24-0521

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

PERMIT NO. 6/21/24
DATE PAID:
FEE PAID: 220.00
RECEIPT #: 2098963

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:
[X] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: Happy Land Development LLC EMAIL:

AGENT: Tommy Jones TELEPHONE: 352-221-4473

MAILING ADDRESS: 1490 NE 130th st. Trenton, FL. 32693

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? [Y / (N)]

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 15-4S-16-02994-004 ZONING: _____ I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 1.32 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [ ]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: SW Upchurch Ave. Lake City 32024

DIRECTIONS TO PROPERTY: Take 247 S, TR on SW Upchurch to property on R.

BUILDING INFORMATION [X] RESIDENTIAL [ ] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	SFR	3	1777	
2				
3				
4				

[ ] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: _____ DATE: 6-18-24

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT #: 12-SC-2932862
APPLICATION #: AP2098965
DATE PAID: 6/21/24
FEE PAID: 220.00
RECEIPT #:
DOCUMENT #: PR2123213

CONSTRUCTION PERMIT FOR: OSTDS New

APPLICANT: HAPPY**24-0521 LAND DEV LLC

PROPERTY ADDRESS: SW UPCHURCH Lake City, FL 32024

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ID #: 02994-004 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER] [OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [900] GALLONS / GPD New Multi-Chambered Septic CAPACITY
A [ ] GALLONS / GPD N/A CAPACITY
N [ ] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [ ] GALLONS DOSING TANK CAPACITY [ ]GALLONS @[ ]DOSES PER 24 HRS #Pumps [ ]

D [375] SQUARE FEET Drainfield SYSTEM
R [ ] SQUARE FEET N/A SYSTEM
A TYPE SYSTEM: [x] STANDARD [ ] FILLED [ ] MOUND [ ] _____
I CONFIGURATION: [x] TRENCH [ ] BED [ ] _____
N
F LOCATION OF BENCHMARK: Nail with orange ribbon in pine near site
I ELEVATION OF PROPOSED SYSTEM SITE [27.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [45.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [0.00] INCHES EXCAVATION REQUIRED: [ ] INCHES

O T H E R: The system is sized for 3 bedrooms with a maximum occupancy of 6 persons (2 per bedroom), for a total estimated flow of 300 gpd.

SPECIFICATIONS BY: (Joshua) Kameron Keen TITLE: CEHP

APPROVED BY: Sean P Havens TITLE: Environmental Specialist I Columbia CHD

DATE ISSUED: 07/08/2024 EXPIRATION DATE: 01/08/2026

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

KR

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20154

Inst: 202412009036 Date: 05/01/2024 Time: 11:28AM
Page 1 of 3 B: 1513 P: 1601, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 798.00

Warranty Deed

This Warranty Deed is executed this 30th day of April, 2024 by LAKE CITY PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company, whose address is 291 NW Main Blvd, Lake City, FL 32055 and Brandon R. Stalvey whose address is 894 Southeast Gabe Street, Lake City, FL 32025, hereinafter called the grantor, to Happy Land Development LLC, a Florida Limited Liability Company, whose address is 14260 West Newberry Road, 368, Newberry, FL 32669, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not, nor has it ever been the Homestead of the Grantors.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

PERMIT NO. _____
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:
[X] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: Happy Land Development LLC EMAIL: _____

AGENT: Tommy Jones TELEPHONE: 352-221-4473

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PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? [Y / (N)]

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 15-4S-16-02994-004 ZONING: _____ I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 1.32 ACRES WATER SUPPLY: [K] PRIVATE PUBLIC [ ]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] DISTANCE TO SEWER: _____ FT

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1	SFR	3	1777	
2				
3				
4				

[ ] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: _____ DATE: 6-18-24

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

State of Florida
Department of Environmental Protection
Onsite Sewage Treatment and Disposal System (OSTDS)

