

Columbia County New Building Permit Application

For Office Use Only		Application # <u>51980</u>	Date Received _____	By <u>MG</u>	Permit # <u>43079</u>
Zoning Official _____	Date _____	Flood Zone _____	Land Use _____	Zoning _____	
FEMA Map # _____	Elevation _____	MFE _____	River _____	Plans Examiner _____	Date _____
Comments _____					
<input type="checkbox"/> NOC <input type="checkbox"/> EH <input type="checkbox"/> Deed or PA <input type="checkbox"/> Site Plan <input type="checkbox"/> State Road Info <input type="checkbox"/> Well letter <input type="checkbox"/> 911 Sheet <input type="checkbox"/> Parent Parcel # _____ <input type="checkbox"/> Dev Permit # _____ <input type="checkbox"/> In Floodway <input type="checkbox"/> Letter of Auth. from Contractor <input type="checkbox"/> F W Comp. letter <input type="checkbox"/> Owner Builder Disclosure Statement <input type="checkbox"/> Land Owner Affidavit <input type="checkbox"/> Ellisville Water <input type="checkbox"/> App Fee Paid <input type="checkbox"/> Sub VF Form					

Septic Permit No. _____ OR City Water ☐ Fax _____

Applicant (Who will sign/pickup the permit) Jerry Castagna Phone 386-755-6867

Address 1459 SW Grandview St Ste 109 Lake City FL

Owners Name Jeremy Cor and Zazette Fortune Phone 770-990-6442

911 Address 386 SW Timberland at Lake City

Contractors Name Jerry Castagna Castagna Construction Inc Phone 386-755-6867

Address 1459 SW Grandview St Ste 109 Lake City FL

Contractor Email melinda@cornerstonedevelopersllc.com Include to get updates on this job.

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address Drummond Bank

Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 33-35-14-02438-185 Estimated Construction Cost _____

Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____

Driving Directions from a Major Road _____

Construction of _____ Commercial OR _____ Residential

Proposed Use/Occupancy _____ Number of Existing Dwellings on Property _____

Is the Building Fire Sprinkled? _____ If Yes, blueprints included _____ Or Explain _____

Circle Proposed ☐ Culvert Permit or ☐ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front _____ Side _____ Side _____ Rear _____

Number of Stories _____ Heated Floor Area _____ Total Floor Area _____ Acreage _____

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____



E-MAILED
4/14

Columbia County Building Permit Application – "Owner and Contractor Signature Page"

CODES: 2020 Florida Building Code 7th Edition and the 2017 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

★ Zezelle Fortune
Printed Owners Name

★ [Signature]
Owners Signature

****Property owners must sign here before any permit will be issued.**

CONTRACTORS AFFIDAVIT: By my signature, I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

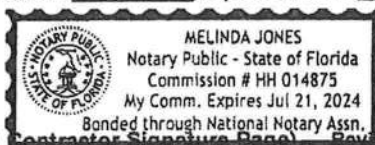
[Signature]
Contractor's Signature

Contractor's License Number CBC 047842
Columbia County
Competency Card Number _____

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this 14 day of April 2022 who was personally known ☒ or produced ID _____

[Signature]
State of Florida Notary Signature (For the Contractor)

SEAL:



(Electronic Signatures Are Accepted.)

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 4/7/2022

Parcel: << 33-3S-16-02438-199 (43920) >>

Aerial Viewer Pictometry Google Maps

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

Owner & Property Info

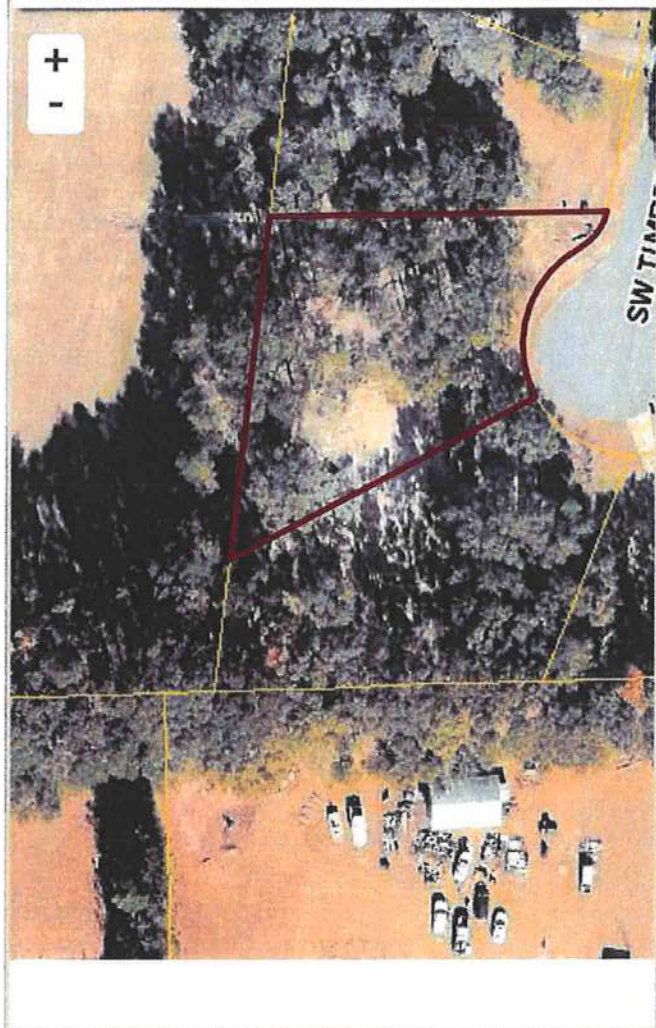
Owner	FORTUNE JEREMY C FORTUNE ZEZETTE 160 EDGEWATER TRAIL CANTON, GA 30115		
Site	386 SW TIMBERLAND Ct, LAKE CITY		
Description*	LOT 85 EMERALD COVE S/D PHS 2. WD 1079-1680, WD 1199-868, WD 1212-1125, WD 1310-2165, WD 1079-1683, WD 1314-1498, WD 1390-2516, WD 1448-1377, WD 1450-2071		
Area	0.51 AC	S/T/R	33-3S-16E
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.

