

DATE 12/16/2005

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023969

APPLICANT WENDY GRENNELL PHONE 386-288-2428
ADDRESS 3104 SW OLD WIRE RD FORT WHITE FL 32086
OWNER IRONWOOD HOMES/ZIMMERMAN PHONE 239-983-7927
ADDRESS 174 SW HUCKLEBERRY CT LAKE CITY FL 32055
CONTRACTOR ROBERT SHEPPARD PHONE 623-2703
LOCATION OF PROPERTY US 90 WEST, L 252B, R DEERCREEK, L HUCKLBERRY CT,
3RD ON THE RIGHT

TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING RSF/MH-3 MAX. HEIGHT 35
Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00
NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 03-4S-16-02732-568 SUBDIVISION DEER CREEK
LOT 68 BLOCK PHASE 3 UNIT TOTAL ACRES 0.38

000000918 IH0000833
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
PERMIT X05-0344 BK JH Y
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: FLOOR 1 FOOT ABOVE THE ROAD

Check # or Cash 512

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power Foundation Monolithic 11/18/2005 (footer/Slab) RJ
date/app. by date/app. by date/app. by
Under slab rough-in plumbing 11/01/2005 HD 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 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 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 \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 59.20 WASTE FEE \$ 122.50
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ 25.00 TOTAL FEE 481.70

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 INCONVENIENCE, 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.

Spoke to Wendy 12-13-05

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 6-23-05)		Zoning Official <u>BLK 13.12.05</u>	Building Official <u>OK JTH 12-12-05</u>
AP# <u>0512-25</u>	Date Received <u>12-12-05</u>	By <u>LH</u>	Permit # <u>918/23969</u>
Flood Zone <u>X</u>	Development Permit <u>N/A</u>	Zoning <u>RSF/MH-3</u>	Land Use Plan Map Category <u>RES. Mod. Dev</u>
Comments <u>Per Deer Creek Phase III PLAT Need 2006 SETUP MANUAL</u>			
FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____			
<input checked="" type="checkbox"/> Site Plan with Setbacks Shown <input checked="" type="checkbox"/> EH Signed Site Plan <input checked="" type="checkbox"/> EH Release <input type="checkbox"/> Well letter <input type="checkbox"/> Existing well			
<input checked="" type="checkbox"/> Copy of Recorded Deed or Affidavit from land owner <input checked="" type="checkbox"/> Letter of Authorization from installer <u>C. Ly water</u>			

- Property ID # 03-4S-16-02732-568 Must have a copy of the property deed
- New Mobile Home PALM HARBOR Used Mobile Home _____ Year 2006
- Applicant Connie Murphy / Wendy Grennell Phone # 386-288-2428
- Address 3104 SW Old Wire Rd Ft White FL 32038
- Name of Property Owner Ironwood Mobile Homes Phone # 386-254-8844
- 911 Address 174 SW HUCKLEBERRY CT LAKE CITY
- Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home JOHN ZIMMERMAN Phone # 239-283-7927
Address 7140 Cobial Drive Saras City FL 33596
- Relationship to Property Owner Purchaser
- Current Number of Dwellings on Property 0
- Lot Size _____ Total Acreage 38 Acres (Dues)
- Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver (Circle one)
- Is this Mobile Home Replacing an Existing Mobile Home NO
- Driving Directions to the Property US 90 WEST TO CR 252 B TURN (L)
TURN (R) ON DEER CREEK THEN TURN (L) ON HUCKLEBERRY
CT. PROPERTY IS 3RD ON (R)
- Name of Licensed Dealer/Installer ROBERT A. SHEPPARD Phone # 623-2203
- Installers Address 6355 SE CR 245 LAKE CITY
- License Number JH 0000833 Installation Decal # 259807

PERMIT NUMBER

PERMIT WORKSHEET

100

Installer Robert Sheppard License # TH000833

Address of home being installed 174 SW Thuleberry Ct.

Manufacturer Fleetwood Length x width 32x60

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

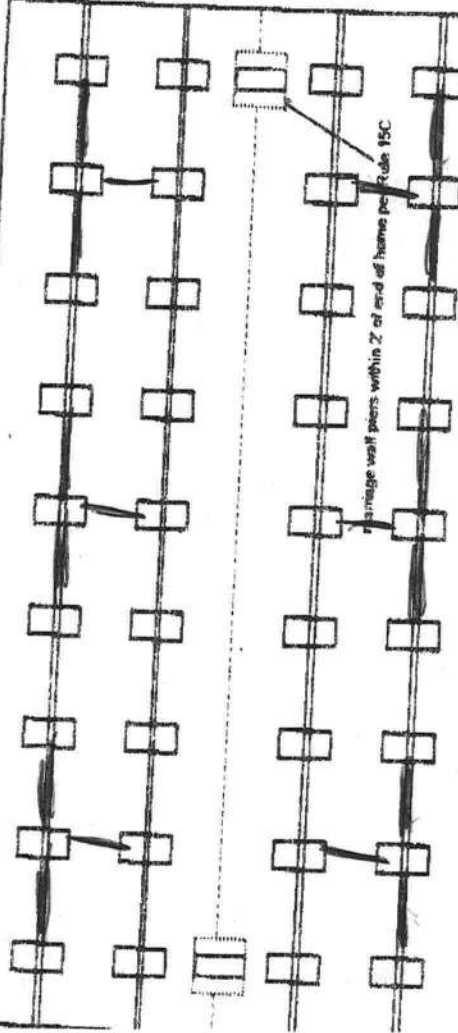
I understand Lateral Arm Systems cannot be used on any home (new or used) where the sidewall ties exceed 5 ft 4 in.

