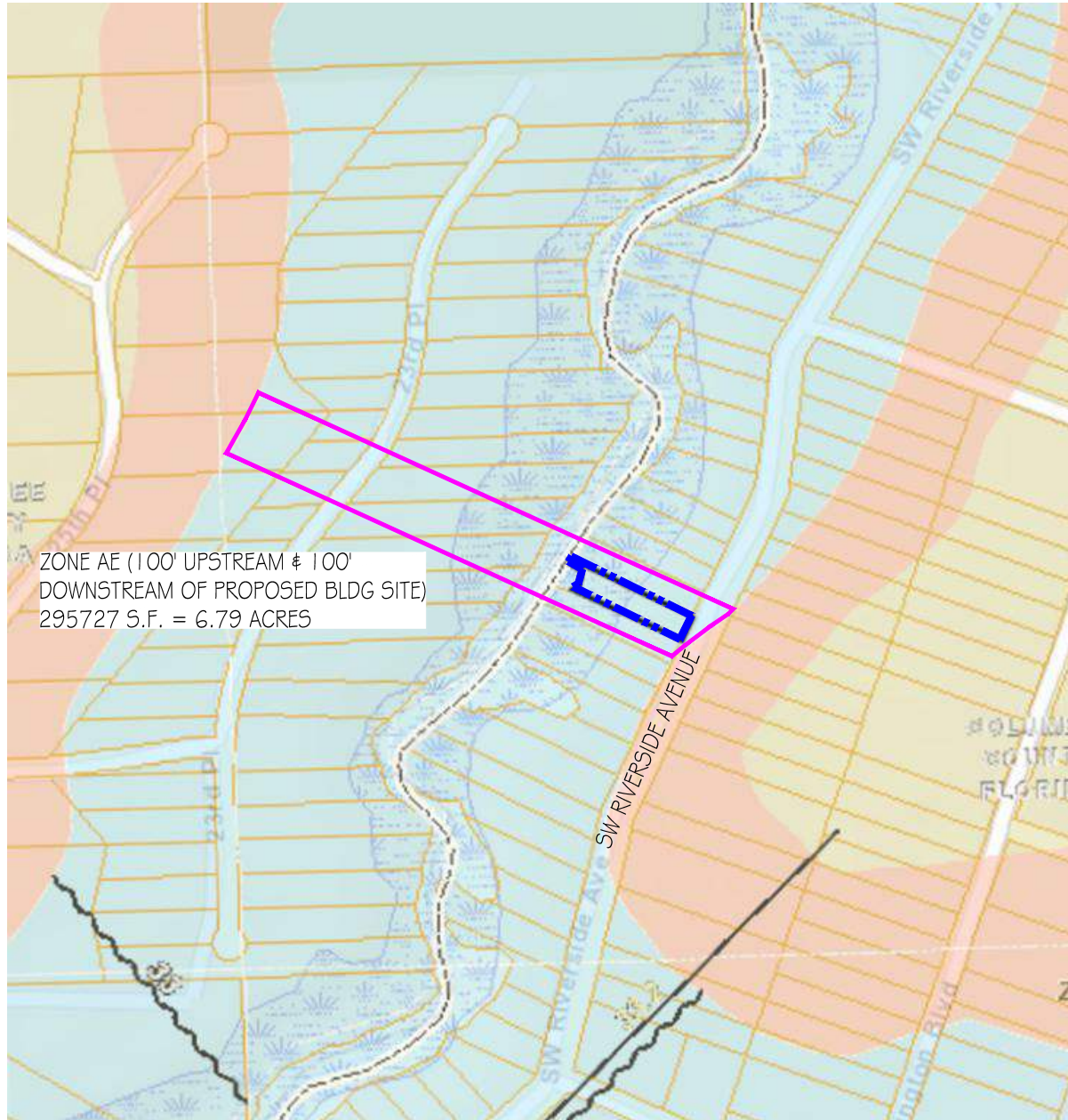
CC Job FL21255



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D0000
01711349D4A700
01621F, cn=Carol
Chadwick
Date: 2021.09.15
15:58:17 -04'00'

LOCATION MAP

LOT 27, UNIT 1, THREE RIVERS ESTATES
SECTION 23, TOWNSHIP 6 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FL



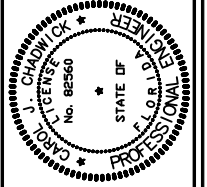
ZONE AE (100' UPSTREAM & 100'
DOWNSTREAM OF PROPOSED BLDG SITE)
295727 S.F. = 6.79 ACRES



0 250 500
SCALE 1"=500'

KOON LOCATION MAP
676 SW RIVERSIDE AVENUE
FORT WHITE, FL

PREPARED FOR
CINDY KOON
386.208.3306
cynthia.koon53@hotmail.com

[illegible]

CAROL CHADWICK, P.E.

 208 S. Westoverpark Circle
 Lake Oswego, OR 97035
 Phone: 503-672-5348
 Fax: 503-672-5348
 e-mail: cc@chadwick.com
www.chadwick.com
 Oregon, N.Y.: carol@chadwick.com
 FLORIDA: 304-760-0000
 OREGON: CALIFORNIA: N.C.: TEXAS:

COLUMBIA COUNTY PROPERTY APPRAISER MAP

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/9/2021

Parcel: << 00-00-00-00543-001 (2609) >>

Owner & Property Info

Owner	KOON CYNTHIA D HEWETT 865 NE CR 400 MAYO, FL 32066		
Site	676 SW RIVERSIDE Ave, FORT WHITE		
Description*	LOT 27 UNIT 1 THREE RIVERS ESTATES. 690-619, 808-0194,		
Area	0.742 AC	S/T/R	23-6S-15
Use Code**	SINGLE FAMILY (0100)	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	\$92,400	Mkt Land	\$92,400
Ag Land	\$0	Ag Land	\$0
Building	\$60,779	Building	\$66,477
XFOB	\$8,210	XFOB	\$8,210
Just	\$161,389	Just	\$167,087
Class	\$0	Class	\$0
Appraised	\$161,389	Appraised	\$167,087
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$161,389	Assessed	\$167,087
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$161,389 city:\$161,389 other:\$161,389 school:\$161,389	Total Taxable	county:\$167,087 city:\$0 other:\$0 school:\$167,087

Aerial Viewer

Pictometry

Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☐ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/18/1995	\$0	0808/0194	WD	I	U	03
6/21/1989	\$13,000	0690/0619	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1980	1160	1520	\$66,477

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	1999	\$90.00	36.00	6 x 6
0084	DOCK-RIVER	1980	\$8,120.00	1400.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0132	SFR RIVER (MKT)	77.000 FF (0.742 AC)	1.0000/1.0000 1.0000/ /	\$1,200 /FF	\$92,400

SRWMD FLOOD REPORT

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00-00-00-00543-001**
 Flood Zone: **AE**
 Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev*	33.1 (feet)
10% Annual Chance Flood Elev*	27.3 (feet)
50% Annual Chance Flood Elev*	21.9 (feet)

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood -Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Santa Fe	Map Effective Date	2/4/2009	Special Flood Hazard Area	Yes
FIRM Panel(s)	12023C0458C				

Anywhere it can rain, it can flood
 Know your risk.



www.srwmdfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.fema.gov). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066