

DATE 07/24/2008

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT

000027203

APPLICANT DEIDRE HOUK PHONE 752-2602
ADDRESS 1377 SW BEDENBAUGH LANE LAKE CITY FL 32025
OWNER TOMMY & DEIDRE HOUK PHONE 752-2602
ADDRESS SW BDENBAUGH LANE LAKE CITY FL 32025
CONTRACTOR TOMMY HOUCK PHONE 752-2602
LOCATION OF PROPERTY 441S, TR ON CR 131, TR ON BEBENBAUGH, 1/4 MILE ON LEFT

TYPE DEVELOPMENT RV, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES
FOUNDATION WALLS ROOF PITCH FLOOR
LAND USE & ZONING A-3 MAX. HEIGHT
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
NO. EX.D.U. 0 FLOOD ZONE N/A DEVELOPMENT PERMIT NO.

PARCEL ID 31-4S-17-089-000 SUBDIVISION
LOT BLOCK PHASE UNIT TOTAL ACRES

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor
EXISTING 08-327 BK HD N
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: RV PERMIT FOR 6 MONTHS ONLY

Check # or Cash 3885

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 \$ 50.00 FIRE FEE \$ 38.50 WASTE FEE \$ 100.50
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 189.00
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.

COLUMBIA COUNTY
BUILDING PERMIT / APPLICATION
This Permit Expires One Year From Date of Issue

Permit

Nº 16576

DATE 020700

NEW RESIDENT _____

APPLICANT'S NAME & ADDRESS RONNIE NORRIS RT. 11 BOX 507 LAKE CITY PHONE 904-752-3871

OWNER'S NAME & ADDRESS ELNORA HORNYAK HILLCREST RD. PHONE _____

CONTRACTOR'S NAME _____ PHONE _____

LOCATION OF PROPERTY 41 RIGHT ON TUSCANUGEE 4 MILES RIGHT ON HILLCREST RD. 2ND TO THE LAST
ON THE LEFT.

TYPE DEVELOPMENT MH, SEPTIC, UTILITY ESTIMATED COST OF CONSTRUCTION \$ _____

FLOOR AREA _____ HEIGHT _____ STORIES _____ WALLS _____

FOUNDATION _____ ROOF (type & pitch) _____ FLOOR _____

LAND USE & ZONING A-3 MAX. HEIGHT _____

MINIMUM SET BACK: STREET - FRONT / SIDE 30 REAR 25 SIDE 25

NO. EX. D. U. 1 FLOOD ZONE OUT CERT. DATE -0- DEV. PERMIT -0-

LEGAL DESCRIPTION (acres)

31-4S-17-08919-000 1.90 ACRES

I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction and that all the foregoing information is accurate and all work will be done in compliance with all applicable laws regulating construction and zoning.

Contractor's License Number _____

Applicant / Owner / Contractor

00-0028-E
Septic Tank Number

NC/RK
LU & Zoning checked by

NC/RK
Approved for issuance by

FOR BUILDING & ZONING DEPARTMENT ONLY

(Footer / Slab)

Temporary Power _____ Foundation _____ Monolithic _____
date / app. by _____ date / app. by _____ date / app. by _____

Under slab rough-in plumbing _____ slab _____ framing _____
date / app. by _____ date / app. by _____ date / app. by _____

Rough-in plumbing above slab and below wood floor _____
date / app. by _____ date / app. by _____ date / app. by _____

Electrical rough-in _____ Heat and Air Duct _____ Peri. beam _____
date / app. by _____ date / app. by _____ date / app. by _____

Permanent power _____ Final _____ Pool _____
date / app. by _____ date / app. by _____ date / app. by _____

COMMENTS: THIS IS A REPLACEMENT.

