

DATE 09/25/2008

Columbia County Building Permit
This Permit Must Be Prominently Posted on Premises During Construction

PERMIT
000027370

APPLICANT RICHARD J. KEEN PHONE 386.623.4629
ADDRESS 1256 SW CR 240 LAKE CITY FL 32025
OWNER JAMES H. JOHNSTON PHONE 386.365.5999
ADDRESS 320 SE HANOVER PLACE LAKE CITY FL 32025
CONTRACTOR JAMES H. JOHNSTON PHONE 386.365.5999
LOCATION OF PROPERTY E. BAYA TO OLD COUNTRY CLUB,TR TO HANOER PL,TR GO
DEAD END ON L.
TYPE DEVELOPMENT REMODEL-DUPLEX ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING RSF-2 MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT REAR SIDE
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 15-4S-17-08360-074 SUBDIVISION VILLAGE WOOD
LOT 62 BLOCK PHASE UNIT 3 TOTAL ACRES 0.50

CRC1328128
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING X-08-301 CFS HD N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: NOC ON FILE. REMODEL BURNT DUPLEX.NO CHARGE.

Check # or Cash NO CHARGE

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by
Framing date/app. by Rough-in plumbing above slab and below wood floor date/app. by
Electrical rough-in date/app. by Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by
M/H tie downs, blocking, electricity and plumbing date/app. by Pool date/app. by
Reconnection date/app. by Pump pole date/app. by Utility Pole date/app. by
M/H Pole date/app. by Travel Trailer date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ FIRE FEE \$ 0.00 WASTE FEE \$
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 0.00
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."

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 THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED TO BE IN ACTIVE PROGRESS WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

- Burn-out -

Columbia County Building Permit Application

For Office Use Only Application # 0809-39 Date Received 9/19/08 By GF Permit # 27376
Zoning Official cfw Date 9/22/08 Flood Zone X Land Use RLD Zoning RSF-2
FEMA Map # _____ Elevation _____ MFE _____ River _____ Plans Examiner HD Date 9-22-08
Comments 2.31 legal non-conforming
☒ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Parent Parcel # _____
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter
IMPACT FEES: EMS _____ Fire _____ Corr _____ Road/Code _____
School _____ = TOTAL 0

Septic Permit No. X08-301 Fax _____
Name Authorized Person Signing Permit Richard Keen Phone 623-4629
Address 1256 SW CR 240 LAKE CITY FL 32025
Owners Name James Johnston Phone 365-5999
911 Address 320 SE Hanover Place, L.C FL 32025
Contractors Name James Johnston Phone 365-5999
Address 650 S. Main Blvd LAKE CITY FL 32025
Fee Simple Owner Name & Address N/A
Bonding Co. Name & Address N/A
Architect/Engineer Name & Address N/A
Mortgage Lenders Name & Address N/A

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 15-45-17-0836D-07A Estimated Cost of Construction 10,000⁰⁰
Subdivision Name Village Wood Lot 62 Block _____ Unit III Phase _____
Driving Directions Baya East to Old Country Club turn left R
go to Hanover Place turn Right, go to dead end on
Left Number of Existing Dwellings on Property _____

Construction of Remodel Burnt Duplex Total Acreage _____ Lot Size 1/2 AC
Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height _____
Actual Distance of Structure from Property Lines - Front _____ Side _____ Side _____ Rear _____
Number of Stories _____ Heated Floor Area _____ Total Floor Area _____ Roof Pitch _____

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.

Columbia County Building Permit Application

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 such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment

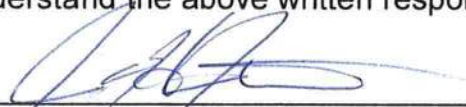
According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects 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 BUILDING PERMITEE:

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.

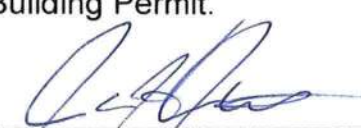
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY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

OWNERS CERTIFICATION: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning. I further understand the above written responsibilities in Columbia County for obtaining this Building Permit.



Owners Signature

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.



