

Permit Application / Manufactured Home Installation Application

For Office Use Only (Revised 6/24) Zoning Official _____ Building Official _____

AP# _____ Date Received _____ By _____ Permit # _____

Flood Zone _____ Development Permit _____ Zoning _____ Land Use Plan Map Category _____

Comments _____

FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____

- ☐ Recorded Deed or ☐ Property Appraiser PO ☐ Site Plan ☐ EH # _____
☐ Land Owner Affidavit ☐ Installer Authorization ☐ FW Comp. letter ☐ App Fee Paid ☐ 911 App
☐ DOT Approval ☐ Parent Parcel # _____ ☐ STUP-MH _____
☐ Ellisville Water Sys ☐ Assessment _____ ☐ In County ☐ Sub VF For _____

***This page not required if Online Submission**

Property ID # 24-SS-15-00469-108 Subdivision Shirley Goro'spe tract Lot# ✓

- ☒ New Mobile Home ☐ Used Mobile Home MH Size _____ Year _____
- Applicant Heide Morrison Phone# (386) 984-9334
- Address 8767 SW Old Wire Rd, FT White, FL, 32038
- Name of Property Owner John Brian Kent Phone# 772-475-3683
- 911 Address TBD
- Circle the correct power company - ☐ FL Power & Light - ☒ Clay Electric

(Circle One) ☐ - Suwannee Valley Electric - ☐ Duke Energy

- Name of Owner of Mobile Home John Brian Kent
- Phone # 772-475-3683 Address TBD
- Relationship to Property Owner self.
- Current # of Dwellings on Property 0 # of Bed/bath _____
- Lot Size 10.01 Total Acreage 10.01
- Do you: (Circle one) ☐ Have Existing Drive ☐ Private Drive ☒ Need a Driveway Permit
(Currently using) (Blue Road Sign)

Please be advised all MH applications may prompt a driveway permit regardless of existing/private driveway

- Is this Mobile Home Replacing an Existing Mobile Home ☐ Yes ☒ No
- Name of Licensed Dealer/Installer Ryan Morris
- Installers Phone # (386) 234-1005
- Installers Address 1004 SW Charles Terr, Lake City, FL, 32024
- License Number: JH 1135009
- Installation Decal # 113390
- Is the mobile home currently located in Columbia County? ☐ Yes ☐ No
(Only required for used mobile homes)

Applicant Email Address: heidemorrison@gmail.com

(This is where application updates will be sent)

I John Brian Kent, do hereby authorize Heide Morrison or Michael Morrison AND North Florida Building Permits, to act fully on my behalf in all aspects of applying for permits, pulling permits and picking up permits as needed for the installation of a new mobile home located at the below address; Property located on corner of Joe Markham Rd and Itchetucknee Rd.

Signature

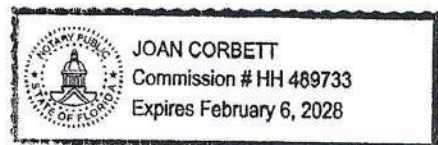
9-20-29
Date

County of _____

This instrument was signed or acknowledged before me on this 20th day of September 2024
by John Kent who is personally known or ID Provided ✓.
If ID Provided, type of State issued ID provided _____

Q. C. Webb
Notary Public

My Commision Expires: Feb. 6 2008



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Ryan Nomi's PHONE (386) 234-1005

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.

ELECTRICAL	Print Name <u>Glenn Whittington</u> Signature <u>G. Whittington</u> License #: <u>EC 13002957</u> Phone #: <u>(386) 972-1701</u> Company Name: <u>Whittington Electric</u> <input type="checkbox"/> Qualifier Form Attached
MECHANICAL/ A/C	Print Name <u>Ron E Bonds</u> Signature <u>Ron E Bonds</u> License #: <u>CAC 1817658</u> Phone #: <u>800-545-8664</u> Company Name: <u>Stylecreat</u> <input type="checkbox"/> Qualifier Form Attached

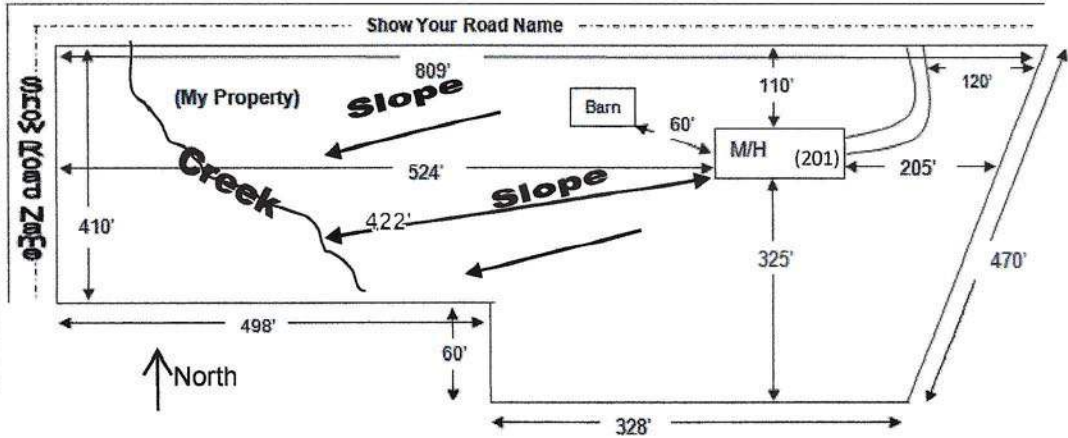
F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10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