Installer's initials RS

Typical pier spacing



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



Marriage wall piers within 2' of end of home per Rule 15C

NOV-28-2005 08:15 AM

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 # 259807

Triple/Quad ☐ Serial # _____

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footers size (sq in)	15' 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'	4'	5'	5'	7'	8'
1500 psf	4' 6"	6'	6'	7'	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 17x22

Perimeter pier pad size 17x22

Other pier pad sizes (required by the mfg) 17x22

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

4 ft 5 ft

ANCHORS

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) Manufacturer _____

Longitudinal Stabilizing Device w/ Lateral Arms Manufacturer Oliver 101V

OTHER TIES

Sidewall Number 24

Longitudinal Marriage wall Sho 6

Longitudinal Marriage wall Sho 8

PERMIT NUMBER

PERMIT WORKSHEET

page 2 of 2

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

x 1700 x 1700 x 1700

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 1700 x 1700 x 1700

TORQUE PROBE TEST

The results of the torque probe test is 295 inch pounds or check here if you are declaring 5' anchors without testing. 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 require anchors with 4000 lb holding capacity.

RS installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Robert Sheppard

Date Tested

12-07-05

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. 29

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 28

Site Preparation

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

Fastening multi-wide units

Floor: Type Fastener: lags Length: 8" Spacing: 16"
Walls: Type Fastener: Self-drills Length: 4" 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 RS

Type gasket Foam
Pg. 28

Installed.

Between Floors Yes ☒

Between Walls Yes ☒

Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒

Siding on units is installed to manufacturer's specifications. Yes ☒ Pg. 22

Fireplace chimney installed so as not to allow intrusion of rain water. Yes ☒

Miscellaneous

Skirting to be installed. Yes ☒ No ☐

Dryer vent installed outside of skirting. Yes ☒ No ☐

Range downflow vent installed outside of skirting. Yes ☒ N/A ☐

Drain lines supported at 4 foot intervals. Yes ☒

Electrical crossovers protected. Yes ☒

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

Robert Sheppard

Date 12-07-05

Ironwood / Zimmerman

0612-25

LEGEND

STANDARD FOOTING

NOTES: THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS. 2. FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAVEMENT, SOIL CONDITIONS, ETC.



WILLACOCHEE 34-1

PRODUCT MAX ANNIVERSARY

ACOR NO

0704J

CHANGES 1-0-0

PIER LAYOUT 20' ROOF LOAD

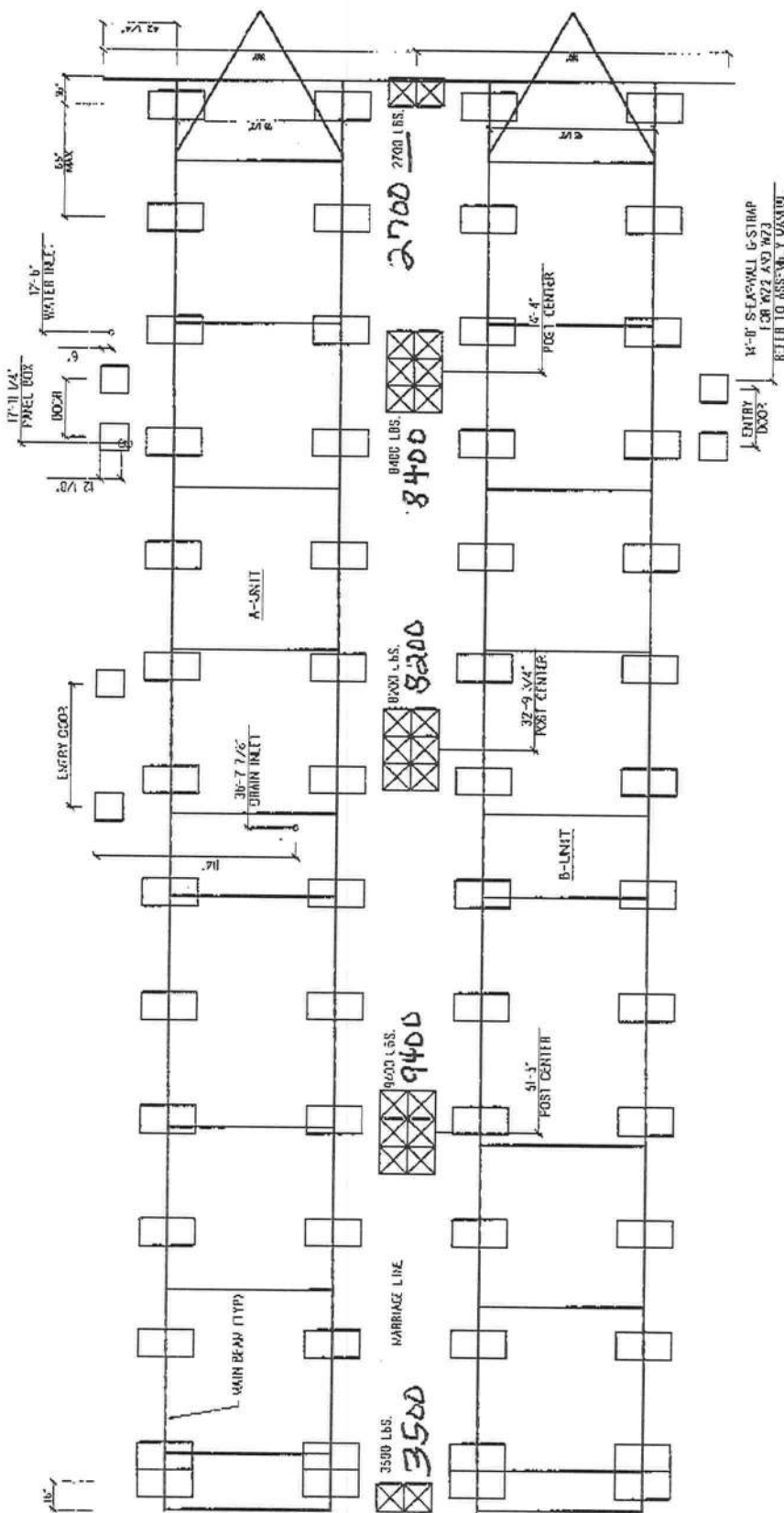
OWNER DAY R.

