

DATE 06/11/2004

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000021964

APPLICANT RODNEY DOUGLASS

PHONE 386 984-0502

ADDRESS RT 10 BOX 526J

LAKE CITY

FL 32025

OWNER JENELL FRANKS

PHONE

ADDRESS 552 SW WHITETAIL CIRCLE

LAKE CITY

FL 32024

CONTRACTOR RONNIE NORRIS

PHONE

LOCATION OF PROPERTY 90W, TL 252B, TR INTO DEER PARK S/D, TL ON WHITETAIL CIRCLE, AFTER CURVE, 4TH RIGHT

TYPE DEVELOPMENT MH,UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA TOTAL AREA HEIGHT .00 STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING RSFMH3 MAX. HEIGHT

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 0 FLOOD ZONE X PP DEVELOPMENT PERMIT NO.

PARCEL ID 03-4S-16-02732-534 SUBDIVISION DEER CREEK

LOT 34 BLOCK PHASE 2 UNIT TOTAL ACRES

IH0000049

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor

EXISTING X04-0132 BK JK Y

Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash 1098

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power Foundation Monolithic date/app. by date/app. by date/app. by

Under slab rough-in plumbing Slab Sheathing/Nailing date/app. by date/app. by date/app. by

Framing Rough-in plumbing above slab and below wood floor date/app. by date/app. by

Electrical rough-in Heat & Air Duct Peri. beam (Lintel) date/app. by date/app. by date/app. by

Permanent power C.O. Final Culvert date/app. by date/app. by date/app. by

M/H tie downs, blocking, electricity and plumbing Pool date/app. by date/app. by

Reconnection Pump pole Utility Pole date/app. by date/app. by date/app. by

M/H Pole Travel Trailer Re-roof date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$ .00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00

MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 22.68 WASTE FEE \$ 49.00

FLOOD ZONE DEVELOPMENT FEE \$ CULVERT FEE \$ TOTAL FEE 321.68

INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

# PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

Zoning Official BLK 10-06-04

Building Official JK

AP# 0406-14

Date Received 6/4/04

By G

Permit # 21964

Flood Zone X per plat

Development Permit N/A

Zoning RSE/MH-3

Land Use Plan Map Category Res. Med. Dev.

Comments

- ☒ Site Plan with Setbacks shown N/A ☐ Environmental Health Signed Site Plan ☒ Env. Health Release  
☒ Need a Culvert Permit N/A ☒ Need a Waiver Permit N/A ☒ Well letter provided N/A ☒ Existing Well N/A

City Water

Sec 03 Twp 4-5 Rge 16

03-45-16-

- Property ID 02732-534 Must have a copy of the property deed
- New Mobile Home ☒ Used Mobile Home ☐ Year 2004
- Subdivision Information Lot 34 Deer Creek Phase 2
- Applicant Chuck Douglass Phone # 386-984-0502
- Address RT 10 Box 526 J Lake City, FL 32025
- Name of Property Owner Jenell Franks Phone# -
- 911 Address 15685 SE 102nd Trail White Springs, FL 32096  
New Prop → 552 SW Whitetail Circle, LA FL 32024
- Name of Owner of Mobile Home Same Phone # -
- Address -
- Relationship to Property Owner Same
- Current Number of Dwellings on Property 0
- Lot Size 99X180 Total Acreage -
- Explain the current driveway existing
- Driving Directions 90 West To CR 252B Turn (L) go To Deer Park Subdivision Turn (R) 1st Street Turn (L) S.W. Whitetail Circle Lot 34 on (R) Cream m/H white shutters
- Is this Mobile Home Replacing an Existing Mobile Home No
- Name of Licensed Dealer/Installer Ronnie Norris Phone # 386-752-3871
- Installers Address RT 11 Box 507 Lake City FL
- License Number IHO000049 Installation Decal # 321254