SITE PLAN CHECKLIST

- ___ 1) Property Dimensions
- ___ 2) Footprint of proposed and existing structures (including decks), label these with existing addresses
- ___ 3) Distance from structures to all property lines
- ___ 4) Location and size of easements
- ___ 5) Driveway path and distance at the entrance to the nearest property line
- ___ 6) Location and distance from any waters; sink holes; wetlands; and etc.
- ___ 7) Show slopes and or drainage paths
- ___ 8) Arrow showing North direction

SITE PLAN EXAMPLE

Revised 7/1/15



NOTE:

This site plan can be copied and used with the 911 Addressing Dept. application forms.

See attached

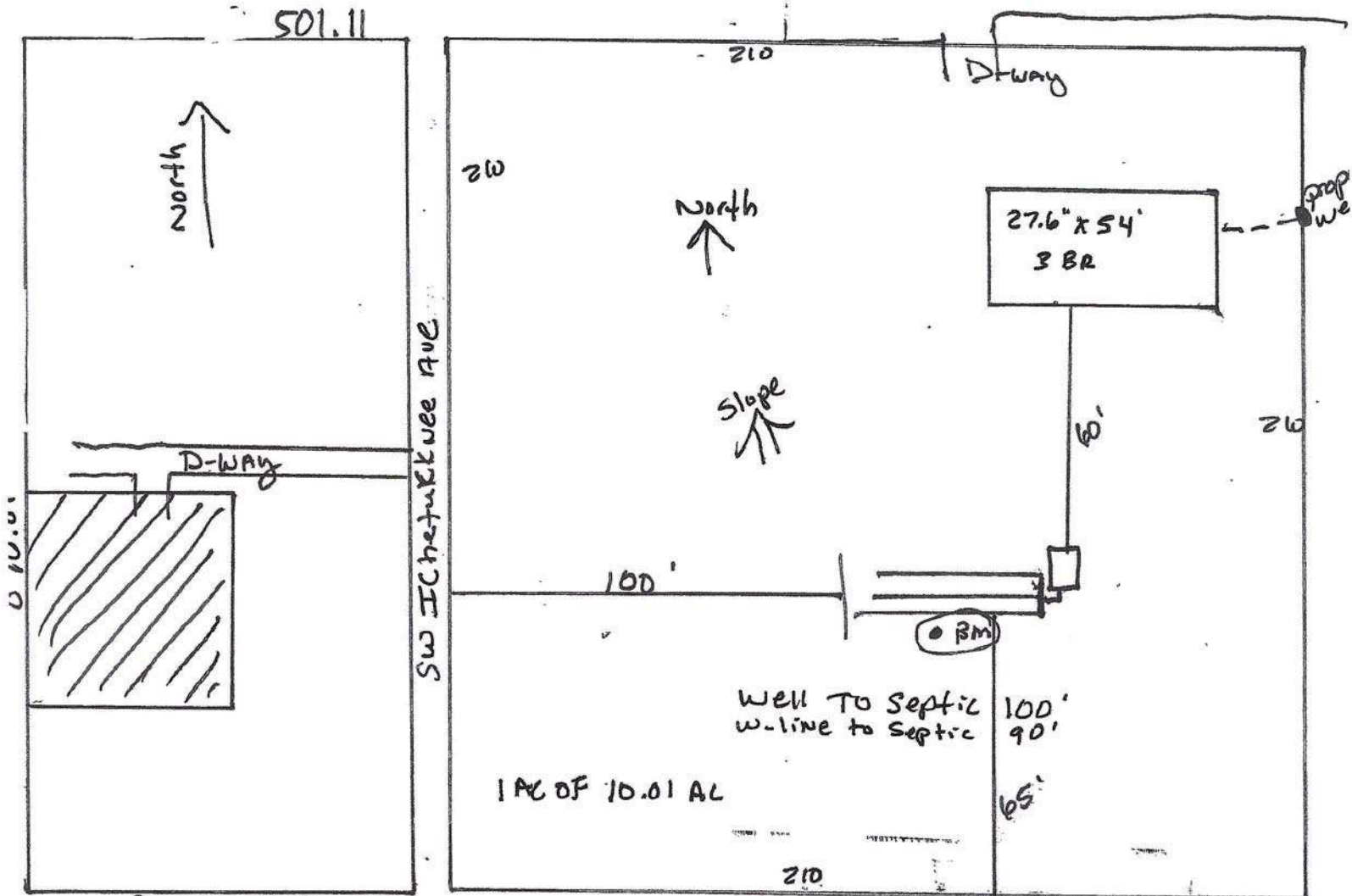
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CONSTRUCTION PERMIT

1" = 40'