Contractor's Signature (Permitee)

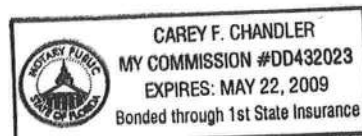
Contractor's License Number CRC 132P128
Columbia County
Competency Card Number _____

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 19 day of September 2008.
Personally known X or Produced Identification _____



State of Florida Notary Signature (For the Contractor)

SEAL:



COLUMBIA COUNTY ENVIRONMENTAL
HEALTH

PERMIT: X08-301 P

OWNER: Rae Whitton

ADDRESS: 330 Hanover

FOR: A/C ☐ BARN ☐ CITY UTIL ☐ LIGHTS ☐

POOL/ENC ☐ ROOF ☐ SCREEN RM ☐ SIGN ☐

WELL ☐ OTHER re-model shower

This Instrument Prepared By:
Michael H. Harrell
Abstract & Title Services, Inc.
283 NW Cole Terrace
Lake City, Florida 32055
AT# 17271

Inst: 200812016146 Date: 8/29/2008 Time: 2:31 PM
Doc Stamp-Deed 280.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B 1157 P. 1523

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 29th day of August, 2008 by

Roger Whiddon and and Jason Williams

hereinafter called the Grantor, to

James Howard Johnston, III

whose post office address is 650 SW Main Blvd, Lake City, FL 32025, 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.)

The Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land, situate in Columbia County, Florida, viz: TAX ID: R08360-074.

Lot 62, of Village Wood Unit III, a subdivision according to the plat thereof as recorded in Plat Book 4, Page 82, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor, who in fact resides at 582 NW Brook Loop, Lake City, FL 32055 and 379 NW Sylvi DR Lake City, FL, respectively.
32055

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, and hereby 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 December 31, 2007.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESS

Printed Name: Donna Cox

WITNESS

Printed Name: Traci Landry

Roger Whiddon
Roger Whiddon

Jason Williams
Jason Williams

State of Florida
County of Columbia

I hereby certify that on this 29th day of August, 2008, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Roger Whiddon and and Jason Williams, who is personally known to me or produced a DL for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)



DONNA COX
Notary Public, State of Florida
My Comm. Expires Jan. 16, 2010
Comm. No. DD 507061
Resided Three Notary Public Underwriters

Donna Cox
NOTARY PUBLIC

My Commission Expires:

NOTICE OF COMMENCEMENT

Inst: 200812016992 Date: 9/15/2008 Time: 11:15 AM
 44 DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1158 P: 1124

Tax Parcel Identification Number 15-45-17-08360-074

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): Lot 62 Village Wood Unit 3
 a) Street (job) Address: 370 SW HANOVER ST
2. General description of improvements: Remodel Barn out
3. Owner Information
 a) Name and address: James Johnston 650 SUMNER BLVD Lakeland
 b) Name and address of fee simple titleholder (if other than owner) FL025
 c) Interest in property _____
4. Contractor Information
 a) Name and address: SAME
 b) Telephone No.: _____ Fax No. (Opt.) 785-2826
785-2826
5. Surety Information
 a) Name and address: N/A
 b) Amount of Bond: _____
 c) Telephone No.: _____ Fax No. (Opt.) _____
6. Lender
 a) Name and address: N/A
 b) Phone No.: _____
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
 a) Name and address: SAME
 b) Telephone No.: _____ Fax No. (Opt.) _____
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:
 a) Name and address: _____
 b) Telephone No.: _____ Fax No. (Opt.) _____
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
 COUNTY OF COLUMBIA

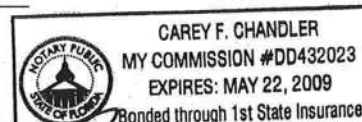
10. [Signature]
 Signature of Owner or Owner's Authorized Office/Director/Partner/Manager

Print Name

The foregoing instrument was acknowledged before me, a Florida Notary, this 15th day of September, 20 08, by:
James Johnston III as _____ (type of authority, e.g. officer, trustee, attorney
 fact) for SELF (name of party on behalf of whom instrument was executed).

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature Carey F. Chandler Notary Stamp or Seal:



11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

[Signature]
 Signature of Natural Person Signing (in line #10 above.)

The following is a list of repairs that is to be made to a Duplex owned by James Johnston, which is located at 15-4S-17-08360-074.

Apartment #1 (noted on plan)

1. Change out front and rear doors.
2. Build 1 hour firewall from floor to roof deck between apartments.
3. Replace all Wiring
4. Place AFCI in bedrooms
5. Place GFI in kitchen and bathroom
6. Remove front porch
7. Replace all Duct work
8. Replace all Sheetrock
9. Paint Interior
10. Replace Floor Covering through out
11. Replace Cabinetry and Appliances
12. Check and Replace any bad Plumbing

Apartment #2 (noted on plan)

1. Replace all Floor Covering
2. Replace Appliances
3. Paint interior