# PERMIT NUMBER

# PERMIT WORKSHEET

Installer

Ronnie Morris

License #

IH000099

Address of home being installed

552 Sw White Tail Circle  
Lake City, FL 32024

Manufacturer

Homecraft

Length x width

60 X 28

NOTE:

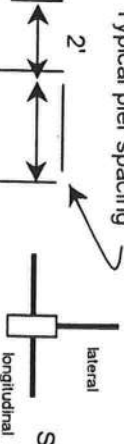
**If home is a single wide fill out one half of the blocking plan if home is a triple or quad wide sketch in remainder of home**

I understand Lateral Arm Systems cannot be used on any home (new or used) where the sidewall ties exceed 5 ft 4 in.

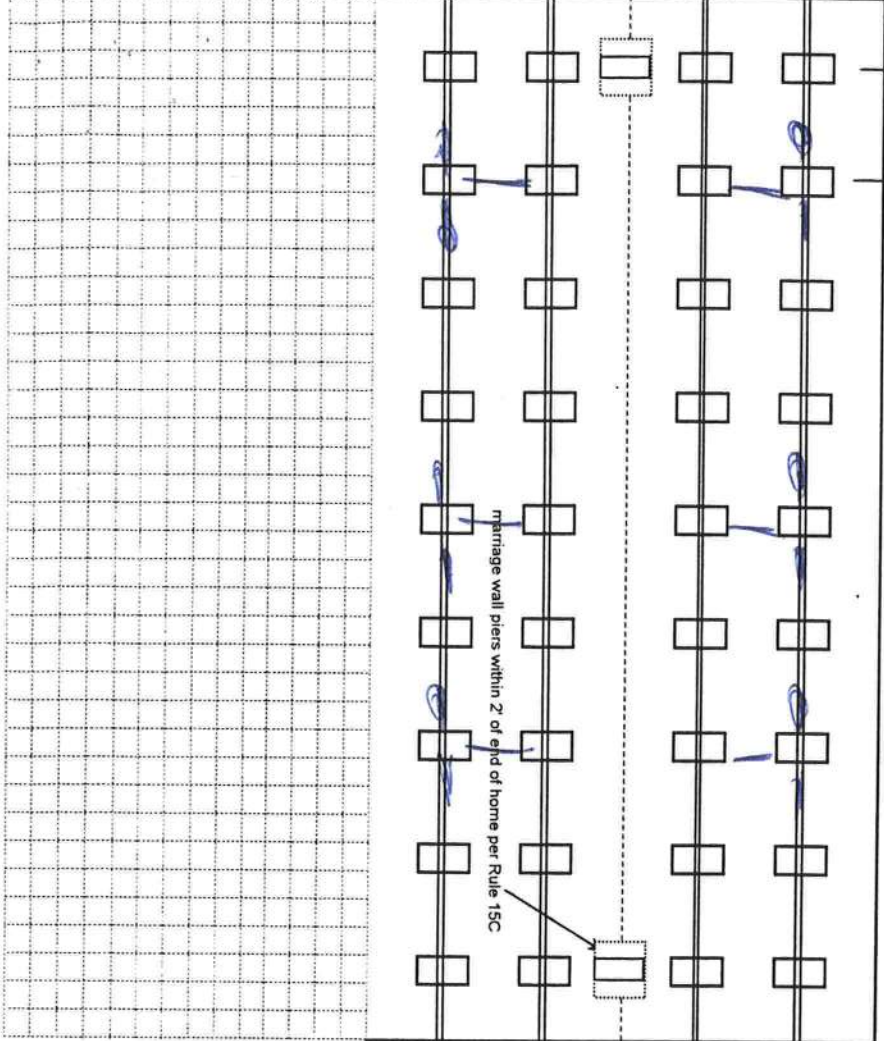
Installer's initials

[Signature]

Typical pier spacing



Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)



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 #

221254

Triple/Quad

☐

Serial #

On order

## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	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'
1500 psf	4'6"		6'	7'	8'	8'	8'
2000 psf	6'		8'	8'	8'	8'	8'
2500 psf	7'6"		8'	8'	8'	8'	8'
3000 psf	8'		8'	8'	8'	8'	8'
3500 psf	8'		8'	8'	8'	8'	8'

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

## PIER PAD SIZES

I-beam pier pad size

17x22

Perimeter pier pad size

16x16

Other pier pad sizes (required by the mfg.)