Permit Application Number _____

Kent

PART II - SITEPLAN



Notes: _____

Site Plan submitted by: Robert Ford TGG

Plan Approved _____

Not Approved _____

Date _____

By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

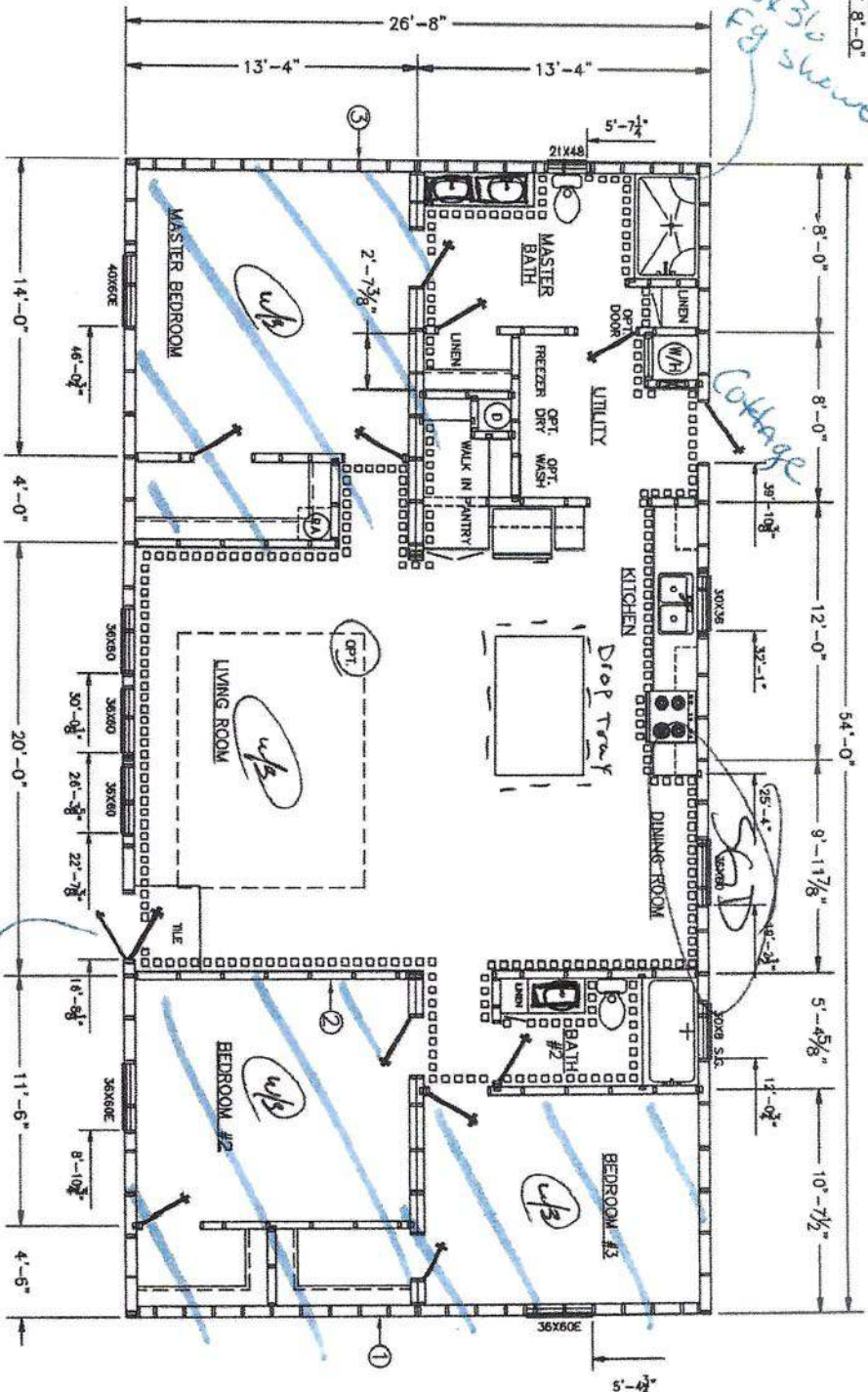
Incorporated: 62-6.004, F.A.C.

26'-8" WIDE HOME
SIDEWALL HEIGHT 8'-0"

60x36
Fg Shower

Cottage

5'6"