OTHER TYPES OF INSPECTIONS

Culvert EXISTING M / H tie downs, blocking, electricity and plumbing _____
date / app. by _____ date / app. by _____

Utility Pole _____ Pump pole _____ Reconnection _____
date / app. by _____ date / app. by _____ date / app. by _____

BUILDING PERMIT FEE \$ 100.00 ZONING CERT. FEE \$ 25.00 OTHER \$ _____

INSPECTORS OFFICE Nikki Carter CLERKS OFFICE C. Harris 2/10/00

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."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

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

COLUMBIA COUNTY, FLORIDA
LAND DEVELOPMENT REGULATION ADMINISTRATOR
SPECIAL PERMIT FOR TEMPORARY USE
APPLICATION

STUP Permit No. STUP - 0807-35 Date 7-18-08
Fee Paid 200.00 Receipt No. 3894 Building Permit No. 27203

Name of Title Holder(s) Tommy & Deidre Houk
Address 1377 SW Bedenbaugh Ln. City Lake City
Zip Code 32025 Phone (386) 752-2602

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator **MUST** be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) _____
Address _____ City _____
Zip Code _____
Phone ()

Tax Parcel ID# 08919-000

*** Provide a copy of your Deed or the Property Appraiser print out for proof of property ownership.***

Size of Property 1.9 Acres

Proposed Temporary Use of Property RV

Proposed Duration of Temporary Use 6mo. (6 or 12 Months)

Paragraph Number Applying for 10 (1 thru 10 on pages 2 and 3)

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.
6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, one (1) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from

buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.

10.

In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:

- a. Demonstrate a permanent residence in another location.
- b. Meet setback requirements.
- c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.

Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.

Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

X Tommy D. Houk Jr

X Deidre Houk

Applicants Name (Print or Type)

Deidre Houk

Applicant Signature

7-18-08

Date

OFFICIAL USE

Present Land Use Classification A-3

Present Zoning District A-3

Approved ✓ By cfs 7/22/08

Denied _____ By _____

Reason for Denial _____

Conditions (if any) _____

District No. 1 - Ronald Williams
 District No. 2 - Dewey Weaver
 District No. 3 - George Skinner
 District No. 4 - Stephen E. Bailey
 District No. 5 - Elizabeth Porter
 DB Last Updated: 4/15/2008

16576

2008 Proposed Values

[Tax Record](#)
[Property Card](#)
[Interactive GIS Map](#)
[Print](#)

Parcel: 31-4S-17-08919-000

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Owner & Property Info

Search Result: 1 of 3

Next >

Owner's Name	HOOK TOMMY & DEIDRE		
Site Address			
Mailing Address	1377 SW BEDENBAUGH LANE LAKE CITY, FL 32025		
Use Desc. (code)	MOBILE HOM (000200)		
Neighborhood	31417.00	Tax District	3
UD Codes	MKTA01	Market Area	01
Total Land Area	1.900 ACRES		
Description	COMM NE COR, RUN W 405 FT FOR POB, RUN S 410 FT, W 308 FT, N 228.50 FT, E 240 FT, N 181.5 FT, E 68 FT TO POB, ORB 791-531, 791-533, 837-2210 873-583, WD 1140-263		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (2)	\$31,640.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$11,625.00
XFOB Value	cnt: (2)	\$592.00
Total Appraised Value		\$43,857.00

Just Value	\$43,857.00
Class Value	\$0.00
Assessed Value	\$43,857.00
Exempt Value	\$0.00
Total Taxable Value	\$43,857.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
1/3/2008	1140/263	WD	I	Q		\$45,000.00
1/20/1999	873/583	WD	V	U	01	\$12,000.00
4/1/1997	837/2210	P	V	Q		\$10,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
2	MOBILE HME (000800)	1989	Mod Metal (25)	672	736	\$11,625.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0264	PRCH,FSP	0	\$392.00	280.000	10 x 28 x 0	(.00)
0294	SHED WOOD/	1993	\$200.00	1.000	0 x 0 x 0	(.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000102	SFR/MH (MKT)	1.900 AC	1.00/1.00/1.00/1.00	\$15,600.00	\$29,640.00

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.