16x16

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

20

20x20

4

19x18x16

8-

16x16

## TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer

## 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 4 5 ft

## FRAME TIES

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

## OTHER TIES

Number

Sidewall

Longitudinal

Marriage wall

Shearwall

22  
4  
4  
4



POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 600 psf or check here to declare 1000 lb. soil without testing.

X 1500 X 1500 X 1500

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 1500 X 1500 X 1500

TORQUE PROBE TEST

The results of the torque probe test is 245 inch pounds or check here if you are declaring 5' anchors without testing 45. A test showing 275 inch pounds or less will require 4 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.

245 Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Rennie Morris

Date Tested 6/2/04

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. \_\_\_\_\_

Plumbing

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

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

Site Preparation

Debris and organic material removed Swale Pad Other  
Water drainage: Natural Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 40 Length: 6 Spacing: 24  
Walls: Type Fastener: 40 Length: 6 Spacing: 16  
Roof: Type Fastener: 40 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 RC

Type gasket RC

Installed:

Between Floors Yes RC  
Between Walls Yes RC  
Bottom of ridgebeam Yes RC

Weatherproofing

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

Miscellaneous

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

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 Rennie Morris Date \_\_\_\_\_

## LIMITED POWER OF ATTORNEY

I, Ronnie Norris, license # IH0000049 hereby authorize

Rodney or Chuck Douglass to be my representative and

act on my behalf in all aspects of applying for a mobile

home permit to be placed on the following described

property located in Columbia County, Florida.

Property owner: Jane// Franks

911 Address : 552 SW Whitetail Circle LC. 32024

Parcel ID #: 02732 - 534

Sect: 03 Twp: 4-5 Rge: 16

Ronnie Norris  
Mobile Home Installer Signature

6/2/04  
Date

Sworn to and subscribed before me this 2nd day of June,  
2004.

Amanda B. Stratton  
Notary Public



Amanda B Stratton  
My Commission DD042089  
Expires July 15, 2006

My Commission expires: July 15, 2005

Commission Number: DD042089

Personally known: X

Produced type of ID: \_\_\_\_\_

## Mobile Home Installer Affidavit

As per Florida Statutes Section 320.8249 Mobile Home Installers License:

Any person who engages in mobile home installation shall obtain a mobile home installer's license from the Bureau of Mobile Home and Recreational Vehicle Construction of the Department of Highway Safety and Motor Vehicles pursuant to this section. Said license shall be renewed annually, and each licensee shall pay a fee of \$150.

I, Ronnie Norris, license number IH # 0000049 do hereby state that the

installation of the manufactured home for Jane'll Franks  
(applicant)

at 552 SW Whitetail Cr. L.C. 32024 will be done under my  
(911 Address)

supervision.

Ronnie Norris

(Signature of Installer)

Sworn to and subscribed before me this 2nd day of June,

2004.

Notary Public:

Amanda B. Stratton

(Signature)

