

DATE 03/25/2010

## Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT

000028449

APPLICANT RAYMOND PEELER PHONE 755-2848  
ADDRESS 9878 S. US HIGHWAY 441 LAKE CITY FL 32025  
OWNER VINCENZA KOGER PHONE 575 546-3142  
ADDRESS 140 SW LUCY COURT LAKE CITY FL 32024  
CONTRACTOR RAYMOND PEELER PHONE 755-2848  
LOCATION OF PROPERTY 90W, TL SISTERS WELCOME, TR ON CREEKSIDE LANE, TR LUCY CT., 2ND HOUSE ON LEFT  
TYPE DEVELOPMENT SWIMMING POOL ESTIMATED COST OF CONSTRUCTION 24000.00  
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 25.00 REAR 15.00 SIDE 10.00  
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.

PARCEL ID 12-4S-16-02939-111 SUBDIVISION CREEKSIDE  
LOT 11 BLOCK PHASE UNIT 0 TOTAL ACRES 0.50

CPC057105  
Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING X10-065 BK HD N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident  
COMMENTS: NOC ON FILE

Check # or Cash 1215

## FOR BUILDING &amp; 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 Insulation 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 Pool date/app. by  
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by  
Pump pole date/app. by Utility Pole date/app. by M/H tie downs, blocking, electricity and plumbing date/app. by  
Reconnection date/app. by RV date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 120.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ **TOTAL FEE** 195.00  
INSPECTORS OFFICE Mike Tedder CLERKS OFFICE CH

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 NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

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



RC

Columbia County Building Permit Application

For Office Use Only Application # 1003.30 Date Received 3/19/10 By G Permit # 28449  
Zoning Official BLK Date 24.03.10 Flood Zone X Land Use RES. Low-Dens. Zoning RSF-2  
FEMA Map # N/A Elevation N/A MFE N/A River N/A Plans Examiner 160 Date 3-25-10  
Comments  
☒ 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 N/A Accessory Use (12) VF

Septic Permit No. X-10-065 in Box Fax 386 755 5577  
Name Authorized Person Signing Permit Raymond or Alice Peelen Phone 755 2848  
Address 9878 S. US Hwy 441 Lake City FL 32025  
Owners Name Vincenza Kogen Phone 575-546 3142  
911 Address 140 SW Lucy Ct. Lake City FL 32025  
Contractors Name Raymond Peelen Phone 755 2848  
Address same as above  
Fee Simple Owner Name & Address \_\_\_\_\_  
Bonding Co. Name & Address \_\_\_\_\_  
Architect/Engineer Name & Address \_\_\_\_\_  
Mortgage Lenders Name & Address \_\_\_\_\_

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

Property ID Number 12 45 16 02939-111 Estimated Cost of Construction 24,000  
Subdivision Name Creekside Lot 11 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions Hwy 90 W → (C) Sisters Welcome -  
(R) Creekside <sup>LANE</sup> ~~subdivision~~ - (R) Lucy Ct. -  
2nd House on (L) Number of Existing Dwellings on Property 1  
Construction of Swimming Pool Total Acreage .5 Lot Size \_\_\_\_\_  
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 60 ft Side 40 ft Side 40 ft Rear 25 ft  
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.

**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 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 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. It may be to your advantage to check and see if your property is encumbered by any restrictions.

(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature

**\*\*OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

**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.

Contractor's Signature (Permitee)

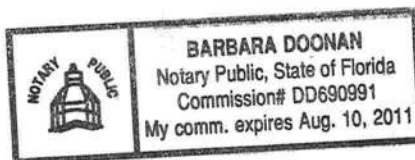
Contractor's License Number CPC057105  
Columbia County  
Competency Card Number \_\_\_\_\_

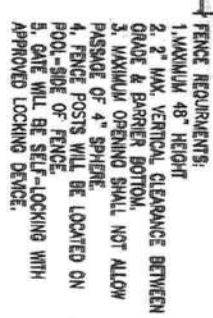
Affirmed under penalty of perjury to by the Contractor and subscribed before me this 12<sup>th</sup> day of August 2009.

Personally known ☒ or Produced Identification ☐

State of Florida Notary Signature (For the Contractor)

SEAL:

