

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 3, 2020

Tom Eagle

Eagle Properties

386.752.9626

tomeagle45@gmail.com

re: ELEVATION LETTER – PARCEL 23-35-16-02279-134, LOT 34, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The building pad had been constructed at the time of the inspection. The elevation of the pad is 154.8 +/- as shown in Photo 1. The surveyed elevation of the road at the front of the lot is 155.94. The minimum finished floor elevation shall be 156.50. The finished floor of the home will be less than one foot above the nearest adjacent street.

This site is near to an existing basin, SWMF 07. The basin was designed as part of the Turkey Creek Subdivision stormwater management plan. The as-builts for the subdivision show the street elevation at 160.10. The survey determined the actual street elevation is 1.34 feet lower. SWMF 07's spillway is constantly running with the water surface elevation clearly shown in Photo 1. The minimum finished floor elevation is visibly higher than the water surface elevation. Per the Turkey Creek Plans, the top of the bank of SWMF 07 is 158.5; however, per the contours and lidar information on the Columbia County site, the elevation of the bank is approximately 155 +/- indicating the basin was not built per plan.

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, P.E.



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
2020.04.03 08:46:04
-04'00'



Photo 1. Northeast side of the subject property looking southeast.



Photo 2. Subject property looking south along NW Turkey Creek Way.



Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 3/9/2020

Parcel: << 23-3S-16-02279-134 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	JORDAN & FAISAL ACQUISITION CORP 934 NE LAKE DESOTO CIRCLE LAKE CITY, FL 32055		
Site			
Description*	LOT 34 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051		
Area	0.313 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2
*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

2019 Certified Values	2020 Working Values	
There are no 2019 Certified Values for this parcel	Mkt Land (1)	\$14,500
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$14,500
	Class	\$0
	Appraised	\$14,500
	SOH Cap [?]	\$0
	Assessed	\$14,500
	Exempt	\$0
	Total	county:\$14,500 city:\$14,500
	Taxable	other:\$14,500 school:\$14,500



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
N O N E						

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
N O N E					