My Commission Expires: July 15, 2005



Amanda B Stratton  
My Commission DD042089  
Expires July 15, 2005

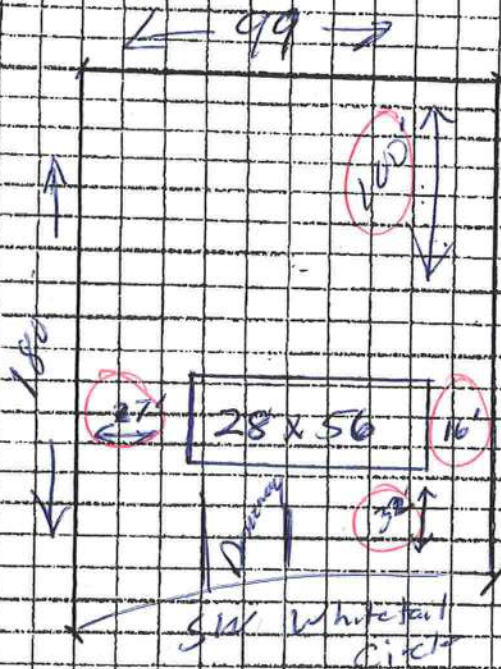


Parcel #

03-45-16-02732-534

## PLOT PLAN

\*MUST BE IN COMPLIANCE WITH HUD HANDBOOK 4145.1, REV 2-4\*



BORROWER NAME:

Owner Jannelle Franks

CO-BORROWER NAME:

House to Closest Lot Line 16'

Each Block = 10'

House to Front Easement 32'

ENTER  
PROPERTY ADDRESS OR  
LEGAL DESCRIPTIONEntry to house off  
SW Whitetail Circle

03-45-16-02732-534

Lot 34 Deer Creek

## LEGEND:

MH	- Location of Manufactured Home
W	- Location of Well System
DF	- Location of Drain Field
S	- Location of Septic System
CW	- Location of City Water System
CS	- Location of City Sewer System

## Minimum Well Distance Requirements:

Well to Foundation - 25 feet	List Actual Distance
Well to Septic - 100 feet	List Actual Distance
Well to Drainfield - 100 feet	List Actual Distance
Well to Lot Line - 10 feet	List Actual Distance

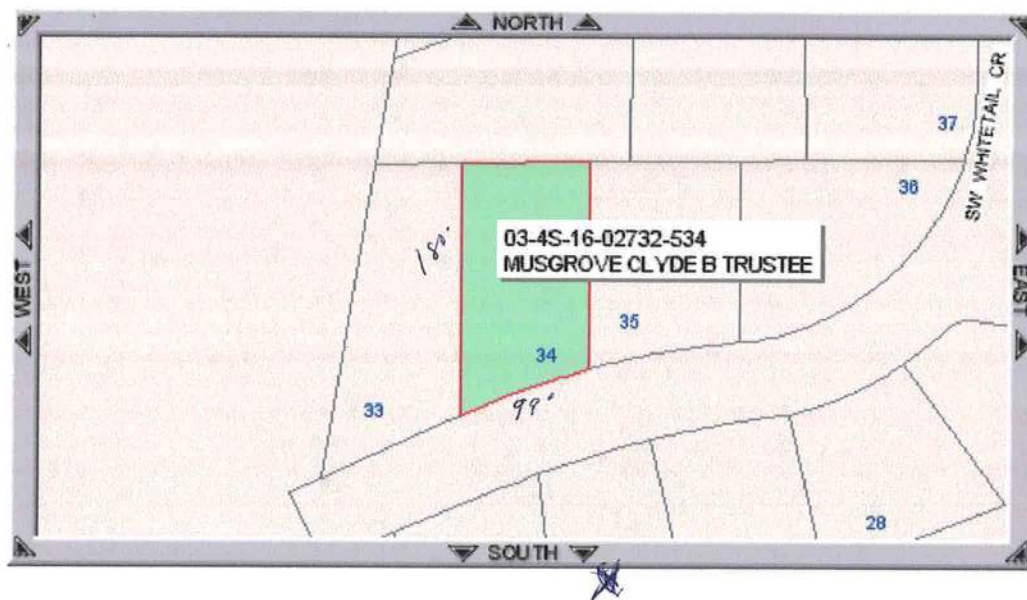
DEALER SIGNATURE

Rodney Doughty

DATE

6/1/04

City water &amp; sewer





**Home**

Property Search  
 Agriculture Classification  
 Amendment 10  
 Exemptions  
 Tangible Property Tax  
 Tax Rates  
 Report & Map Pricing  
 Important Dates  
 Office Directory  
 E-mail us Comments