AND THIRD THURSDAY AT 7:00 P.M.

http://www.columbia.floridapa.com/gis/D_SearchResults.asp

7/18/2008

PREPARED AS TO FORM ONLY:
THOMAS W. BROWN
BRANNON, BROWN, HALEY,
ROBINSON & COLE, P.A.
P.O. Box 1029
Lake City, FL 32056-1029

BK 0791 PG0531

QUIT CLAIM DEED
OFFICIAL RECORDS

THIS QUIT CLAIM DEED, executed this 29th day of March, 1994,
by WANDA R. BROWN, Grantor, to PHYLLIS C. FENTON, f/k/a PHYLLIS C.
BROWN, whose post office address is 6313 Maywood Lane, Stockton, CA
95207, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of
the sum of \$1.00 and other good and valuable considerations, in
hand paid by the said Grantee, the receipt whereof is hereby
acknowledged, does hereby remise, release and quit-claim unto the
said Grantee forever, all the right, title, interest, claim and
demand which the said Grantor has in and to the following described
lot, piece or parcel of land, situate, lying and being in the
County of Columbia, State of Florida, to-wit:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 31:

Commence at the Northeast corner of Section 31,
Township 4 South, Range 17 East, and run thence
Westerly along the North line of said Section 31,
405.0 feet, for a POINT OF BEGINNING; thence
S 0°29'30" E, 410.0 feet; thence Westerly parallel
to said North line of Section 31. 308.0 feet;
thence N 0°29'30" W, 410.0 feet to said North line
of Section 31, thence Easterly along said North
line 308.0 feet to the POINT OF BEGINNING. Said
land lying in the NE 1/4 of NE 1/4, Section 31,
Township 4 South, Range 17 East, Columbia County,
Florida and containing 2.9 acres, more or less.

LESS AND EXCEPT: Commence at the Northeast corner
of Section 31, Township 4 South, Range 17 East and
run Westerly along the North line of said Section
31, 473.0 feet for a POINT OF BEGINNING. Thence
S 0°29'30" E, 181.5 feet; thence Westerly parallel
to the North line of said Section 31, 240 feet;
thence N 0°29'30" W along the West line of the
property as described in O.R. 218, Page 205, 181.5
feet; thence Easterly along the North line of of
said Section 31, 240.0 feet to the POINT OF
BEGINNING.

Parcel No. 31-4S-17-08919-000

DOCUMENTARY STAMP 70
INTANGIBLE TAX -0-
P. DEWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY Paul R. Harden D.R.

SUBJECT TO: all restrictions, reservations, road right-of-ways, and easements, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Marcia A. Neff
Marcia A. Neff
(Print Name)
Ronald D. Hanes
Ronald D. Hanes
(Print Name)

Wanda R. Brown and Wanda R. Brown in PUBLIC
WANDA R. BROWN RECORDED IN PUBLIC
COUNTY, FL.

94-07257

1994 JUN -1 PM 4:45

RECORDED
CLERK OF COURTS
COLLIER COUNTY, FLORIDA
BY Marla R. Rost

STATE OF Ohio
COUNTY OF Scioto

The foregoing instrument was acknowledged before me this 29 day of March, 1994, by WANDA R. BROWN, who is personally known to me or who produced ID card as identification.