Permit No. _____

Notification Form for Selection of Private Provider Inspector

Applicant: Happy Land Development **Authorized Contractor:** Jones Plumbing

Lot: _____ **Block:** _____ **Subdivision:** _____

Property ID #: 02994-004 **[Section/Township/Parcel No. or Tax ID Number]**

Property Address: SW Upchurch Ave. Lake City

Pursuant to section 381.0065(8), Florida Statutes, as the owner of the residence or business property located above, I authorize the above-named contractor to act on my behalf in choosing a private provider inspector and acknowledge the following regarding the proposed Onsite Sewage Treatment and Disposal System serving my property:

> I have elected to use one or more private providers to perform an onsite sewage treatment and disposal system inspection that is the subject of the enclosed permit application. I understand that the department of environmental protection may not perform the required onsite sewage treatment and disposal system inspection to determine compliance with the applicable codes, except to the extent authorized by law. Instead, the inspection will be performed by the licensed or certified private provider identified in the application. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified private provider and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the department from any claims arising from my use of the licensed or certified private provider identified in the application to perform the onsite sewage treatment and disposal system inspection that is the subject of the enclosed permit application. Additionally, I understand that in the event the onsite sewage treatment and disposal system does not comply with applicable rules and law, I will be responsible for remediating the system in accordance with existing law.

Licensed or certified private inspector(s) authorized to perform construction inspection (use additional sheets if necessary).

Private Inspector Name: Kameron Keen **Professional License/Certification #:** 23-2064

Private Inspector Firm: _____ **Department Issued # (if known):** _____

Email: Keenpermitting@gmail.com **Telephone:** 352-356-1333

Mailing Address: _____

Qualification Statement or Resume: ☑ Check if on file with the Florida Department of Environmental Protection. Otherwise, demonstrate qualification under 381.0065(8)(c), F.S. Use additional sheets if necessary.

Acknowledged by: Drew Worthmann (Printed Property Owner Name) 6-18-24 Date

(Property Owner Signature)

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:

Witness

Printed Name
4515 Lowe Lake Rd
Wellborn, FL 32094
Witness Postal Address

Witness

Printed Name
226 SW Guthrie Ter
Lake City, FL 32024
Witness Postal Address

LAKE CITY PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company

Daniel Crapps, as Manager

Gary Towns, as Manager

Brandon R. Stalvey

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 30th day of May, 2024, by Daniel Crapps and Gary Towns, Managers of LAKE CITY PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company on behalf of the company and Brandon R. Stalvey.

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

VERA LISA HICKS
MY COMMISSION # HH 275069
EXPIRES: August 23, 2026

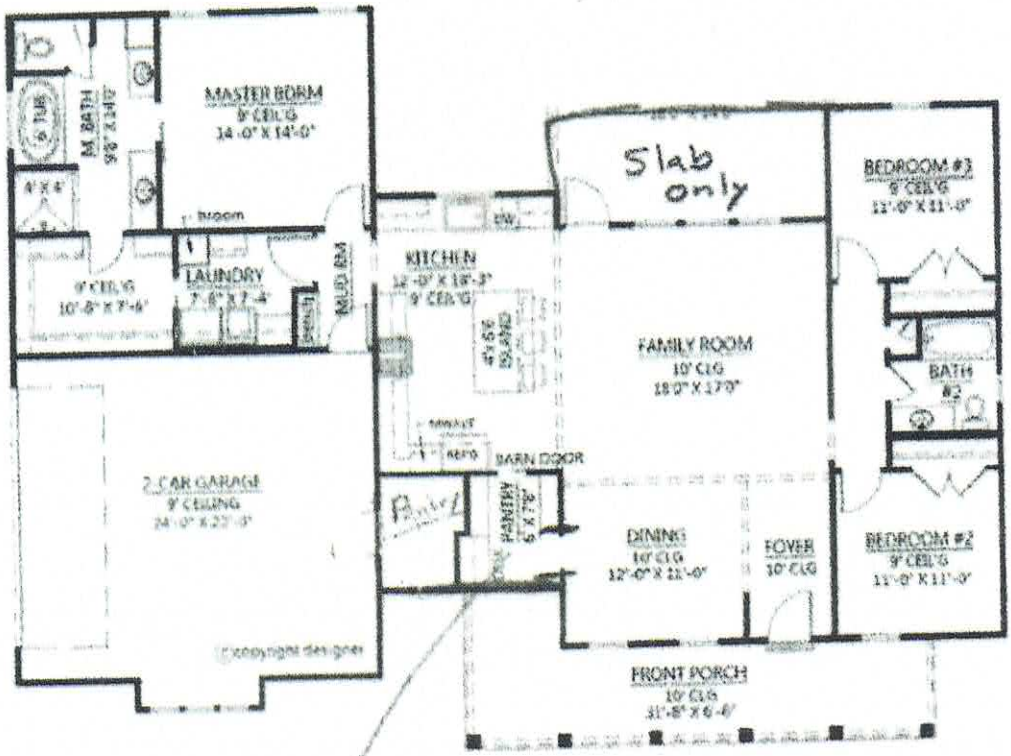
Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: _____