DATE 04/22/04

REV 00

REV

CHASSIS INFO	
U.B. SPACING	95 1/2"
1-BEAM SIZE	12"



POST DATA									
LIVE LOAD: 20 LBS.									
LABEL	LOCATION	UNIT	POST LOAD	HEIGHT	BEARING	POST	PIER LOAD	BEAM	
A		A	1311	143"	1.75	33	2100	U1	
B		B	1314	143"	1.75	33		U1	
C	11'-11 1/4"	A	2129	103"	1.75	4	4100	U1	
D	11'-11 1/4"	B	2129	103"	1.75	4		U1	
E	15'-10"	A	2143	103"	1.75	4	5120	U1	
F	15'-10"	B	2143	103"	1.75	4		U1	
G	31'-5 1/4"	A	2832	103"	1.75	5	5103	U1	
H	31'-5 1/4"	B	2832	103"	1.75	5		U1	
I	44'-10 3/4"	A	3216	103"	1.75	3	8406	U1	
J	44'-10 3/4"	B	3216	103"	1.75	3		U1	
K	10'-0"	A	1550	103"	1.75	32	3200	U1	
L	10'-0"	B	1550	103"	1.75	32		U1	
* EMPTY PIER LOAD IS COMBINED IN PIER LOAD ABOVE									

-2700
-4300
-3502
-5700
-6504
-3200

ALLOWED TIE SPLICE LOCATION									
DIMENSIONS ARE FROM HITCH END									
LIVE LOAD: 20 LBS.									
FROM	TO	UNIT	MATE						
0'-	1'-5"	A	B						
8'-0"	11'-4"	A	B						
14'-0"	14'-11"	A	B						
20'-5"	22'-0"	A	B						
30'-11"	33'-3"	A	B						
38'-11"	41'-11"	A	B						
58'-10"	60'-0"	A	B						
0'-	1'-5"	A	B						
8'-0"	11'-4"	A	B						
14'-0"	14'-11"	A	B						
20'-5"	22'-0"	A	B						
30'-11"	33'-3"	A	B						
38'-11"	41'-11"	A	B						
58'-10"	60'-0"	A	B						
0'-	1'-5"	A	B						
8'-0"	11'-4"	A	B						
14'-0"	14'-11"	A	B						
20'-5"	22'-0"	A	B						
30'-11"	33'-3"	A	B						
38'-11"	41'-11"	A	B						
58'-10"	60'-0"	A	B						

STRAP DATA									
OVERHANGS T/F/R/L: 9 / 9									
WIND ZONE: 2	LOCATION	UNIT	STRAP						
	18'-11 1/4"	A&B	G-2						
	34'-0 5/8"	A&B	G-2						
	15'-2 1/2"	A&B	G-2						
	80'-0"	A&B	G-1						
WIND ZONE: 3	LOCATION	UNIT	STRAP						
	11'-8 1/4"	A&B	G-1						
	18'-11 1/4"	A&B	G-2						
	34'-0 5/8"	A&B	G-2						
	15'-2 1/2"	A&B	G-2						
	80'-0"	A&B	G-2						


