

"Complete" ✓

ZMA Rose Signature  
Columbia County Building Permit Application

Pioneer Credit Recovery, Inc.

**For Office Use Only** Application # 1203-13 Date Received 3/8 By 1/4 Permit # 30059  
Zoning Official Interior Only Date 4/30/2012 Flood Zone N/A Land Use Com N/A Zoning N/A CI  
FEMA Map # N/A Elevation N/A MFE N/A River N/A Plans Examiner J.C. Date 3-29-12  
Comments No additional sq. footage.

☒ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Well letter ☐ 911 Sheet ☐ Parent Parcel #  
☐ Dev Permit # ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
IMPACT FEES: EMS On file Fire On file Corr On file ☒ Sub VF Form ☐ App Fee Paid

Road/Code                      School                      = TOTAL (Suspended) ☐ App Fee Paid

SIGNATURES NEEDED  
☒ PAKA ELEMENT  
☒ GULLAND, JR.

Septic Permit No. N/A Fax 1-800-212-7809  
Name Authorized Person Signing Permit Chad Appel / Concept Const Phone 352-333-3233 - OFFICE  
Address 492 NW Alamo Dr. I.C. 71. 32055 352-623-4555 - CELL  
Owners Name Pioneer Credit Recovery Inc Phone 352-752-0068  
911 Address 197 SW Ustard Ct #102 L.C. 71 32025  
Contractors Name Concept Construction / Brian Crawford Phone 352-333-3233  
Address 5200 NW 43rd St Suite 102-381 Gainesville, FL 32606  
Fee Simple Owner Name & Address N/A  
Bonding Co. Name & Address N/A  
Architect/Engineer Name & Address JM Design Associates 263 SW 5th Ave Coral Gables, FL  
Mortgage Lenders Name & Address N/A

Circle the correct power company - ☐ FL Power & Light - ☐ Clay Elec. - ☐ Suwannee Valley Elec. - ☐ Progress Energy

Property ID Number 31-35-17-06247-121 Estimated Cost of Construction \$25,000.00  
Subdivision Name Midtown Commercial Ctr Lot 21 Block            Unit            Phase             
Driving Directions W onto Sisters Volume Rd from Hwy 90, turn left (Apr 1 mile) at  
Sanders Gas, when you arrive at stop sign the project will be directly  
across the street. Number of Existing Dwellings on Property 1  
Construction of INTERIOR SUITE OUT Total Acreage 0 Lot Size 0  
Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height Existing Apr 25 ft  
Actual Distance of Structure from Property Lines - Front            Side            Side            Rear             
Number of Stories 2 Heated Floor Area 6906 Total Floor Area 8522 Roof Pitch           

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. **CODE:** Florida Building Code 2007 with 2009 Supplements and the 2008 National Electrical Code.

\$175.00  
↑

1/6 Update w/ 4.3.12 in ref: 3.29.12 office visit.  
TR. Update w/ 4.4.12



## Columbia County Building Permit Application

**TIME LIMITATIONS OF APPLICATION :** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

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(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature

**\*\*OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

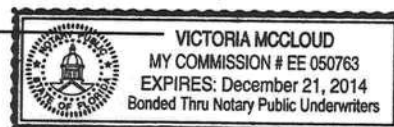
Contractor's Signature (Permitee)

Contractor's License Number CGL 1515491  
Columbia County  
Competency Card Number 10-00005935

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 7 day of March 2013.

Personally known ☒ or Produced Identification ☐

SEAL:



State of Florida Notary Signature (For the Contractor)



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Owners Signature

✓ (Owners Must Sign All Applications Before Permit Issuance.)  
REC'D - 4.4.12

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**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

  
Contractor's Signature (Permittee)

Contractor's License Number CGC1315491  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

SEAL:

State of Florida Notary Signature (For the Contractor)



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Contractor's License Number CGC1315491  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

SEAL:

State of Florida Notary Signature (For the Contractor)

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
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## Detail by Entity Name

### Foreign Profit Corporation

PIONEER CREDIT RECOVERY, INC.