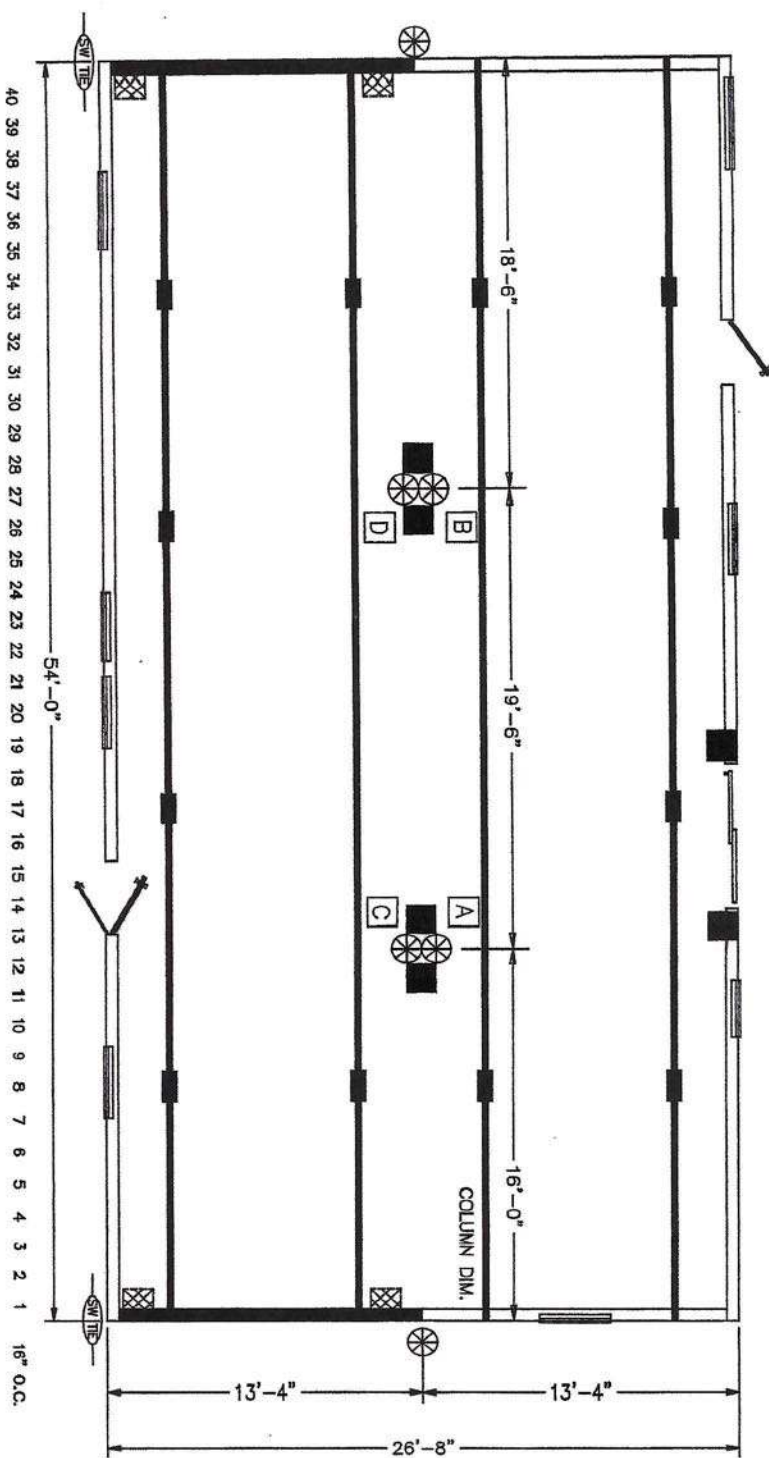
upland
storm



TownHomes
P.O. BOX 1059
LAKE CITY, FLORIDA
32056

Dates 5-1-17		Revisions		Col# 2839A1	
D'n: ROB/SLM		11-14-17 hb			
Parent 2839A		2-8-22 hb			
Code: T (17)		ALT# 15 - MASTER BATH SHWR/LINEN			
Model: 2839-216		1440 SQ. FT.		Private SALES	
2					

27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 24" O.C.



SHEARWALL DIM.

- 1) I-BEAM BLOCKING SEE SOIL BEARING CAPACITY CHARTS FOR SPACING
- 2) COLUMN BLOCKING SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE
- 3) SHEARWALL BLOCKING
- 4) SHEARWALL FRAME TIE
- 5) CENTER LINE TIES
- 6) VERTICAL TIE MAX. SPACING 5'-4" CENTER TO CENTER
- 7) LONGITUDINAL TIES

BLOCKING LEGEND:
FLORIDA

- 1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED SIDEWALLS AND EXTERIOR WALL OPENINGS 48" OR GREATER, WILL REQUIRE BLOCKING ON EACH SIDE.
- 2) 32" WIDE HOMES REQUIRED TO BE BLOCKED MIN 8'-0" ON CENTER BETWEEN COLUMNS.

Townhomes
P.O. BOX 1059
LAKE CITY, FLORIDA 32056

Date: 5-1-17	Revisions	Cod# 2839A1
Dr'n: ROB/SLM	11-14-17 hb	12-2-23 hb
Parent: 2839A	2-8-22 hb	
Code: T (22)	ALT# 15 - MASTER BATH SHWR/LINEN	
Model: 2839-216	Print: FLORIDA BLOCKING PLAN	