CHARACTERISTICS INFO									
M.B. SPACING	95 1/2"								
I-BEAM SIZE	10"								
DRAWBAR LENGTH	38"								
DRAWBAR ANGLE	60								
FLOOR INFO									
JOIST SIZE	2x8								
JOIST MATERIAL	SYP								
JOIST SPACING	18								
WALL INFO									
SIDEWALL HGT.	8 1/2'								
EXT WALL SIZE	2x4								
EXT SIDING MATL	VINYL LAP								
CEILING/ROOF INFO									
Rafter Spacing	24"								
Ceiling Thickness	5/16"								
Ceiling Material	US GYP								
Front Eave D'HANG	8"								
Rear Eave D'HANG	8"								
Front Gable D'HG	8"								
Rear Gable D'HG	8"								

SSGAR WALL DATA									
WIND ZONE: 1									
LABEL	UNIT	WALL	PANEL TYPE	LENGTH	NOTE				
A	B	1	110	E	14'-0" 3 x 28 1/2 STRAP				
B	B	1	110	S	1'-0" 2 JOISTS 1 3 LGS				
C	B	1	110	E	13'-0" 3 x 28 1/2 STRAP				
WIND ZONE: 2									
LABEL	UNIT	WALL	PANEL TYPE	LENGTH	NOTE				
A	B	1	150	E	14'-0" 3 x 28 1/2 STRAP				
B	B	1	250	S	10'-0" 1 JOIST 1 3 LGS				
C	B	1	110	S	1'-0" 2 JOISTS 1 3 LGS				
D	B	1	110	E	14'-0" 3 x 28 1/2 STRAP				
WIND ZONE: 3									
LABEL	UNIT	WALL	PANEL TYPE	LENGTH	NOTE				
A	B	1	150	E	14'-0" 3 x 28 1/2 STRAP				
B	B	1	110	S	1'-0" 2 JOISTS 1 3 LGS				
C	B	1	250	S	10'-0" 1 JOIST 1 3 LGS				
D	B	1	110	E	14'-0" 3 x 28 1/2 STRAP				
E	B	1	150	E	14'-0" 3 x 28 1/2 STRAP				
* IN NOTE FIELD PERMITS ADHESIVE FASTENING PATTERN									
** EMPTY FIELD FIELD IS COMBINED IN HANGER ABOVE									

DOOR SCHEDULE					
SYMBOL	SIZE	DESCRIPTION	GLAZ	VENT	U VALUE
3670	30 x 70	COTTAGE	1.43		0.52
3170	34 x 70	BLANK-INSWING			0.10

WINDOW SCHEDULE					
SYMBOL	SIZE	DESCRIPTION	GLAZ	VENT	AREA
A3053VS	30 x 53	V. SLIDER	10.00	5.00	11.38
A4053VS	40 x 53	V. SLIDER	12.50	6.00	15.12
A3021VS	30 x 21	V. SLIDER	4.00	2.40	5.82
V4053H	40 x 53	SGL HUNG WINDOW	11.00	6.15	15.12
V3021SH	30 x 21	SGL HUNG WINDOW	3.00	2.00	5.82
V3053SH	30 x 53	SGL HUNG WINDOW	8.04	4.00	11.38

APPROVED
PFS Corporation
Madison WI - 11
7/23/04
HUD Manufactured
Home
Construction &
Safety Standard

 FLEETWOOD HOMES	ALMA 75
PRODUCT NAME	ANNIVERSARY
MODEL NO.	0603J
DRAWING TITLE	SPEC DRWG
DRAWN BY:	ANDRES C.
DATE:	05/03/04
311	311
SPEC.1	A

23969

Columbia County Building Department
Culvert Permit

Culvert Permit No.
000000918

DATE 12/16/2005 PARCEL ID # 03-4S-16-02732-568
APPLICANT WENDY GRENNELL PHONE 386-288-2428
ADDRESS 3104 SW OLD WIRE RD FORT WHITE FL 32038
OWNER IRONWOOD/ZIMMERMAN PHONE 239-283-7927
ADDRESS 174 SW HUCKLEBERRY CT LAKE CITY FL 32024
CONTRACTOR IRONWOOD HOMES PHONE 623-2203
LOCATION OF PROPERTY US 90 W, L 252 B, R ON DEERCREEK THEN L ON HUCKLEBERRY CT,
PROPERTY IS 3RD ON RIGHT

SUBDIVISION/LOT/BLOCK/PHASE/UNIT _____

SIGNATURE Wendy Grennell

INSTALLATION REQUIREMENTS

☒ Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:
a) a majority of the current and existing driveway turnouts are paved, or;
b) the driveway to be served will be paved or formed with concrete.
Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.

