

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/23/2022

Parcel: << 18-5S-18-10590-001 (45375) >>

Owner & Property Info

Result: 2 of 2

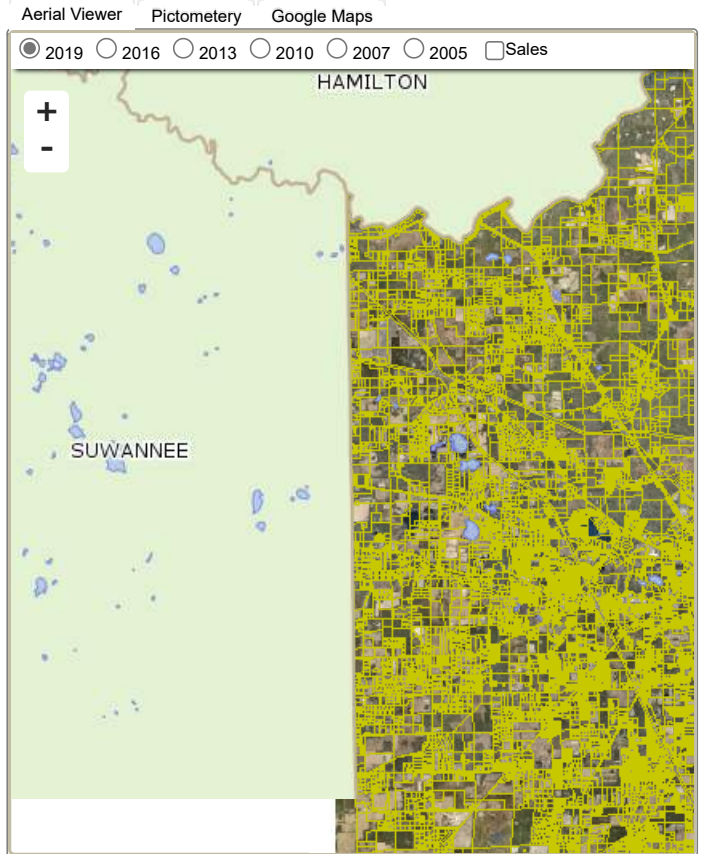
Owner	RYGWALSKI BRIAN 9288 SE POUNDS HAMMOCK RD LULU, FL 32061		
Site	9288 SE POUNDS HAMMOCK RD, LULU		
Description*	COMM NW COR OF SEC, E 2710.01 FT, E 1355.79 FT, S 663.34 FT TO POB, S 667.06 FT, W 1338.57 FT, N 677.20 FT, E 1347.17 FT TO POB. EX 40 FT R/W. DB 72-PG 393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, 905-2653, WD 1036-1405, WD 1128-2093, P ...more>>>		
Area	19.81 AC	S/T/R	18-5S-18
Use Code**	TIMBERLAND 70-79 (5600)	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	\$0
	Ag Land	\$8,954
	Building	\$0
	XFOB	\$0
	Just	\$118,860
	Class	\$8,954
	Appraised	\$8,954
	SOH Cap [?]	\$0
	Assessed	\$8,954
	Exempt	\$0
	Total	county:\$8,954 city:\$0
	Taxable	other:\$0 school:\$8,954



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/10/2022	\$100	1468/1987	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
9910	MKT.VAL.AG (MKT)	19.810 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$118,860
5500	TIMBER 2 (AG)	19.810 AC	1.0000/1.0000 1.0000/ /	\$452 /AC	\$8,954

Search Result: 2 of 2

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Brent Strickland PHONE 386-365-7043

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

Brian Rygwalski

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.

ELECTRICAL	Print Name <u>James Dale Williams</u>	Signature 
	License #: <u>EC 13002957</u>	Phone #: <u>386-362-2035</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	
MECHANICAL/ A/C _____	Print Name <u>Michael Boland</u>	Signature 
	License #: <u>CAC 1817716</u>	Phone #: <u>352-351-3926</u>
	Qualifier Form Attached <input checked="" type="checkbox"/>	

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

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.

Revised 10/30/2015



COLUMBIA COUNTY BUILDING DEPARTMENT
LETTER OF AUTHORIZATION TO SIGN FOR PERMITS
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
 Phone: 386-758-1008 Fax: 386-758-2160

I, Dale Williams (license holder name), licensed qualifier
 for Affordable Electric (company name), do certify that
 the below referenced person(s) listed on this form is/are employed by me directly or through an
 employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in
 Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and
 control and is/are authorized to purchase permits, call for inspections, and sign on my behalf

Printed Name of Person Authorized	Signature of Authorized Person
1. Dale Burd	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
 under my license and fully responsible for compliance with all Florida Statutes, Codes, and
 Local Ordinances. I understand that the State and County Licensing Boards have the power and
 authority to discipline a license holder for violations committed by him/her, his/her agents,
 officers, or employees and that I have full responsibility for compliance with all statutes, codes
 and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you
must notify this department in writing of the changes and submit a new letter of authorization
form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to
use your name and/or license number to obtain permits.