Mobile Home Permit Worksheet

Application Number: _____

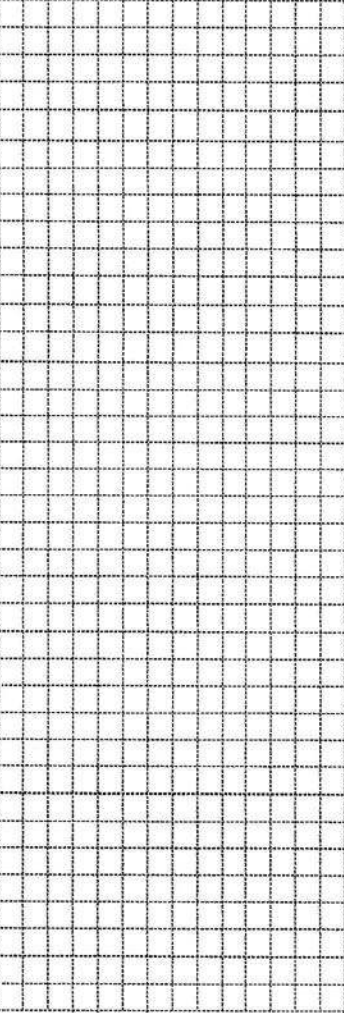
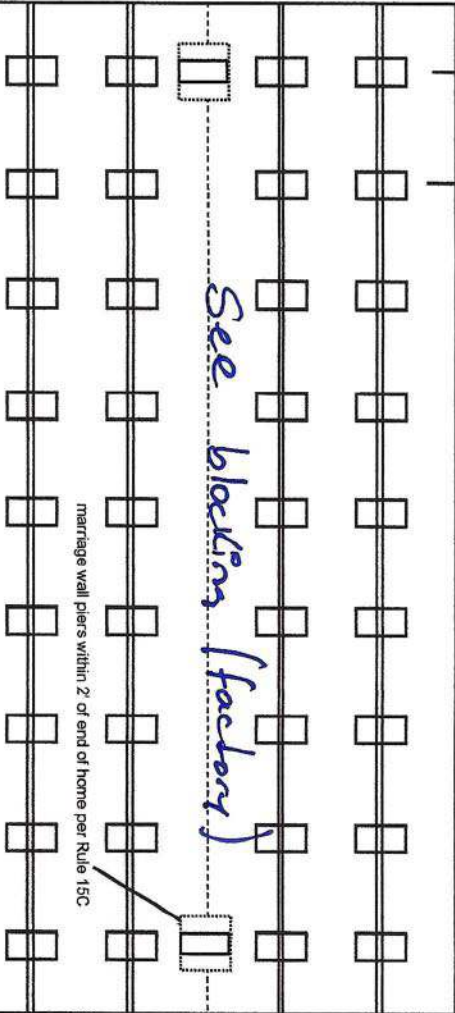
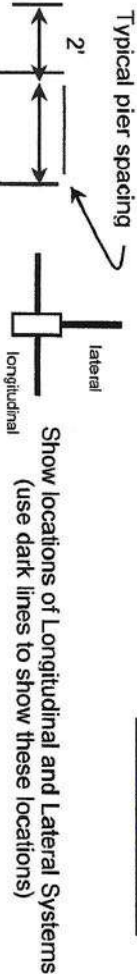
Date: _____

Installer : Ryan Norris License # JH1135009
 Address of home TBD
 being installed

Manufacturer Town Homes Length x width 54 x 24

NOTE: if home is a single wide fill out one half of the blocking plan
 if home is a triple or quad wide sketch in remainder of home
 I understand Lateral Arm Systems cannot be used on any home (new or used)
 where the sidewall ties exceed 5 ft 4 in.

Installer's initials BN



New Home ☒ Used Home ☐
 Home installed to the Manufacturer's Installation Manual
 Home is installed in accordance with Rule 15-C

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐

Double wide ☒ Installation Decal # 113390

Triple/Quad ☐ Serial # FLH1CT28396-4734AG

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	Footer size (sq in)	16" x 16" (256)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)*	24" x 24" (576)*	26" x 26" (676)
1000 psf	3"	4"	5"	6"	7"	8"	8"
1500 psf	4" 6"	6"	7"	8"	8"	8"	8"
2000 psf	6"	8"	8"	8"	8"	8"	8"
2500 psf	7" 6"	8"	8"	8"	8"	8"	8"
3000 psf	8"	8"	8"	8"	8"	8"	8"
3500 psf	8"	8"	8"	8"	8"	8"	8"

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 24x24

Perimeter pier pad size 16x16

Other pier pad sizes (required by the mfg.) _____

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening _____ Pier pad size _____

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

ANCHORS

4 ft _____ 5 ft _____

FRAME TIES

within 2' of end of home spaced at 5' 4" oc _____

TIEDOWN COMPONENTS

OTHER TIES

Longitudinal Stabilizing Device (LSD)
 Manufacturer _____
 Longitudinal Stabilizing Device w/ Lateral Arms
 Manufacturer _____

Sidewall Longitudinal Marriage wall Shearwall
 Number 4
1101 V
See Attached
See Attached

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

X 1000 X 1000 X 1000

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 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 1000 X 1000 X 1000

TORQUE PROBE TEST

The results of the torque probe test is 285 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 tie points where the torque test reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000 lb holding capacity.