Exhibit A

Parcel 1:
Commence at the Northwest corner of the NW 1/4 of the SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence South 1 deg. 22 min. East, along the West line of said NW 1/4 of SW 1/4, 567.00 feet, thence North 89 deg. 41 min. 36 sec. East, 25.01 feet, to the East right-of-way line of a county maintained road and to the Point of Beginning, thence continue North 89 deg. 41 min. 36 sec. East, 201.14 feet, thence South 18 deg. 08 min. 58 sec. West, 602.00 feet, to the Point of Intersection of said East right-of-way line with the Northwesterly right-of-way line of State Road No. S-247, thence North 1 deg. 22 min. West, along said East right-of-way line, 571.24 feet to the Point of Beginning.

Parcel 2:
Commence at the Northwest corner of the NW 1/4 of SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence North 89 deg. 41 min. 36 sec. East, along the North line of said NW 1/4 of SW 1/4, 426.73 feet, thence South 18 deg. 08 min. 58 sec. West, 700.31 feet to the Point of Beginning, thence South 48 deg. 29 min. 48 sec. East, 198.57 feet to the Northwesterly right-of-way line of State Road No. S-247, thence South 41 deg. 30 min. West, 459.94 feet, thence North 18 deg. 08 min. 58 sec. East, 500.99 feet to the Point of Beginning.

Parcel 3:
Commence at the Northwest corner of the NW 1/4 of SW 1/4, Section 15, Township 4 South, Range 16 East, and run thence North 89 deg. 41 min. 36 sec. East along the North line of said NW 1/4 of SW 1/4, 426.73 feet; thence South 18 deg. 08 min. 58 sec. West, 482.47 feet to the Point of Beginning; thence South 48 deg. 29 min. 48 sec. East, 284.91 feet to the Northwesterly right-of-way line of State Road No. S-247; thence South 41 deg. 30 min. West, along said Northwesterly right-of-way line, 200.00 feet; thence North 48 deg. 29 min. 48 sec. West, 198.57 feet; thence North 18 deg. 08 min. 58 sec. East, 217.84 feet to the Point of Beginning.



BUTLER PANTRY

H+C = 1,777 ft.²

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
SITE EVALUATION AND SYSTEM SPECIFICATIONS

PERMIT #. _____

APPLICANT: Happy Land Development AGENT: Jones Plumbing

LOT: _____ BLOCK: _____ SUBDIVISION: _____

PROPERTY ID #: 02994-004 [Section/Township/Parcel No. or Tax ID Number]

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: [✓] YES [ ] NO NET USABLE AREA AVAILABLE: 1.32 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 300 GALLONS PER DAY [RESIDENCES-TABLE 1]
AUTHORIZED SEWAGE FLOW: 1980 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 2000 SQFT UNOBSTRUCTED AREA REQUIRED: 563 SQFT