### Filing Information

Document Number	F02000002171
FEI/EIN Number	300002602
Date Filed	05/01/2002
State	DE
Status	ACTIVE

### Principal Address

26 EDWARD ST  
ARCADE NY 14009  
Changed 03/16/2006

### Mailing Address

20 PARKER LANE  
ATTN: LICENSING  
PERRY NY 14530  
Changed 03/31/2009

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324 US

### Officer/Director Detail

Name & Address	
Title PRES	FRAZIER, JACK E JR. 26 EDWARD ST ARCADE NY 14009
Title TRES	TERRY, JOHN A 300 CONTINENTAL DRIVE NEWARK DE 19713
Title DIR	LUDWICK, JOAN M 26 EDWARD STREET ARCADE NY 14009



## Title VP

MERSMANN, JEFFERY  
26 EDWARD STREET  
ARCADE NY 14009

## Title SEC

BENTON (ASSIST SECR), CARYN L  
26 EDWARD STREET  
ARCADE NY 14009

## Title TRES

JOHNSON (ASST TRES) , GRETCHEN  
2001 EDMUND HALLEY DRIVE  
RESTON VA 20191

## Annual Reports

**Report Year Filed Date**

2010	02/15/2010
2011	03/28/2011
2012	02/09/2012

## Document Images

02/09/2012 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
03/28/2011 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
02/15/2010 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
03/31/2009 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
02/21/2008 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/18/2007 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
03/16/2006 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
03/29/2005 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/13/2004 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
02/05/2003 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
05/01/2002 -- Foreign Profit	<a href="#">View image in PDF format</a>

**Note:** This is not official record. See documents if question or conflict.

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Entity Name Search

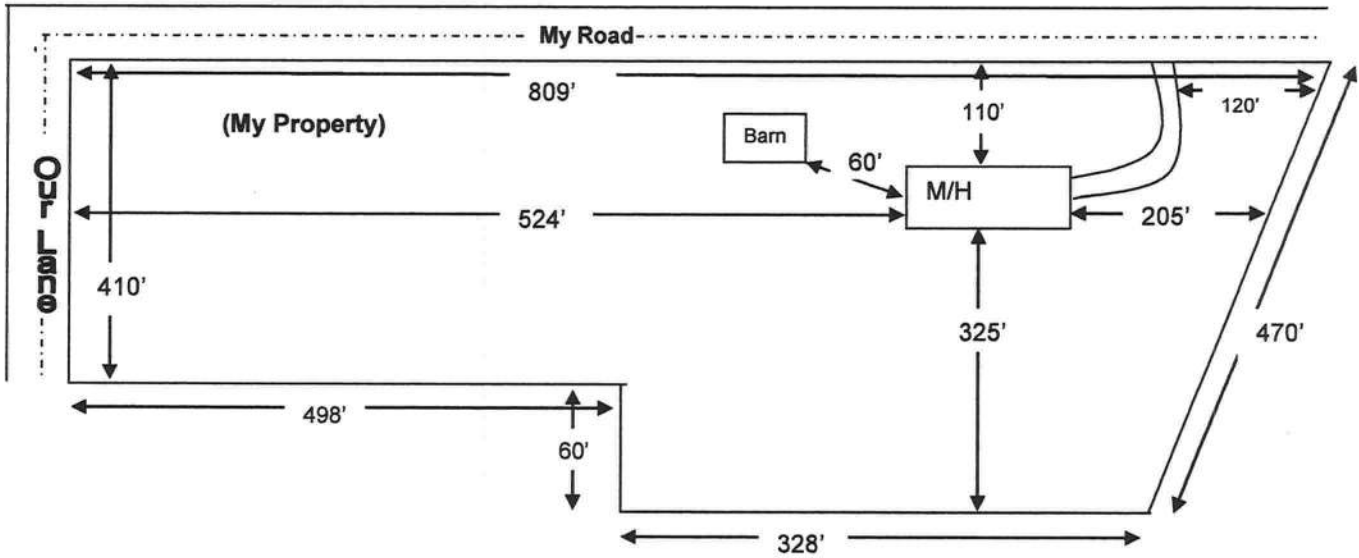
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No Name History

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State of Florida, Department of State

## SITE PLAN EXAMPLE / WORKSHEET



**Use this example to draw your own site plan. Show all existing buildings and any other homes on this property and show the distances between them. Also show where the roads or roads are around the property. This site plan can also be used for the 911 Addressing department if you include the distance from the driveway to the nearest property line.**

A hand-drawn site plan on a grid background. The plan shows a rectangular building footprint in the upper left, labeled "Structure". To the right of the building is a large rectangular area labeled "Pavement parking LOT". The drawing is simple, using black ink on a white grid.

# NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

Inst: 201212004849 Date: 3/29/2012 Time: 8:48 AM  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1232 P: 640

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): Lot 21 Midtown Commercial Center S/B. DEB 835-744. WD 1022-465. WD 1063-1080 - JRS 1128-203
  - a) Street (job) Address: 197 SW Waterford Ct
2. General description of improvements: Converting storage room into office space, installing glass vestibule
3. Owner Information
  - a) Name and address: Pioneer Credit Recovery Inc 26 Edwards St Arcade, NY 14009
  - b) Name and address of fee simple titleholder (if other than owner): \_\_\_\_\_
  - c) Interest in property: \_\_\_\_\_
4. Contractor Information
  - a) Name and address: Concept Construction 5200 NW 43rd St Suite 102-381 Gainesville, FL 32606
  - b) Telephone No.: 352-333-3233 352-623-4455 Fax No. (Opt.): 1-800-218-7809
5. Surety Information
  - a) Name and address: \_\_\_\_\_
  - b) Amount of Bond: N/A
  - c) Telephone No.: \_\_\_\_\_ Fax No. (Opt.): \_\_\_\_\_
6. Lender
  - a) Name and address: N/A
  - b) Phone No.: \_\_\_\_\_
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
  - a) Name and address: Concept Construction / Chad Appell
  - b) Telephone No.: 352-333-3233 352-623-4455 Fax No. (Opt.): 1-800-218-7809
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:
  - a) Name and address: N/A
  - b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.): \_\_\_\_\_
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): one year

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. [Signature]  
Signature of Owner or Owner's Authorized Office/Director/Partner/Manager  
Chad Appell  
Printed Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 7 day of March, 20 12, by:

Chad Appell as Authority (type of authority, e.g. officer, trustee, attorney

fact) for Pioneer Credit Recovery, Inc. (name of party on behalf of whom instrument was executed).

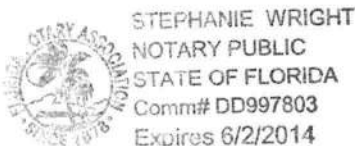
Personally Known ☒ OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature Stephanie Wright Notary Stamp or Seal:

---AND---

11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

[Signature]  
Signature of Natural Person Signing (in line #10 above.)





## Columbia County Property Appraiser

DB Last Updated: 1/17/2012

**2011 Tax Year**

Parcel: 31-3S-17-06247-121

&lt;&lt; Next Lower Parcel Next Higher Parcel &gt;&gt;

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

Interactive GIS Map

Print

Search Result: 1 of 1

### Owner & Property Info

Owner's Name	PIONEER CREDIT RECOVERY INC		
Mailing Address	26 EDWARDS STREET ARCADE, NY 14009		
Site Address	197 SW WATERFORD CT		
Use Desc. (code)	STORE/OFFI (001117)		
Tax District	2 (County)	Neighborhood	31317
Land Area	0.000 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 21 MIDTOWN COMMERCIAL CENTER S/D. ORB 835-764. WD 1022-465. WD 1063-1030 & ORB 1129-200, WD 1129-2552 WD 1220-1291			



### Property & Assessment Values

2011 Certified Values		
Mkt Land Value	cnt: (0)	\$38,880.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$367,834.00
XFOB Value	cnt: (5)	\$24,093.00
Total Appraised Value		\$430,807.00
Just Value		\$430,807.00
Class Value		\$0.00
Assessed Value		\$430,807.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$430,807 Other: \$430,807   Schl: \$430,807	

### 2012 Working Values

#### NOTE:

2012 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

### Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
8/31/2011	1220/1291	WD	I	U	37	\$550,000.00
6/2/2010	1195/1500	WD	V	U	12	\$195,000.00
12/9/2009	1186/1687	CT	V	U	11	\$100.00
8/30/2007	1129/2552	WD	I	Q		\$863,000.00
8/17/2007	1129/200	WD	I	U	01	\$234,300.00
11/28/2006	1103/474	WD	V	U	01	\$100.00
11/1/2005	1064/1213	WD	V	Q		\$187,500.00
10/26/2005	1063/1030	WD	I	U	01	\$300,000.00
7/28/2004	1022/465	WD	V	Q		\$49,900.00
7/11/2002	957/1602	WD	V	Q		\$149,700.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value