(NOTARIAL SEAL)

Lisa R. Adams
Notary Public - State of Ohio
Lisa R. Adams
(Print Name)

My commission expires:

LISA R. ADAMS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JANUARY 01, 1998

EX 0791 PG0532
OFFICIAL RECORDS

This Instrument Prepared by & return to:

Name: KIM WATSON, an employee of
TITLE OFFICES, LLC
Address: 343 NW COLE TERRACE, SUITE 101
LAKE CITY, FLORIDA 32055
File No. 07Y-09031KW

Parcel I.D. #: 08919-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst:200812000182 Date:1/4/2008 Time:4:07 PM

Doc Stamp-Deed:315.00

DC, P. DeWitt Cason, Columbia County Page 1 of 2

THIS WARRANTY DEED Made the 3rd day of January, A.D. 2008, by **ELNORA J. HORNYAK**,

single, hereinafter called the grantor, to **TOMMY HOUK and DEIDRE HOUK, HIS WIFE**, whose post office address is **1377 SW BEDENBAUGH LANE, LAKE CITY, FLORIDA 32025**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 31: COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 31, 405.0 FEET FOR A POINT OF BEGINNING; THENCE S 0°29'30" E, 410.0 FEET; THENCE WESTERLY PARALLEL TO SAID NORTH LINE OF SECTION 31, 308.0 FEET; THENCE N 0°29'30" W, 410.0 FEET TO SAID NORTH LINE OF SECTION 31; THENCE EASTERLY ALONG SAID NORTH LINE 308.0 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN THE NE ¼ OF NE ¼, SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION 31, 473.0 FEET FOR A POINT OF BEGINNING; THENCE S 0°29'30" E, 181.5 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SECTION 31, 240 FEET; THENCE N 0°29'30" W ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN OR BOOK 218, PAGE 205, 181.5 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 31, 240.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A 1971 BCHC SINGLEWIDE MOBILE HOME, I.D. #1036.

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 grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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 December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Martha Bryan
Witness Signature

MARTHA BRYAN
Printed Name

Regina Simpkins
Witness Signature

Regina Simpkins
Printed Name

Elнора J. Hornyak L.S.
ELNORA J. HORNYAK
Address:
RT 2, BOX 276, MASON TOWN, WV 26542

STATE OF
COUNTY OF

Florida
Columbia

The foregoing instrument was acknowledged before me this 3rd day of January, 2008, by ELNORA J. HORNYAK, who is known to me or who has produced Dr. License as identification.



Martha Bryan
Notary Public

My commission expires _____

Columbia County Property Appraiser

DB Last Updated: 4/15/2008

2008 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

Parcel: 30-4S-17-08914-001 HX

Owner & Property Info

Search Result: 1 of 1

Owner's Name	HOUK TOMMY D JR		
Site Address	BEDENBAUGH		
Mailing Address	1377 SW BEDENBAUGH LANE LAKE CITY, FL 32025		
Use Desc. (code)	SINGLE FAM (000100)		
Neighborhood	30417.00	Tax District	2
UD Codes	MKTA01	Market Area	01
Total Land Area	0.500 ACRES		
Description	THE E1/2 OF THE E1/2 OF THE FOLLOWING: COMM SE COR OF SEC, RUN N 219.49 FT, W 53.4 FT FOR POB, CONT S 194.7 FT, W 449.4 FT, N 194.7 FT, E 449.40 FT TO POB. ALSO DESC: COMM SE COR, RUN N 219.49 FT, W 53.40 FT FOR POB, RUN S 194.70 FT, W 113.50 FT, N 194.70 FT, E 113.68 FT TO POB.(BY SURVEY) ORB 918-1519,		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (1)	\$14,400.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$77,578.00
XFOB Value	cnt: (1)	\$1,600.00
Total Appraised Value		\$93,578.00

Just Value	\$93,578.00
Class Value	\$0.00
Assessed Value	\$72,889.00
Exempt Value	(code: HX) \$25,000.00
Total Taxable Value	\$47,889.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
NONE						

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100)	2001	Above Avg. (10)	1392	1492	\$77,578.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	2001	\$1,600.00	1.000	0 x 0 x 0	(.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000100	SFR (MKT)	.500 AC	1.00/1.00/1.50/1.00	\$28,800.00	\$14,400.00

Columbia County Property Appraiser

DB Last Updated: 4/15/2008