- ☐ Culvert installation shall conform to the approved site plan standards.
- ☐ Department of Transportation Permit installation approved standards.
- ☐ Other _____

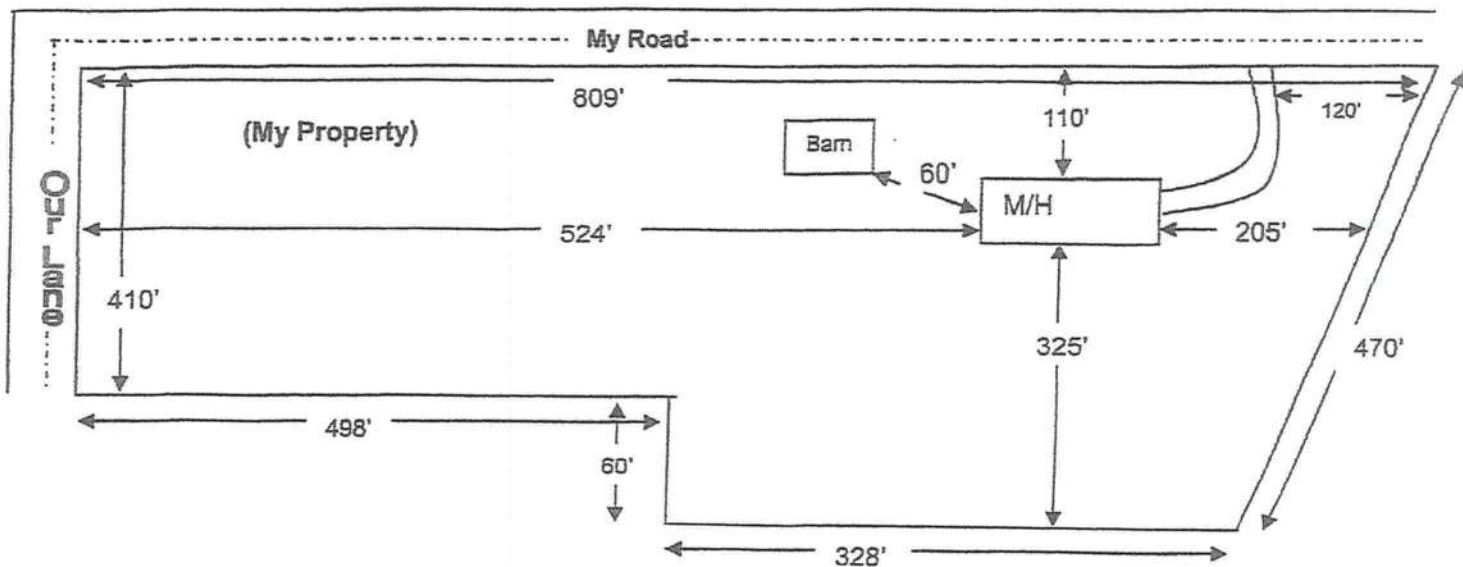
ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED
DURING THE INSTALATION OF THE CULVERT.

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

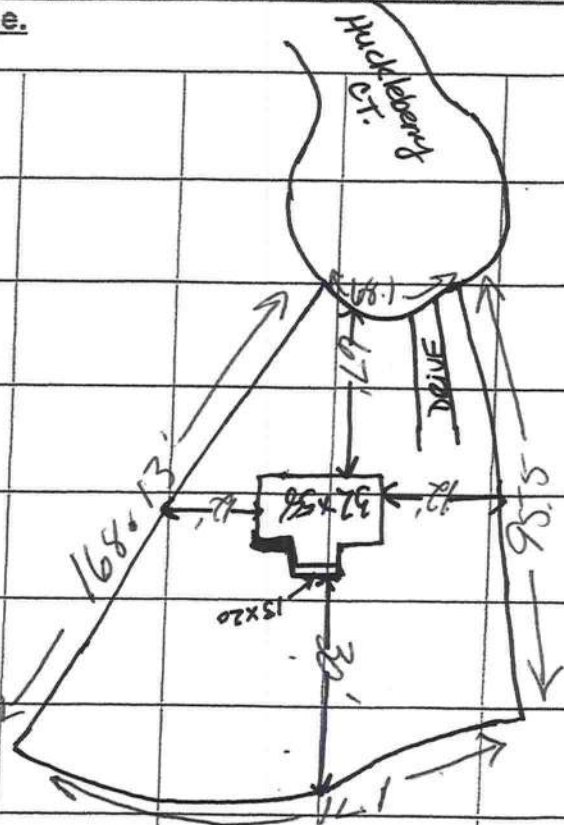
Amount Paid 25.00



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.



Permit Me Services
3104 SW Old Wire Rd
Ft White, Florida 32038
386-288-2428 Cell
386-466-1866 Office/Fax

CONSENT FOR MOBILE HOME PERMIT APPLICATIONS

(We) Ironwood Homes, authorize Wendy Grennell /Constance Murphy to act on my\our behalf while applying for all necessary permits, and further authorize mobile home installer, Robert D Sheppard, license #IH0000833 to place the mobile home described below, on the property described below in Columbia County, State of Florida.

Property Owner Name: Ironwood Homes of Lake City

911 Address: 174 SW HUCKLEBERRY CT LAKE CITY

Sec: 03 Twp: 45 Rge: 16 Tax Parcel #: 02732-568

Mobile Home: Make PALM HARBOR FULLHOUSE Year 2006 Size 60 x 32 ft.