Property & Assessment Values

2021 Certified Values	2022 Working Values	
There are no 2021 Certified Values for this parcel	Mkt Land	\$18,000
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$18,000
	Class	\$0
	Appraised	\$18,000
	SOH Cap [?]	\$0
	Assessed	\$18,000
	Exempt	\$0
	Total Taxable	county:\$18,000 city:\$0 other:\$0 school:\$18,000



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/8/2021	\$38,400	1450/2071	WD	V	Q	01

▼ 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 (0.510 AC)	1.0000/1.0000 1.0000/ /	\$18,000 /LT	\$18,000

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-79

Inst: 202112021575 Date: 10/22/2021 Time: 10:33AM
Page 1 of 2 B: 1450 P: 2071, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 268.80

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of October, 2021 between Cornerstone Developers II, LLC, a Florida Limited Liability Company whose post office address is 180 NW Amenity Court, Lake City, FL 32055, grantor, and Jeremy C. Fortune and Zezette Fortune whose post office address is 160 Edgewater Trail, Canton, GA 30115, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THIRTY EIGHT THOUSAND THREE HUNDRED FIFTY TWO DOLLARS (\$38,352.00) 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 heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 85 of EMERALD COVE SUBDIVISION, PHASE 2, a subdivision according to the Plat thereof, as recorded in Plat Book 8, Pages 68-69, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 02438-185

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

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

And the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020.

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: Frank Soucinek

Witness

Printed Name: Jeannette Kirby

Cornerstone Developers II, LLC, a Florida Limited Liability Company

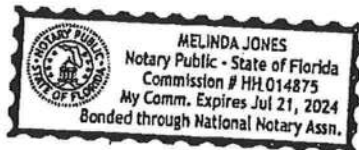
By:

Frank Soucinek, Authorized Signer

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of October, 2021 by Frank Soucinek, Authorized Signer of Cornerstone Developers II, LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name: Melinda Jones

My Commission Expires: 7/21/2024

From: [Joel Foreman](#)
To: [Troy Crews](#)
Cc: [Melissa Garber](#)
Subject: RE: C.O. For Crawford Construction
Date: Monday, April 4, 2022 3:47:55 PM

I did review the issue as well as the Code and LDRs concerning permits.

I think the fix here is to have the new owner sign off on the permit application so they will be under the same obligations as the original applicant and contractor. Nothing in our code says a permit cannot be transferred, but the information in the permit application has to be true and correct. Having the new owner sign an application to be put in the file should serve to correct the ownership information and obligate the new owner to comply with the permit.

Joel

Joel F. Foreman
County Attorney
Columbia County, Florida
p. 386-752-8420
jforeman@columbiacountyfla.com
www.columbiacountyfla.com

Florida's Government in the Sunshine Law (the "Sunshine Law") prohibits any gathering (including via electronic mail) of two or more members of the same board, outside of a duly noticed meeting, to discuss some matter which will foreseeably come before that board for action. Therefore, if replying to this correspondence please be aware of who the addressees are to avoid an inadvertent violation of the Sunshine Law. Also, please note that electronic mail sent or received by elected officials or staff for Columbia County may be public records in accordance with Chapter 119, Florida Statutes. The information contained in this transmission may contain information that is privileged, confidential or otherwise protected under State and Federal law. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail or phone and destroy all copies of the original message. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please delete this email, destroy any hard copies thereof, and notify the sender immediately.

From: Troy Crews <troy_crews@columbiacountyfla.com>
Sent: Monday, April 4, 2022 2:18 PM
To: Joel Foreman <jforeman@columbiacountyfla.com>
Subject: C.O. For Crawford Construction

Joel, have you had a chance to look at question from Melissa regarding this. We issued permit to Crawford and evidently they sold it right after construction commenced and did not notify us of change in ownership. I just did C.O. on it and it of course was issued to Crawford construction and the bank won't accept this. Can we just change C.O. ?

From: [Joel Foreman](#)
To: [Troy Crews](#); [Melissa Garber](#)
Subject: RE: permit # 41512
Date: Tuesday, April 5, 2022 8:59:58 AM

Correct. If we have that in the file then that should serve to correct any deficiencies in the initial application (re: ownership).

Thanks!

Joel

Joel F. Foreman
County Attorney
Columbia County, Florida
p. 386-752-8420
jforeman@columbiacountyfla.com
www.columbiacountyfla.com

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From: Troy Crews <troy_crews@columbiacountyfla.com>
Sent: Tuesday, April 5, 2022 7:40 AM
To: Melissa Garber <mgarber@columbiacountyfla.com>
Cc: Joel Foreman <jforeman@columbiacountyfla.com>
Subject: permit # 41512

Melissa, according to Mr. Foreman's instructions, I think we have the contractor and the new owner sign and have notarized the second page of an application to attach to the file and change owners name on the C.O..