**Parcel ID:** 03-4S-16-02732-534

Columbia County Property Appraiser

**Owner & Property Info**Show: [Tax Info](#) | [GIS Map](#) | [Property Card](#)

<b>Owner's Name</b>	MUSGROVE CLYDE B TRUSTEE
<b>Site Address</b>	
<b>Mailing Address</b>	RT 24 BOX 60210 LAKE CITY, FL 32024
<b>Brief Legal</b>	LOT 34 DEER CREEK S/D PHASE 2 626-272

<b>Use Desc. (code)</b>	VACANT (000000)
<b>Neighborhood</b>	3416.00
<b>Tax District</b>	2
<b>UD Codes</b>	
<b>Market Area</b>	01
<b>Total Land Area</b>	0.000 ACRES

**Property & Assessment Values**

<b>Mkt Land Value</b>	cnt: (1)	\$16,000.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$16,000.00

<b>Just Value</b>	\$16,000.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$16,000.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$16,000.00

**Sales History**

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
NONE						

**Building Characteristics**

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1.000 LT - (.000AC)	1.00/1.00/1.00/1.00	\$16,000.00	\$16,000.00

Columbia County Property Appraiser

DB Last Updated: 03/11/2004

&lt;&lt; Prev

30 of 43

Next &gt;&gt;

**Disclaimer**

## Consents for Permit Application

I Jane// Franks, authorize **Rodney or Chuck Douglass** to act on my behalf while applying for the permits required to move a Mobile Home on the property described below. I further grant permission to **Ronnie Norris**, Mobile Home Installer license # **IH 0000049** to place the described Mobile Home on the property located in **Columbia County**.

Property Owner Jane// Franks

Sec. 03 Twp. 4-5 Rge. 16 Tax Parcel # 02732-534

Lot: 34 Block \_\_\_\_\_ Subdivision Deer Creek Phase 2

Model — Year 04 Manufacturer Homes of Merit

Length 60 Width 28 Sn# FLHMC 2 F1637-27757 A/B Model # —

I understand that this could result in an assessment for solid waste, and fire protection services levied on this property.

Dated this 2nd day of June, 2004

Witness \_\_\_\_\_

Owner \_\_\_\_\_

Witness \_\_\_\_\_

Owner Jane// Franks

Sworn to and described before me this 2nd day of June, 2004

by Jane// Franks  
Property Owner's Name

Amanda B. Stratton  
Notary's name printed or typed



Amanda B Stratton  
My Commission DD042089  
Expires July 15, 2006



# Ironwood Homes of Lake City LLC

DATE OF BIRTH

BUYER:

CO-BUYER:

4109 U.S. 90 West  
LAKE CITY, FLORIDA 32055  
(386) 754-8844

DRIVER'S LICENSE

BUYER:

CO-BUYER:

BUYER(S) <u>Janell T. Franks</u>		PHONE		DATE	
ADDRESS <u>15625 S.E. 102ND Trail White spr. Fl. 32096</u>		SALES PERSONNEL #			
DELIVERY ADDRESS					
MAKE & MODEL <u>Homes of merit</u>	YEAR <u>04</u>	# OF ROOMS <u>3</u>	FLOOR SIZE <u>56</u> x <u>28</u>	HITCH SIZE <u>60</u> x <u>28</u>	STOCK NUMBER
SERIAL NUMBER <u>FLHML2F1637-27757A/B</u>	COLOR	PROPOSED DELIVERY DATE	KEY NUMBERS		
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED					
LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		
CEILING					
EXTERIOR					
FLOORS					
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CFR, SECTION 460.16.					
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES					
Delivered & Set-up.		\$ <u>700</u>			
Connect water & sewer within 20 feet to existing facilities only.		All			
Furnished		\$			
Unfurnished <u>X X X</u>		\$ <u>700</u>			
Customer responsible for any wrecker fees incurred on lot.		N/A			
Wheels & axles deleted from sale price of home. Will lend for a local move.					
Customer responsible for any gas or electrical hookups. (Not licensed.)		N/A			
Customer responsible for releveling of home after initial setup. Can not be responsible for settling of land. We will do again, but there will be a charge.		Yes			
Options include extra: (List)					
<u>All, Lap to Ground, Culvert and Driveway</u>					
<u>All permits, sprinklers gutters, power pole</u>					
<u>and Tap fees 6x6 Deck front 10x10 Bath</u>					
BALANCE CARRIED TO OPTIONAL EQUIPMENT		\$			
NOTE: WARRANTY, EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE.					
DESCRIPTION OF TRADE-IN	YEAR	MAKE	MODEL	# OF ROOMS	SIZE
TITLE NO.	SERIAL NO.	CITY/ST			
AMOUNT OWING TO WHOM					
ANY DEBT BUYER OWES ON THE TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER					