Serial Number ON ORDER

Signed
Owner(1): [Signature] Owner(2): _____

Witness: Wendy Grennell Witness: _____

Sworn to and described before me this 2 day of December, 2005

Notary's Name

Contract For Sale Of Realty

AN AGREEMENT, made and entered into this 4 day of NOVEMBER, 2005, by and between LARRY MARTIN, hereinafter referred to as Seller, and JOHN J. + DOROTHY H. ZIMMERMAN, hereinafter referred to as Purchaser. WITNESSETH, that the Parties have, and by these presents do, enter into an agreement whereby the Seller agrees to sell and the Purchaser agrees to buy the following described property, to-wit:

LOT 68 PHASE III
DEER CREEK

including all lighting fixtures attached thereto, and all heating and plumbing equipment therein.

The purchase price of said property shall be 49,900.

payable as follows:

Dollars,

Purchaser has paid to Seller, contemporaneously with the execution of this contract, the receipt of which is hereby acknowledged, the sum of \$28,812.47, as earnest money, said sum to be applied as part payment of the purchase price of said property at the consummation of this sale; if the sale, due to Purchaser's default, is not consummated, then \$28,812.47 of said earnest money shall be applied toward Seller's damages caused by Purchaser's default. In the event the sale is not consummated for reasons other than the default of the Purchaser, said earnest money is to be refunded to Purchaser.

If it is hereafter, under Special Stipulations, provided that part of the purchase price of the property is to be secured from a loan to be applied for by Purchaser, failure of the Purchaser to secure such financing in the amount applied for, after proper application, shall cancel this contract and all money shall be refunded to Purchaser.

Taxes shall be prorated as of the date of the consummation of this sale, unless provided otherwise in the Special Stipulations; Revenue Stamps on the deed shall be furnished by the Seller; and, unless otherwise provided in the Special Stipulations, all other closing costs, if any, shall be paid by Purchaser.

All shrubbery on the premises shall become the property of the Purchaser, except _____

Seller agrees to furnish a good and marketable title by Warranty Deed to said property and Purchaser shall have a reasonable time in which to examine same. If Purchaser finds any legal defects to title, Seller shall be furnished with a written statement thereof and given a reasonable time in which to correct such defects. It is agreed that such papers as are legally necessary to carry out the terms of this contract shall be executed and delivered by the parties as soon as the validity of the title to said property has been established.

It shall be the duty of the Seller to maintain adequate insurance on the property or to protect the Purchaser from loss until the sale is finally consummated. After consummation of the sale, Purchaser shall provide his own insurance protection.

The property is sold subject to all valid restrictions of record and to any and all zoning ordinances affecting same.

This contract constitutes the sale and entire agreement between the parties hereto, and no modification hereof shall be binding unless attached hereto and signed by each; and no representations, promises or inducements shall be binding upon either party except as herein stated.

SPECIAL STIPULATIONS



Amanda L. Grooms
Commission # DD456564
Expires August 1, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Amanda L Grooms

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals, the day and year above written.

WITNESS

Christopher Mirra
M. Kevyn Jones
M. KEVYN JONES

[Signature]
Seller
[Signature]
Purchaser

Columbia County Property Appraiser

DB Last Updated: 10/21/2005

Parcel: 03-4S-16-02732-568

2006 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

Owner & Property Info

<< Prev Search Result: 15 of 18 Next >>

Owner's Name	IRONWOOD HOMES OF LAKE CITY
Site Address	
Mailing Address	4109 US HWY 90 WEST LAKE CITY, FL 32055
Brief Legal	LOT 68 DEER CREEK S/D PHASE 3 WD 1040-619.

Use Desc. (code)	VACANT (000000)
Neighborhood	3416.00
Tax District	2
UD Codes	MKTA06
Market Area	06
Total Land Area	0.380 ACRES

Property & Assessment Values

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

Just Value	\$16,000.00
Class Value	\$0.00
Assessed Value	\$16,000.00
Exempt Value	\$0.00
Total Taxable Value	\$16,000.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
3/7/2005	1040/619	WD	V	Q		\$272,000.00

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 - (.380AC)	1.00/1.00/1.00/1.00	\$16,000.00	\$16,000.00

Columbia County Property Appraiser

DB Last Updated: 10/21/2005

<< Prev

15 of 18

Next >>

Disclaimer

http://appraiser.columbiacountyfla.com/GIS/D_SearchResults.asp

11/30/2005

Rec. 18.50
Dr. 1,904.00

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 05-18

Property Appraiser's
Parcel Identification No.
03-48-16-02732-525

Inst:2005005662 Date:03/10/2005 Time:16:03

Doc Stamp-Deed : 1904.00

DC, P. Dewitt Cason, Columbia County B:1040 P:619

WARRANTY DEED

THIS INDENTURE, made this 7th day of March 2005, BETWEEN CLYDE B. MUSGROVE, as Trustee Under The Provisions of That Certain Trust Agreement dated June 24, 1987, whose post office address is 8732 US Highway 90, Live Oak, Florida 32060, of the County of Suwannee, State of Florida, grantor*, and IRONWOOD HOMES OF LAKE CITY, LLC, a Florida Limited Liability Company, whose post office address is 466 SW Deputy J. Davis Lane, Lake City, Florida 32024, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

PARCEL NO. 1:

Lot 24 of DEER CREEK SUBDIVISION PHASE II, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 11 and 12 of the public records of Columbia County, Florida.