ENY Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Ryan Morris

Date Tested 10/21/2024

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

Application Number:

Date:

Site Preparation

Debris and organic material removed ☒ Swale Pad ☒ Other

Fastening multi wide units

Floor: Type Fastener: lags Length: 6" Spacing: 16"
Walls: Type Fastener: scissors Length: 6" Spacing: 16"
Roof: Type Fastener: lags 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 requirement)

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 EN

Type gasket factory

Installed: Between Floors Yes
Between Walls Yes
Bottom of ridgebeam Yes

Weatherproofing

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

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 Ryan Morris Date 10/21/2024

License Number: IH / 1135009 / 1 Name: RONALD "RYAN" NORRIS

Order #: 6327	Label #: 113390	Manufacturer: Town Homes	(Check Size of Home) Single _____ Double <input checked="" type="checkbox"/> Triple _____
Homeowner: John Brian Kent	Year Model: 2005	Length & Width: 54 x 26	HUD Label # _____
Address: TBO	Type Longitudinal System: Oliver	Type Lateral Arm System: Oliver	Soil Bearing / PSF _____
City/State/Zip:	New Home: <input checked="" type="checkbox"/> Used Home: _____	Torque Probe / in-lbs _____	Permit #: _____
Phone #:			
Date Installed:			
Installed Wind Zone: II	Data Plate Wind Zone:		
Note:			

Kent Columbia County
Ironwood Perry

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.

STATE OF FLORIDA

INSTALLATION CERTIFICATION LABEL

113390

LABEL #

DATE OF INSTALLATION

RONALD "RYAN" NORRIS

NAME

IH / 1135009 / 1

6327

LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.



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

***Use to authorize
property owners to
pull permit on
Installers behalf.**

MOBILE HOME INSTALLERS LETTER OF AUTHORIZATION

I, Ryan Norris, give this authority for the job address show below
Installer License Holder Name

only, TBD, and I do certify that
Job Address

the below referenced person(s) listed on this form 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 Authorized Person	Signature of Authorized Person
Heide Morrison	H Morrison

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Ryan Norris License Holders Signature (Notarized) TH1135009 License Number 10/21/2024 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Suwannee

The above license holder, whose name is Ryan Norris,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 21st day of October, 2024.

Lisa L. Paul
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

***Use to authorize
Agent to pull
permit on Installers
behalf.**

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Ryan Norris, give this authority and I do certify that the below
Installers Name

referenced person(s) listed on this form 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 Authorized Person	Signature of Authorized Person	Agents Company Name
Hade Morrison	H Morrison	N. Fl Building Permits

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license
holder for violations committed by him/her or by his/her authorized person(s) through this
document and that I have full responsibility for compliance granted by issuance of such permits.

Ryan Norris JH 1135009 10/21/2024
License Holders Signature (Notarized) License Number Date

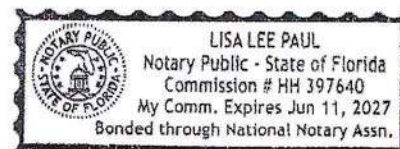
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Suwannee

The above license holder, whose name is Ryan Norris,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 21 day of October, 2024.

Lisa L. Paul
NOTARY'S SIGNATURE

(Seal/Stamp)