BASE PRICE OF UNIT	\$ 56,400.00
OPTIONAL EQUIPMENT	
SUB-TOTAL	\$ 56,400.00
SALES TAX	3,384.00
NON-TAXABLE ITEMS	200.00
VARIOUS FEES AND INSURANCE	
Land	17,000.00
1. CASH PURCHASE PRICE	\$ 76,984.00
TRADE-IN ALLOWANCE	\$
LESS BAL. DUE ON ABOVE	\$
NET ALLOWANCE	\$
CASH DOWN PAYMENT	\$ 15,396.80
CASH AS AGREED SEE REMARKS	\$
2. LESS TOTAL CREDITS	\$
SUB-TOTAL	\$
SALES TAX (If Not Included Above)	
3. Unpaid Balance of Cash Sale Price	\$ 61,587.20

## REMARKS:

NO VERBAL AGREEMENTS WILL BE HONORED.

Initial: \_\_\_\_\_

This inc. No Closing Cost.

Liquidated Damages are agreed to be \$ \_\_\_\_\_ or 10% of the cash price, whichever is greater. REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS CONTRACT.

SIGNED X Janell T. Franks BUYER

SOCIAL SECURITY NO. 267 / 98 / 6409

SIGNED X \_\_\_\_\_ BUYER

SOCIAL SECURITY NO. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Ironwood Homes of Lake City LLC

DEALER

Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent

By \_\_\_\_\_

Accepted

LF120-04  
R120-04**AGREEMENT TO SELL REAL ESTATE**

of Clyde E Musgrove Land Trust 320 SW Red Maple Way as Seller,  
and Janelle Franks  
of White Springs as Buyer,  
hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS  
AND CONDITIONS HEREINAFTER SET FORTH, within this contract.

1. LEGAL DESCRIPTION of real estate located in \_\_\_\_\_ County,  
State of Florida : Columbia

Lot # 34 Deer Creek S/D Phase 2

(Vacant property)

2. PURCHASE PRICE Seventeen Thousand (\$17,000) Dollars.

Method of Payment: Cash to Seller

(a) Deposit to be held in trust by \$ N/A

(b) Approximate principal balance of first mortgage to which conveyance shall be  
subject, if any. Mortgage holder: \$

Interest % per annum:

(c) Other: \$

(d) Cash, certified or local cashier's check on closing and delivery of deed (or such  
greater or lesser amount as may be necessary to complete payment of purchase  
price after credits, adjustments and prorations). \$ 17,000

3. PRORATIONS: Taxes, insurance, interest, rents and other expenses and revenue of said property shall be prorated  
as of the date of closing.

4. RESTRICTIONS, EASEMENTS, LIMITATIONS: Buyer shall take title subject to: (a) Zoning, restrictions,  
prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat  
or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side  
or rear lines of the property, (d) Taxes for year of closing, assumed mortgages, and purchase money mortgages, if  
any, (e) Other:

Deed Restrictions per bk 0874 pg 1123

Seller warrants that there shall be no violations of building or zoning codes at the time of closing.