PARCEL NO. 2:

The North 1/2 of Lot 25 of DEER CREEK SUBDIVISION PHASE II, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 11 and 12 of the public records of Columbia County, Florida, more particularly described as follows: Begin at the Northwest Corner of said Lot 25 and run thence S 78°33'25"E, along the North Line of said Lot 25, 200.19 feet to the West Right-of-Way of SW County Road 252B; thence S 03°02'16"E, along said West Right-of-Way 66.27 feet; thence N 66°29'56"W, 222.27 feet to the East Right-of-Way of SW Whitetail Circle and to a point on a curve; thence run Northerly along said East Right-of-Way along the arc of said curve concave to the West having a radius of 260.00 feet, a delta of 03°54'34", a chord bearing and distance of N 13°23'52"E - 17.74 feet, an arc length of 17.74 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

Lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 and 71 of DEER CREEK PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 7, Pages 186 and 187 of the public records of Columbia County, Florida.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Myrtle Ann McElroy
(First Witness)
Myrtle Ann McElroy
Printed Name

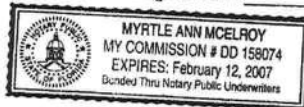
DeEtte F. Brown
(Second Witness)
DeEtte F. Brown
Printed Name

Clyde B. Musgrove (SEAL)
Clyde B. Musgrove, As Trustee
Under The Provisions of That
Certain Trust Agreement dated
June 24, 1987

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 7th day of March 2005, by CLYDE B. MUSGROVE, as Trustee Under The Provisions of That Certain Trust Agreement dated June 24, 1987. He is personally known to me and did not take an oath.

Myrtle Ann McElroy
Notary Public
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF COLUMBIA

AFFIDAVIT

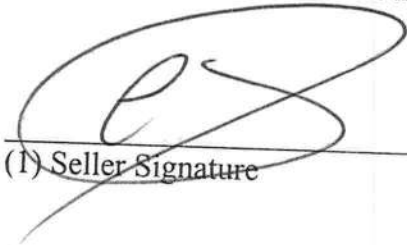
This is to certify that I, (We), Ironwood Mobile Homes, as the
seller, by an **Agreement for Deed**, of the below described property:

Tax Parcel No. 03-45-16-02732-568

Subdivision (Name, lot, Block, Phase) Deer Creek Phase 3 lot 68

Give my permission for John Zimmerman to place a
(Mobile Home / Travel Trailer / Single Family Home)

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


(1) Seller Signature

(2) Seller Signature

Sworn to and subscribed before me this 12 day of December, 2005. This
(These) person (s) are personally known to me or produced ID _____
(Type)


Notary Public Signature

State of Florida

My commission expires:

SUSAN TODD
Notary Printed Name

July 10, 2009



Susan Todd
Commission # DD449132
Expires July 10, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Permit Me Services
 3104 SW Old Wire Rd
 Ft White, Florida 32038
 386-288-2428 Cell
 386-466-1866 Office/Fax

MOBILE HOME INSTALLER LIMITED POWER OF ATTORNEY

I, Robert Sheppard, license number IH0000833 hereby authorize Wendy Grennell / Constance Murphy 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.

Mobile Home Owner John Zimmerman

Property Owner Ironwood Mobile Homes

911 Address 174 SW Huckleberry Ct.

Parcel ID# 02732-568 Sec 03 Twp 4S Rge 16

Signed Robert Sheppard
 Mobile Home Installer

Sworn to and subscribed before me this 7th day of December, 2005.

Notary Public Susan Todd Commission # DD #49132

My commission expires July 10, 2009 Personally known ✓



Susan Todd
 Commission # DD449132
 Expires July 10, 2009
 Bonded/Troy-Pain - Insurance, Inc. 800-385-7019

Permit Me Services
3104 SW Old Wire Rd
Ft White, Florida 32038
386-288-2428 Cell
386-466-1866 Office/Fax

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, Robert D. Sheppard, license number IH0000833 do hereby state that the installation of the manufactured home for owner John Zimmerman at
911 address 174 SW Huckleberry Ct
will be done under my supervision. I further state that my current license is registered with the Building Department of Columbia County Florida.

Signed Robert Sheppard
Sworn to and subscribed before me this 7th day of December 2005.