Ironwood Homes Of Perry

Form 500

DATE OF BIRTH

BUYER: 08/04/89

CO-BUYER: 10/29/93

3483 Byron Butler Parkway

Perry, FL 32348

(850)838-9090 Fax: (850)838-9091

DRIVER'S LICENSE

Land Home

BUYER: K530-462-89-284-0

CO-BUYER: K530-014-93-889-0

BUYER(S) John Brian Kent & Ashley Nicole Kent		PHONE 772-475-3683	DATE 09/20/24
ADDRESS 18704 Glades Cot Off Road Port St Lucie, FL 34987		Salesperson: Michael Morrison	
DELIVERY ADDRESS TBD Old Itchetucknee Road Lake City, FL			
MAKE & MODEL Town Homes T2839G 5		YEAR 2025	BEDROOMS 3
SERIAL NUMBER FLTHLCT2839G-4734AB		FLOOR SIZE L 26 w 54	HITCH SIZE L 26 w 58
New or Used NEW		COLOR	PROPOSED DELIVERY DATE
LOCATION R-VALUE THICKNESS TYPE OF INSULATION		BASE PRICE OF UNIT \$153,100.00	
CEILING 21 7 1/4 ROCKWOOL	OPTIONAL EQUIPMENT INCL		
EXTERIOR 11 3 1/2 FIBERGLASS	SUB-TOTAL \$153,100.00		
FLOORS 11 3 1/2 FIBERGLASS	COUNTY TAX \$50.00		
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16 CRF, SECTION 460.16.		SALES TAX 6% \$4,593.00	
OPTIONAL EQUIPMENT, LABOR, AND ACCESSORIES		TAG AND TITLE \$184.70	
Delivered and Set Up:	Included	0	
Tied Down:	Included	0	
Connect water and sewer within 20 feet of existing facility	Included	0	
Furnished \$ NO	AGREE	0	
Unfurnished	AGREE	0	
Customer responsible for any wrecker fees incurred on lot.	AGREE	0	
Wheels & axles deleted from sale price of home.	AGREE	0	
Electrical Hookup	Included	0	
Type of Skirting Lap To Ground		WELL SEPTIC CLEARING PERMITS NON TAXABLE \$9,900.00	
Type of steps Wood Code	Included	1, CASH PURCHASE PRICE \$167,827.70	
Type of HVAC Heat Pump	Included	TRADE-IN ALLOWANCE \$0.00	
BALANCE CARRIED TO OPTIONAL EQUIPMENT		LESS BAL. DUE ON ABOVE \$0.00	
NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVER		NET ALLOWANCE \$0.00	
DESCRIPTION OF TRADE-IN YEAR BEDROOMS SIZE		CASH DOWN PAYMENT \$10,000.00	
N/A N/A N/A		0 \$0.00	
MAKE MODEL		LESS TOTAL CREDITS \$10,000.00	
N/A N/A		BALANCE DUE TO IRONWOOD \$157,827.70	
TITLE NO. SERIAL COLOR		LAND PAYOFF \$0.00	
N/A N/A		CLOSING COST FINANCED BY LENDER \$0.00	
N/A N/A		INSURANCE \$0.00	
N/A N/A		ESTIMATED FINAL LOAN AMOUNT \$157,827.70	
N/A N/A		Initial: [Signature]	
N/A N/A		NO VERBAL AGREEMENTS WILL BE HONORED.	
N/A N/A		SELLER AGREES TO PAY UP TO \$0.00	
N/A N/A		OF BUYERS CLOSING COST AND PREPAIDS	
N/A N/A		The U.S. Department of Housing and Urban Development (HUD)	
N/A N/A		Manufactured Home Dispute Resolution Program is available to resolve	
N/A N/A		disputes among manufacturers, retailers, or installers concerning defects in	
N/A N/A		manufactured homes. Many states also have a consumer assistance or	
N/A N/A		dispute resolution program. For additional information about these	
N/A N/A		programs see sections titled "Dispute Resolution Process" and "additional	
N/A N/A		Information -- HUD Manufactured Home Dispute Resolution Program" in	
N/A N/A		the consumer manual required to be provided to the purchaser. These	
N/A N/A		programs are not warranty programs and do not replace the manufacturer's	
N/A N/A		or any other person's warranty program.	
N/A N/A		Liquidated Damages are agreed to \$900.00 or	
N/A N/A		10% of the cash price, whichever is greater.	
N/A N/A		REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT	
N/A N/A		REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN HAS BEEN MADE	
N/A N/A		conditions printed on Page 2 of this contract are agreed to as part of the contract	
N/A N/A		the above described trailer, manufactured home, or vehicle the optional equipment	
N/A N/A		Signed by: [Signature]	
N/A N/A		BUYER	
N/A N/A		SOCIAL SECURITY NO. 593-23-2240	
N/A N/A		Signed by: [Signature]	
N/A N/A		BUYER	
N/A N/A		SOCIAL SECURITY NO. 591-37-2157	

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT. Dealer and Buyer certify that the additional terms and conditions printed on Page 2 of this contract are agreed to as part of the contract the above described trailer, manufactured home, or vehicle the optional equipment and accessories, the insurance as described has been voluntary, the Buyer's trade-in is free of all claims whatsoever except as noted.

Ironwood Homes Of Perry DEALER

Not Valid Unless Signed by Michael Morrison

BY [Signature] Agent

SIGNED X [Signature] BUYER

SIGNED X [Signature] BUYER

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 9/19/2024

Parcel: << **24-5S-15-00469-108 (46097)** >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 ☒ Sales**Owner & Property Info**

Result: 1 of 1

Owner	KENT JOHN BRIAN KENT ASHLEY NICOLE 18704 GLADES CUTOFF RD PORT SAINT LUCIE, FL 34987		
Site			
Description*	PARCEL H SHIRLEY GOROSPE TRACT (DOL) DESC AS: COMM NE COR OF SEC. S 2304.74 FT, W 40.27 FT TO W/R/W OF SW ITCHETUCKNEE AVE & POB, CONT W 502.90 FT, S 849.27 FT TO N R/W OF SW JOE MARKHAM DR, E 504.73 FT TO W/R/W OF SW ITCHETUCKNEE AVE, N 884.02 FT TO POB. ...more>>>		
Area	10.01 AC	S/T/R	24-5S-15
Use Code**	VACANT (0000)	Tax District	3