5. DEFAULT BY BUYER: If Buyer fails to perform any of the covenants of this contract, all money paid pursuant  
to this contract by Buyer as aforesaid shall be retained by or for the account of the Seller as consideration for the  
execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. DEFAULT BY SELLER: If the Seller fails to perform any of the covenants of this contract, the aforesaid money  
paid by the Buyer, at the option of the Buyer, shall be returned to the Buyer on demand; or the Buyer shall have only  
the right of specific performance.



~~18. MAINTENANCE: Between the date of the contract and the date of closing, the property, including lawn, shrubbery and pool, if any, shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.~~

19. CLOSING DATE: This contract shall be closed and the deed and possession shall be delivered on or before the 20<sup>th</sup> day of July, 2004, unless extended by other provisions of this contract.

20. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted in this form shall control all printed provisions in conflict therewith.

21. **OTHER AGREEMENTS:** No agreements or representations, unless incorporated in this contract, shall be binding upon any of the parties.

22. RADON GAS: As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in . Additional information regarding radon and radon testing may be obtained from your county public health unit.

23. ~~LEAD PAINT: "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."~~

## 24. SPECIAL CLAUSES:

Buyer is aware of recorded deed restrictions and has received a copy of such and that there is a home owners association in which she will be required to pay a yearly fee of \$ 100 per year (subject to change if voted on by majority of home owners/no more than 10% per year) Dues for 2004 will be due in full upon closing.

COMMISSION TO BROKER: The Seller hereby recognizes \_\_\_\_\_ as the Broker in this transaction, and agrees to pay as commission \_\_\_\_\_ % of the gross sales price, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) or one-half of the deposit in case same is forfeited by the Buyer through failure to perform, as compensation for services rendered, provided same does not exceed the full amount of the commission.

WITNESSED BY:

Witness Mac R. Toral Date 5-7-04

Player Jonell L. Franks Date 7 May 04

Witness James M Clark Date May 6, 07

Seller Clyde B. Musgrave Date 5/6/04

**COLUMBIA COUNTY 9-1-1 ADDRESSING**

263 NW Lake City Ave. \* P. O. Box 2949 \* Lake City, FL 32056-2949  
PHONE: (386) 752-8787 \* FAX: (386) 758-1365 \* Email: ron\_croft@columbiacountyfla.com

**Addressing Maintenance**

To maintain the Countywide addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE ISSUED: 6-2-04

ENHANCED 9-1-1 ADDRESS:

552 SW Whitetail Cir (Lake City, Fl)  
32024

Addressed Location 911 Phone Number: N/A

OCCUPANT NAME: Janelle FRANKS

OCCUPANT CURRENT MAILING ADDRESS: Not Available.

PROPERTY APPRAISER MAP SHEET NUMBER: 45A

PROPERTY APPRAISER PARCEL NUMBER: 03-45-16-02732-534

Other Contact Phone Number (If any): \_\_\_\_\_

Building Permit Number (If known): \_\_\_\_\_

Remarks: LOT 34 Deer Creek S/b.

Address Issued By: [Signature]  
Columbia County 9-1-1 Addressing Department



154-6170

**COLUMBIA COUNTY**  
**OFF**  
**DEPARTMENT OF BUILDING AND ZONING**

**M/H OCCUPANCY**

**COLUMBIA COUNTY, FLORIDA**

## Department of Building and Zoning Inspection

*This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.*

Parcel Number 03-4S-16-02732-534

Building permit No. 000021964

Permit Holder RONNIE NORRIS

Owner of Building JENELL FRANKS

Location: DEER CREEK, LOT 34 (552 SW WHITETAIL CIRCLE)



Date: 06/17/2004

*Ronnie Norris*

Building Inspector

**POST IN A CONSPICUOUS PLACE**  
*(Business Places Only)*