Notary Public Susan Todd
My commission expires July 10, 2009

 **Susan Todd**
Commission # DD449132
Expires July 10, 2009
Bonded Troy Fair - Insurance, Inc. 800-385-7019

P.001/001

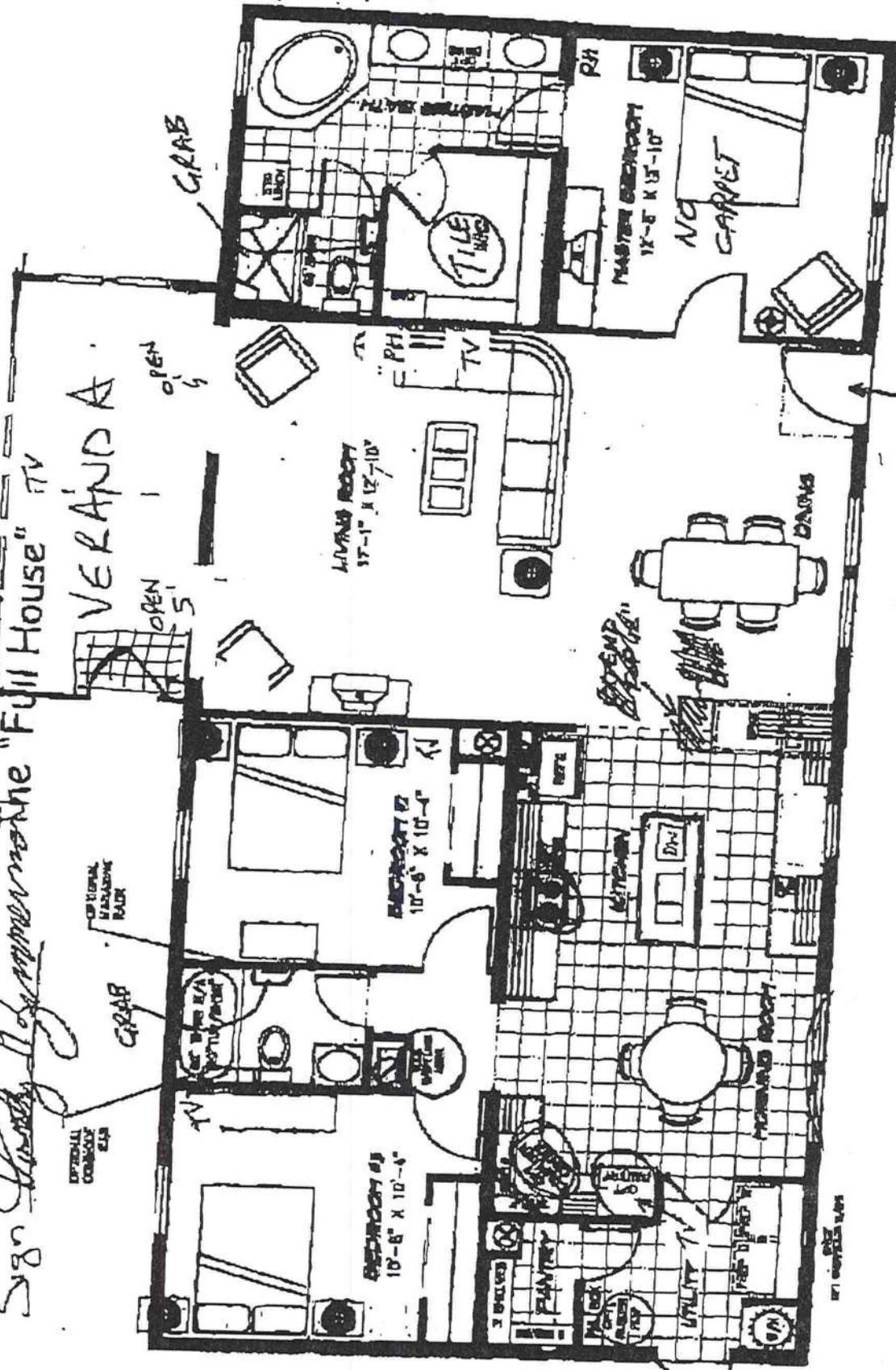
TO: 8137542654

32

Renwood Homes: Zimmerman.

Sign Dandy H. Zimmerman The "Full House" TV

TOTAL P.03



DEC-01-2005 09:02 FROM: SEP-27-2005 15:11

30 X 58

Model #P358A4 - 1200 Series

Approx. Sq. Ft. & Size 1547 (24'8 X 58)

Square Footage shown does not include any factory porch or porches.

Plant City, Florida 1-800-729-4363

www.palmharbor.com

OMIT CARPET 7/0.

Revised 05/23/05



"More home for your money"

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BLACKBERRY
FROST

PLATINUM CAB
C.V.P.

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Because Palm Harbor Homes has a long history of providing quality products and services, we are proud to offer this new product line. The new line of products is designed to meet the needs of today's market. The new line of products is designed to meet the needs of today's market. The new line of products is designed to meet the needs of today's market.

GERMANIC COMPANY
OF

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-16-02732-568

Building permit No. 000023969

Permit Holder ROBERT SHEPPARD

Owner of Building IRONWOOD HOMES/ZIMMERMAN

Location: 174 SW HUCKLEBERRY CT (DEER CREEK LOT 68)

Date: 01/30/2006

Harry Dick

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)

