

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 8, 2021

Tom Eagle

Eagle Properties

386.752.9626

tomeagle45@gmail.com

re: ELEVATION LETTER – PARCEL 23-35-16-02279-129, LOT 29, 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 partially constructed at the time of the inspection as shown in Photos 1 and 2. The adjacent street elevations on NW Gobbler Way are 156.82 and 156.98; the adjacent street grades on NW Turkey Creek Way are 157.42 and 157.46. The minimum finished floor elevation shall be 158.56 The finished floor of the home will be less than one foot above the nearest adjacent street. The elevation Certification by Britt Surveying and Mapping, LLC dated June 1, 2021 is attached.

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,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Unaffiliated,
ou=A01410D000001
711349D4A70001621
F, cn=Carol Chadwick
Date: 2021.06.08
14:29:40 -04'00'

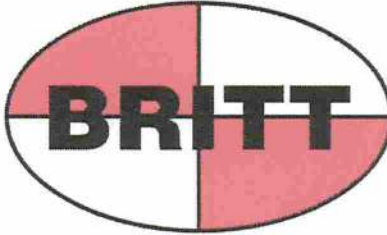
Carol Chadwick, P.E.



Photo 1. Site looking north.



Photo 2. Site looking south.



Britt Surveying and Mapping, LLC
2086 SW Main Blvd Ste 112 • Lake City, FL 32025
386-752-7163 P • 386-752-5573 F • www.brittsurvey.com

06/01/2021

Permit # 000041043

L-27637

Lipscomb & Eagle

Re: Lot 29 Turkey Creek

To Whom It May Concern:

The top of the finished slab on said Lot 29 is 158.56 feet. The centerline of NW Turkey Creek Way is 157.39 feet. The elevations shown hereon are based on NAVD 88 datum.

Sincerely,

A blue ink signature of L. Scott Britt is written over a circular professional seal. The seal contains the text "L. SCOTT BRITT" and "LS 5757" around the perimeter.

L. Scott Britt
LS 5757



Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 2/25/2021

Parcel: << 23-3S-16-02279-129 (8193) >>

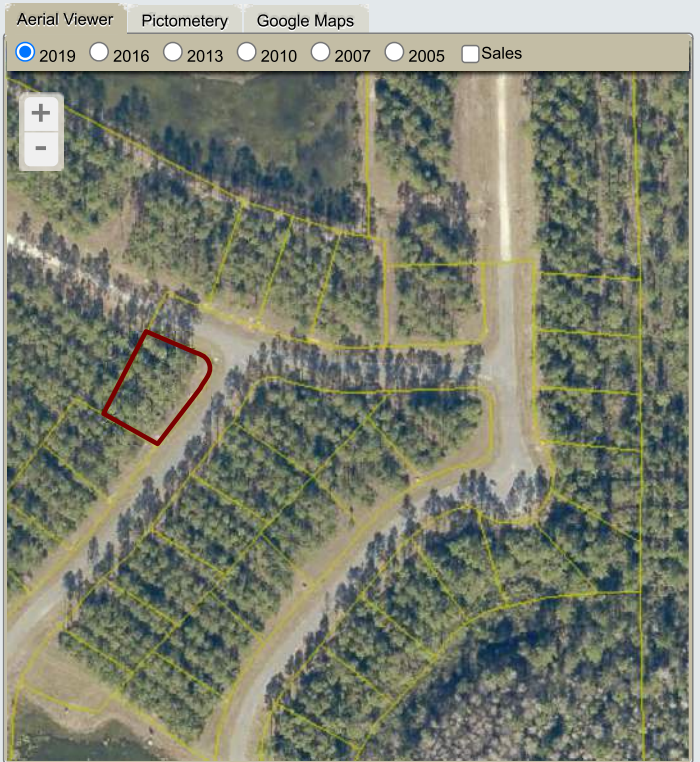
Owner & Property Info

| | | | |
|--------------|----------------------------------------------------------------------|--------------|----------|
| Owner | WOODBOROUGH NORTH LLC 2806 W US HIGHWAY 90 LAKE CITY, FL 32055 | | |
| Site | 180 GOBBLER DR, LAKE CITY | | |
| Description* | LOT 29 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051 | | |
| Area | 0.286 AC | S/T/R | 23-3S-16 |
| Use Code** | VACANT (0000) | 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

| 2020 Certified Values | | 2021 Working Values | |
|-----------------------|-----------------------------------------------------------------|---------------------|-------------------------------------------------------|
| Mkt Land | \$14,500 | Mkt Land | \$14,500 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$14,500 | Just | \$14,500 |
| Class | \$0 | Class | \$0 |
| Appraised | \$14,500 | Appraised | \$14,500 |
| SOH Cap [?] | \$0 | SOH Cap [?] | \$0 |
| Assessed | \$14,500 | Assessed | \$14,500 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500 | Total Taxable | county:\$14,500 city:\$0 other:\$0 school:\$14,500 |



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 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 | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE | | | | | |

Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|---------------------|-------------------------|--------------|------------|
| 0000 | VAC RES (MKT) | 1.000 LT (0.286 AC) | 1.0000/1.0000 1.0000/ / | \$14,500 /LT | \$14,500 |