BENCHMARK/REFERENCE POINT LOCATION: Nail with orange ribbon in pine near site
ELEVATION OF PROPOSED SYSTEM SITE IS 27 [INCHES] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [ ] YES [✓] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: 120 FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 6 FT PROPERTY LINES: 30 FT POTABLE WATER LINES: 68 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [✓] NO 10 YEAR FLOODING? [ ] YES [✓] NO
YEAR FLOOD ELEVATION FOR SITE: _____ FT MSL/NGVD SITE ELEVATION: _____ FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1 27" B

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 5/1	FS	0 TO 12
10 YR 6/3	FS	12 TO 24
10 YR 6/3	SL	24 TO 42
10YR 6/4	SCL	42 TO 72
		TO
COM/DST RF		TO
10YR 7/1	SCL	42 TO 72
		TO
		TO

USDA SOIL SERIES: Bonneau-Blanton

SOIL PROFILE INFORMATION SITE 2 29" B

MUNSELL #/COLOR	TEXTURE	DEPTH
10 YR 5/1	FS	0 TO 12
10 YR 6/3	FS	12 TO 42
10 YR 7/3	FS	42 TO 60
10YR 8/2	FS	60 TO 72
		TO
		TO
		TO
		TO
		TO
		TO

USDA SOIL SERIES: Bonneau-Blanton

OBSERVED WATER TABLE: N/A INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 42 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [ ] YES [✓] NO MOTTLING: [✓] YES [ ] NO DEPTH: 42 INCHES

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: SL (.8) DEPTH OF EXCAVATION: _____ INCHES
DRAINFIELD CONFIGURATION: [✓] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: Kameron Keen 23-2064 DATE: 6-18-24