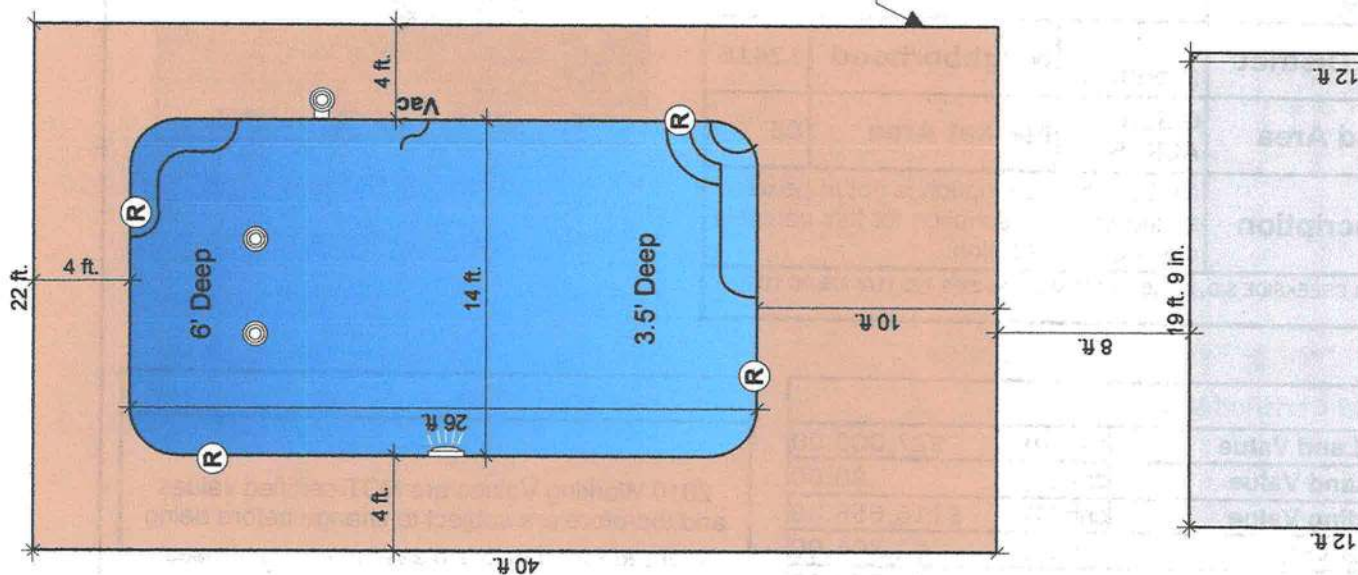




*[Signature]*  
4/17/10



Distance to property  
25' line.



Screen  
1'2"x40"x22"x40"x1'1"x8' Tall

518 sf Deck  
361 sf pool

### 8' Tall Screen Walls

enzakoger@msn.com  
enzakoger@yahoo.com

**Koger,Enza**  
**140 SW Lucy Ct.**  
**Lake City** **FI 32024**

**Designed by:**  
**Raymond Peeler**  
**3/19/2010**

**Phone: 386-755-2848**  
**Fax: 386-755-5577**

**Peeler Pools**  
9878 S U.S.Hwy 441  
Lake City FL 32056

**SCALE: 1/8" = 1'**

*Rec'd + Return to*

Prepared by & Return to:  
Matthew D. Rocco  
Sierra Title, LLC  
419 SW SR 247, Suite 109  
Lake City, Florida 32025

File Number: 09-0605

Inst: 200912012918 Date: 8/4/2009 Time: 8:38 AM  
Doc Stamp-Deed: 1155.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1178 P: 878

### General Warranty Deed

Made this July 31, 2009 A.D. By **Zoltan Szabo and his wife, Ilona Szabo**, hereinafter called the grantor, to **Porter H. Koger and his wife Vincenza Koger**, whose post office address is: 140 SW Lucy Court, Lake City, Florida 32025, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 11, Creekside, according to the plat thereof, as recorded in Plat Book 7, Page 124, of the Public Records of Columbia County, Florida.

Parcel ID Number: 164S12-02939-111

**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 December 31, 2008.

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

*Signed, sealed and delivered in our presence:*

*L. Taylor Goes*  
Witness Printed Name L. Taylor Goes

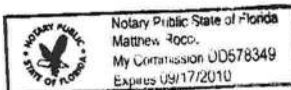
*Matthew D Rocco*  
Witness Printed Name Matthew D Rocco

State of Florida  
County of Columbia

*Z Szabo* (Seal)  
Zoltan Szabo  
Address:

*Ilona Szabo* (Seal)  
Ilona Szabo  
Address: 475 Frederickburg St. SW  
Palm Bay, FL 32908

The foregoing instrument was acknowledged before me this 31st day of July, 2009, by Zoltan Szabo and his wife, Ilona Szabo, who is/are personally known to me or who has produced DC as identification.



*Matthew D. Rocco*  
Notary Public  
Print Name: Matthew D. Rocco  
My Commission Expires:

## SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER \_\_\_\_\_

CONTRACTOR

Raymond Peeler

PHONE

755 2848

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

*Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.*

<b>ELECTRICAL</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>MECHANICAL/ A/C _____</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>PLUMBING/ GAS</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>ROOFING</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SHEET METAL</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>FIRE SYSTEM/ SPRINKLER</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____
<b>SOLAR</b>	Print Name _____ License #: _____	Signature _____ Phone #: _____

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON	<u>Good</u>		
CONCRETE FINISHER	<u>000028</u>	<u>Butch Vaughn</u>	<u>Butch V f Deck</u>
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**F. S. 440.103 Building permits; identification of minimum premium policy.**—Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.



# COLUMBIA COUNTY FLORIDA DEPARTMENT OF BUILDING AND ZONING

## OCCUPANCY

### COLUMBIA COUNTY, FLORIDA

#### Department of Building and Zoning Inspection

*This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.*

Parcel Number 12-4S-16-02939-111

Building permit No. 000028449

Use Classification SWIMMING POOL

Fire: 0.00

Permit Holder RAYMOND PEELER

Waste:           

Owner of Building VINCENZA KOGER

Total: 0.00

Location: 140 SW LUCY COURT, LAKE CITY, FL

Date: 05/05/2010

*Harry Dicks*

Building Inspector



POST IN A CONSPICUOUS PLACE  
(Business Places Only)