

CAROL CHADWICK, P.E.

*Civil Engineer*

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September 23, 2020

Mr. Kevin Bedenbaugh, Jr.

Plumb Level Construction

386.365.5264

plumblevelconstruction@gmail.com

**re: ELEVATION LETTER – PARCEL 23-35-16-02279-124, LOT 24, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL**

As requested, I inspected the building site for the proposed construction at the above referenced site. The building pad had been cleared at the time of the inspection. The elevation of the building site is 156.7 +/- as shown in Photo 1. The elevation of the road at the front of the lot is 158.1 +/- . The minimum finished floor elevation shall be 158.40. The finished floor of the home will be less than one foot above the nearest adjacent street. The site will be graded to direct runoff to the swale in front of the home adjacent to the road.

I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE  
cn=Carol Chadwick, PE,  
o=This item has been  
electronically signed  
and sealed by Carol  
Chadwick, PE using a  
digital signature., ou,  
email=ccpewyo@gmail.  
com, c=US  
2020.09.23 11:49:39  
-04'00'

Carol Chadwick, P.E.



# Columbia County Property Appraiser

Jeff Hampton

2020 Preliminary Certified

updated: 8/12/2020

Parcel: << 23-3S-16-02279-124 >>

## Owner & Property Info

Owner	386 DEVELOPEMENT LLC 729 SW BASCOM NORRIS DR LAKE CITY, FL 32025		
Site			
Description*	LOT 24 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051, WD 1402-2069		
Area	0.254 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2

\*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

2019 Certified Values	2020 Preliminary Certified	
There are no 2020 Certified Values for this parcel	Mkt Land (1)	\$14,500
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$14,500
	Class	\$0
	Appraised	\$14,500
	SOH Cap [?]	\$0
	Assessed	\$14,500
	Exempt	\$0
	Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☐ Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
1/6/2020	\$160,000	1402/2069	WD	V	Q	05 (Multi-Parcel Sale) - show
1/6/2020	\$544,000	1402/2049	WD	V	U	16
12/31/2019	\$100	1402/2051	WD	V	U	16
12/31/2019	\$100	1402/2047	WD	V	U	11
12/31/2019	\$100	1402/2044	WD	V	U	11

## Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E						

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

## Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.254 AC)	1.00/1.00 1.00/1.00	\$14,500	\$14,500