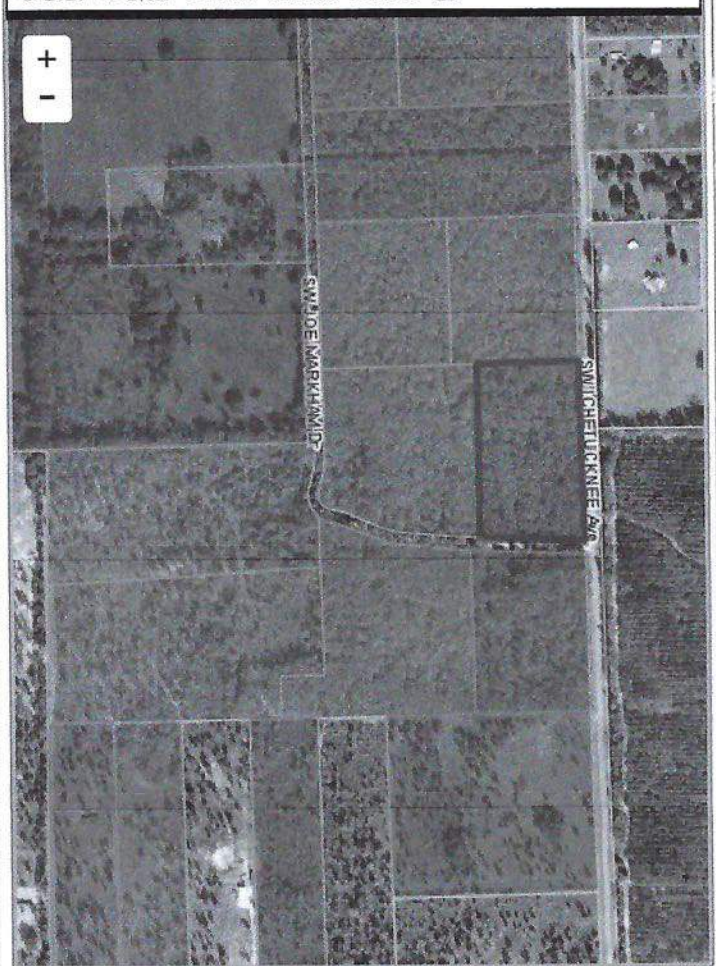
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2024 Certified Values		2025 Working Values	
Mkt Land	\$90,090	Mkt Land	\$90,090
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$90,090	Just	\$90,090
Class	\$0	Class	\$0
Appraised	\$90,090	Appraised	\$90,090
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$90,090	Assessed	\$90,090
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,090 city:\$0 other:\$0 school:\$90,090	Total Taxable	county:\$90,090 city:\$0 other:\$0 school:\$90,090

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/11/2024	\$117,500	1518 / 2531	WD	V	Q	01
12/18/2023	\$110,000	1504 / 2759	TR	V	Q	01

▼ Building Characteristics

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

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	10.010 AC	1.0000/1.0000 1.0000/ /	\$9,000 /AC	\$90,090

Search Result: 1 of 1

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by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/19/2024 and may not reflect the data currently on file at our office.



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 24-5S-15-00469-108 (46097) | VACANT (0000) | 10.01 AC

PARCEL H SHIRLEY GOROSPE TRACT (DOL) DESC AS: COMM NE COR OF SEC, S 2304.74 FT, W 40.27 FT TO W/R/W
OF SW ITCHTUCKNEE AVE & POB, CONT W 502.90 FT, S

Owner:		KENT JOHN BRIAN		2025 Working Values	
KENT ASHLEY NICOLE		Mkt Lnd	\$90,090	Appraised	\$90,090
18704 GLADES CUTOFF RD		Ag Lnd	\$0	Assessed	\$90,090
PORT SAINT LUCIE, FL 34987		Bldg	\$0	Exempt	\$0
Site:		XFOB	\$0	county:	\$90,090
Sales		Just	\$90,090	Total	city:\$0
Info				Taxable	other:\$0
7/11/2024	\$117,500	V (Q)			school:\$90,090
12/18/2023	\$110,000	V (Q)			

NOTES:

Columbia County, FL



Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7925CW

Parcel Identification No 24-5S-15-00469-108

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of July, 2024 between **Mace Bauer and Susan Bauer, Husband and Wife**, whose post office address is **5421 SW County Road 240, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **John Brian Kent and Ashley Nicole Kent, Husband and Wife**, whose post office address is **2974 Tibbs Road, Brownsville, TN 38012**, of the County of Haywood, State of Tennessee, Grantees

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel H

A part of Section 24, Township 5 South, Range 15 East, Columbia County, Florida described as follows: Commence at the NE corner of said Section 24, Township 5 South, Range 15 East, Columbia County, Florida and run thence S.01°25'36"E., along the East line of said Section 24 a distance of 2304.74 feet; Thence S.88°01'22"W., 40.27 feet to the West right-of-way line of SW Itchetucknee Avenue and the Point of Beginning; Thence continue S.88°01'22"W., 502.90 feet; Thence S.01°21'15"E., 849.57 feet to the Northerly right-of-way line of SW Joe Markham Drive; Thence S.88°03'45"E., along the Northerly right-of-way line of said Joe Markham Drive, a distance of 504.73 feet to its intersection of said West right-of-way line of SW Itchetucknee Avenue; Thence N.01°25'15"W., along said West right-of-way line of SW Itchetucknee Avenue a distance of 884.02 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

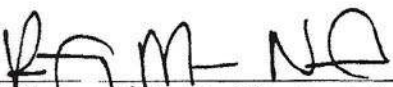
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.


And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Witness: Kelsey Meghan Nelson
Address: 426 SW Commerce Dr. Suite 145 Lake City, FL

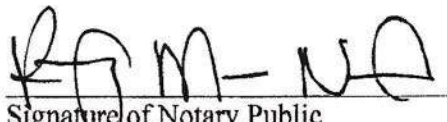

Mace Bauer
426 SW Commerce Dr.
Suite 145 Lake City, FL


Witness: Savannah H. Raulerson
Address: 426 SW Commerce Dr. #145
Lake City, FL 32025


Susan Bauer

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11th day of July, 2024, by Mace Bauer and Susan Bauer.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DL