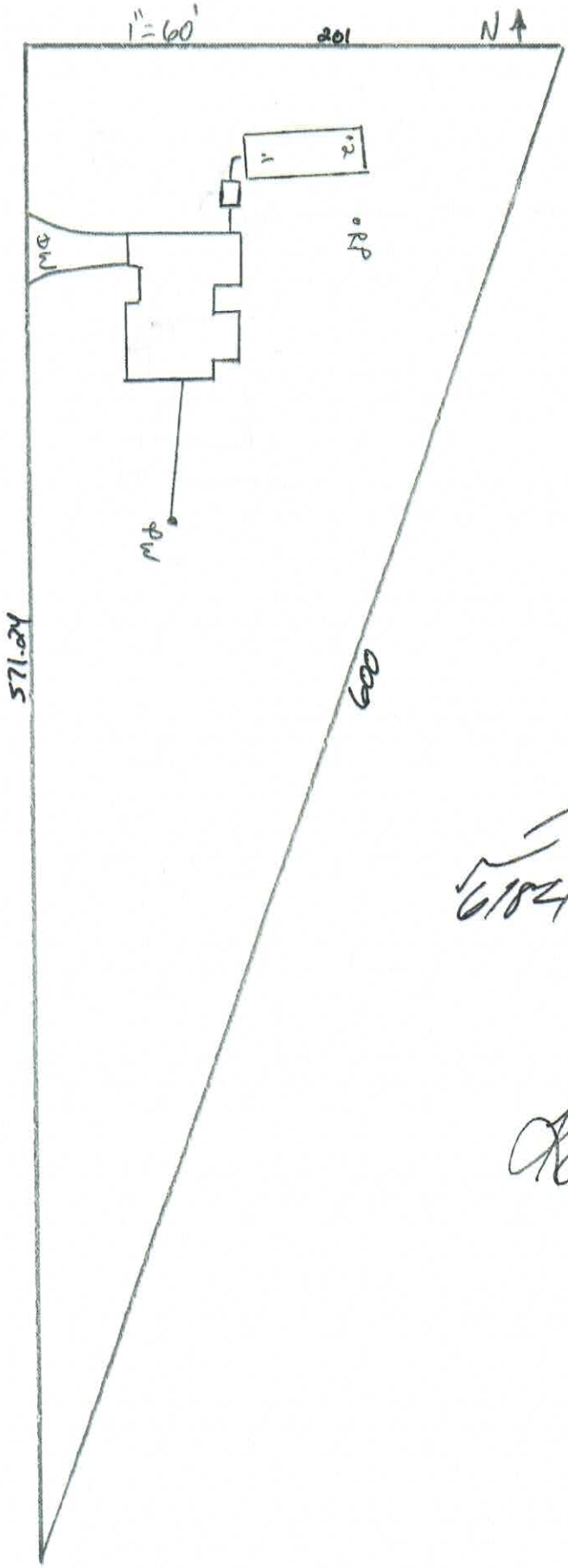
24-0524

Happy Land Development
15-4S-16-02994-004
1235 SW Upchurch Ave.

6/18/24

Kameron Keen
23-2064
6-18-24

approved by
ESI Columbia 7/9/24



Happy Land Development
02994-004
SW Upchurch Ave.

6/18/24

Kameron Keen
23-2064
6-18-24

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 5/30/2024

Parcel: << **15-4S-16-02994-004 (13657)** >>

Owner & Property Info

Result: 1 of 1

Owner	HAPPY LAND DEVELOPMENT LLC 14260 WEST NEWBERRY RD 368 NEWBERRY, FL 32669		
Site	1235 SW UPCHURCH AVE, LAKE CITY		
Description*	COMM 567 FT S OF NW COR OF NW1/4 OF SW1/4, RUN E 25.01 FT FOR POB, CONT E 201.14 FT, SW 602 FT TO RW OF SR-247, N 571.24 FT TO POB. PARCEL #4. 491-617, 516-47, WD 1264-371, DC 1490-2696, WD 1490-2707, WD 1513-1601,		
Area	1.32 AC	S/T/R	15-4S-16
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.

Aerial Viewer | Pictometery | Google Maps

2023 | 2022 | 2019 | 2016 | 2013 | Sales

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	$15,180	Mkt Land	$15,180
Ag Land	$0	Ag Land	$0
Building	$0	Building	$0
XFOB	$0	XFOB	$0
Just	$15,180	Just	$15,180
Class	$0	Class	$0
Appraised	$15,180	Appraised	$15,180
SOH Cap [?]	$0	SOH Cap [?]	$0
Assessed	$15,180	Assessed	$15,180
Exempt	$0	Exempt	$0
Total Taxable	county:$15,180 city:$0 other:$0 school:$15,180	Total Taxable	county:$15,180 city:$0 other:$0 school:$15,180

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/30/2024	$114,000	1513/1601	WD	V	Q	05 (Multi-Parcel Sale) - show
5/19/2023	$35,000	1490/2707	WD	V	Q	05 (Multi-Parcel Sale) - show
10/16/2013	$100	1264/0371	WD	V	U	11

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)	1.320 AC	1.0000/1.0000 1.0000/ /	$11,500 /AC	$15,180

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

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Columbia County Property Appraiser

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

PARCEL: 15-4S-16-02994-004 (13657) | VACANT (0000) | 1.32 AC

COMM 567 FT S OF NW COR OF NW1/4 OF SW1/4, RUN E 25.01 FT FOR POB, CONT E 201.14 FT, SW 602 FT TO RW OF SR-247, N 571.24 FT TO POB. PARCEL #4. 491-61

HAPPY LAND DEVELOPMENT LLC

Owner: 14260 WEST NEWBERRY RD 368
NEWBERRY, FL 32669

Site: 1235 SW UPCHURCH AVE, LAKE CITY

Sales Info			
	4/30/2024	$114,000	V (Q)
	5/19/2023	$35,000	V (Q)
	10/16/2013	$100	V (U)

2024 Working Values

Mkt Lnd	$15,180	Appraised	$15,180
Ag Lnd	$0	Assessed	$15,180
Bldg	$0	Exempt	$0
XFOB	$0		**county:**$15,180
Just	$15,180	Total Taxable	**city:**$0
			other:$0
			school:$15,180

NOTES:

Columbia County, FL

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GrizzlyLogic.com