1	PREF M B R (008800)	2005	MOD METAL (25)	6906	8522	\$306,527.00
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.						

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2005	\$1,037.00	0000461.000	0 x 0 x 0	(000.00)
0260	PAVEMENT-A	2005	\$18,720.00	0011700.000	0 x 0 x 0	(000.00)
0070	CARPORT UF	2008	\$720.00	0000360.000	18 x 20 x 0	(000.00)
0140	CLFENCE 6	2008	\$150.00	0000001.000	0 x 0 x 0	(000.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
001100	STORE 1FLR (MKT)	1 LT - (0000000.000AC)	1.00/1.00/1.00/1.00	\$31,104.00	\$31,104.00

Columbia County Property Appraiser

DB Last Updated: 1/17/2012

1 of 1

**DISCLAIMER**

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.





## **COLUMBIA COUNTY FIRE RESCUE**

### **Life Safety Services**

P.O. BOX 1529 Lake City, Florida 32056  
Office (386) 754-7071 Fax (386) 754-7064

Interim Fire Chief  
David L. Boozer

23 March 2012

TO: Troy Crews  
Columbia County Building and Zoning

FROM: David L. Boozer  
Interim Fire Chief/Fire Marshal

RE: S.C. Service Building  
197 SW Waterford Ct.  
Lake City, Florida  
Application # 1203-12

A Plans review was performed of the renovation to the existing S.C. Service Building located at 197 SW Waterford Court. This building is classified under Chapter 39 Existing Business of the Florida Fire Prevention Code, 2009 Edition. I recommend approval.

Should you require any additional information, please feel free to contact my office.

Sincerely,

David L. Boozer

Included is a scope of work and attached is a set of building plans for the renovation of the Sallie Mae/Pioneer Credit Services Building at 197 SW Waterford Ct #102. If there is anything else you need please feel free to contact me at 386-623-4455 or email: [chad@conceptconstruction.net](mailto:chad@conceptconstruction.net). Thank You for your time.

Chad Appell  
Concept Construction



1203-13

## Scope of Work for Sallie Mae/Pioneer Renovation

- Installing a glazed glass vestibule with door for the new payment processing center, the frames of this glass wall will tie into the existing soffit and columns.
- Replacing 3 standard exterior windows with safety glass windows.
- Replacing 1 window (inside the payment processing room) with a bullet resistant glass window.
- Removing wall between rooms 202 and 204 and wall between rooms 204 and 206 to make 1 room. Installing new A/C grills, demo electrical wiring, adjusting ceiling grid/tiles, install new flooring and painting walls of the room
- Removing 12 x12 exterior roll-up door
- In room labeled "New Office Space", framing-in 12 x12 exterior opening with red-iron girts using clips to tie into existing red-iron columns for new exterior metal panels to attach to. Framing interior wall with 2x4 studs, with a 2x4 bottom plate and double 2x4 top plate. Installing new acoustical ceiling at 8' height. ~~Install 1 beam joist as sub floor for the second level of this room that will be the new office space. Frame in new office space on second level with 2x4 studs.~~ Installing 12 receptacles and 4 lay-in lights. Installing new ducts and grills for supply and return in this room and the new office space.



**SUBCONTRACTOR VERIFICATION FORM**

APPLICATION NUMBER 1203-13 CONTRACTOR Brian Crawford PHONE 352.333.3233

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

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.**

<input checked="" type="checkbox"/> <b>ELECTRICAL</b> 380	Print Name <u>High Springs Electrical</u> License #: <u>EC0002306</u>	Signature <u>[Signature]</u> Phone #: <u>386-623-0499</u>
<input checked="" type="checkbox"/> <b>MECHANICAL/A/C</b> 202	Print Name <u>Wilson Heat &amp; Air</u> License #: <u>CAC057886</u>	Signature <u>[Signature]</u> Phone #: <u>386-623-0618</u>
<b>PLUMBING/GAS</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>ROOFING</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SHEET METAL</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>FIRE SYSTEM/SPRINKLER</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SOLAR</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
<input checked="" type="checkbox"/> FRAMING & INSULATION	000804	North Florida Trim Brian Paska	<input checked="" type="checkbox"/> [Signature]
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
<input checked="" type="checkbox"/> GLASS	000618	Lake City Glass Carl Baulch	<input checked="" type="checkbox"/> [Signature]
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**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.