License Holders Signature (Notarized)

EC13007092 1-07-19
 License Number Date

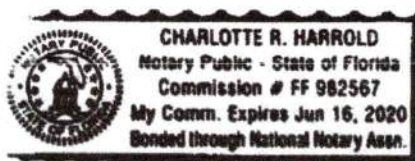
NOTARY INFORMATION:

STATE OF Florida COUNTY OF Columbia

The above license holder, whose name is James D. Williams
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 7th day of January, 2019

NOTARY'S SIGNATURE

(Seal/Stamp)





COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

LICENSED QUALIFIER AUTHORIZATION

I, Michael A Boland (license holder name), licensed qualifier
for ACE A/C of Ocala, LLC (company name), do certify that
the below referenced person(s) listed on this form is/are contracted/hired by me, the license
holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an
officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said
person(s) is/are under my direct supervision and control and is/are authorized to purchase and
sign permits; call for inspections and sign subcontractor verification forms on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Dale Eard</u>	1. <u>[Signature]</u>
2. <u>Kelly Bishop</u>	2. <u>Kelly Bishop</u>
3. <u>Rocky Ford</u>	3. <u>[Signature]</u>
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
under my license and fully responsible for compliance with all Florida Statutes, Codes, and
Local Ordinances. I understand that the State and County Licensing Boards have the power and
authority to discipline a license holder for violations committed by him/her, his/her agents,
officers, or employees and that I have full responsibility for compliance with all statutes, codes
and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or
officer(s), you must notify this department in writing of the changes and submit a new letter of
authorization form, which will supersede all previous lists. Failure to do so may allow
unauthorized persons to use your name and/or license number to obtain permits.

[Signature]
Licensed Qualifiers Signature (Notarized)

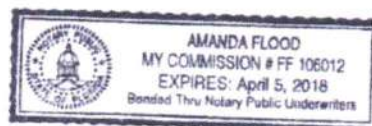
CAC1817716 License Number ES120026 Date 11/17/15

NOTARY INFORMATION:
STATE OF: Florida COUNTY OF: Marion

The above license holder, whose name is Michael A. Boland
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 17th day of November, 20 15

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



PERMIT WORKSHEET

page 1 of 2

PERMIT NUMBER

Installer Brent Strickland License # IH 1104218

Installer Mobile Phone # 386-365-7043

Address of home being installed

9288 SE Powell Avenue RD
6060, FL, 32061

Manufacturer

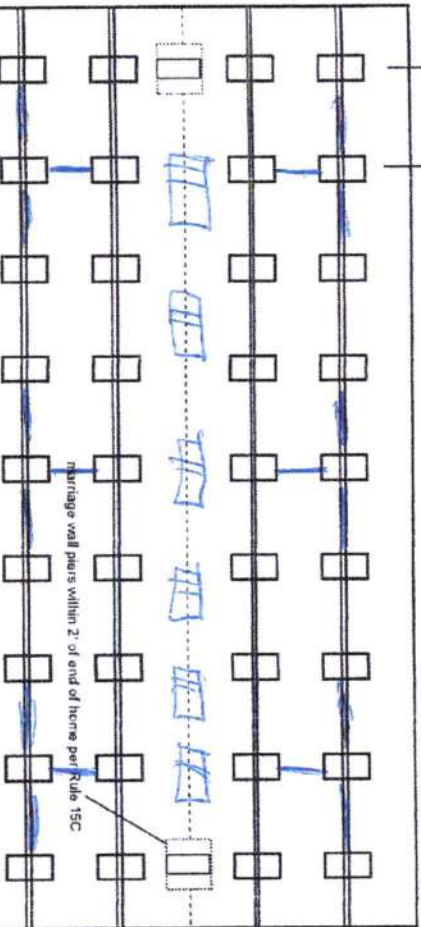
LWD AC Length x width 16x32

NOTE: if home is a single wide fill out one half of the blocking plan
if home is a triple or quad wide sketch in remainder of home

I understand Lateral Arm Systems cannot be used on any home (new or used)
where the sidewall ties exceed 5 ft 4 in.

Installer's initials

B.S.



New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual

Home is installed in accordance with Rule 15-C

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐

Double wide ☒ Installation Decal # 88701

Triple/Quad ☐ Serial # 60464200 31986 AS

Roof System: ☒ Typical ☐ Hinged

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	16" x 16" (256)	18 1/2" x 18 (342)	20" x 20" (400)	22" x 22" (484)	24" x 24" (576)	26" x 26" (676)
1000 dsf	3'	4'	5'	6'	7'	8'
1500 dsf	4'	6'	7'	8'	9'	10'
2000 dsf	6'	8'	9'	10'	11'	12'
2500 dsf	7'	9'	10'	11'	12'	13'
3000 dsf	8'	10'	11'	12'	13'	14'
3500 dsf	8'	10'	11'	12'	13'	14'

* interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size

17x25

Perimeter pier pad size

16x16

Other pier pad sizes (required by the mfg.)

17x25

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening Pier pad size

4 ft ☒ 5 ft ☐

FRAME TIES

within 2' of end of home spaced at 5' 4" oc

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer DIAPER HON
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer DIAPER HON

OTHER TIES

Sidewall 24
Longitudinal 24
Marriage wall 24
Shearwall 24

PERMIT NUMBER

PERMIT WORKSHEET

page 2 of 2

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to _____ psf or check here to declare 1000 lb. soil ☒ without testing.

X 1000 X 1000 X 1000

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X 1000 X 1000 X 1000

TORQUE PROBE TEST

The results of the torque probe test is 290 inch pounds or check here if you are declaring 5' anchors without testing _____. A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft. anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may requires anchors with 4000 lb holding capacity.

B.S. Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Brent Stutz

Date Tested

10-21-2022

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 21

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 21

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 24

Site Preparation

Debris and organic material removed ☒ Swale ☒ Pad ☒ Other ☒

Fastening multi wide units

Floor: Type Fastener: 1/4" Length: 5" Spacing: 16"
Walls: Type Fastener: 3/16" Length: 4" Spacing: 16"
Roof: Type Fastener: 1/4" Length: 6" Spacing: 16"
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials B.S.

Installed:

Type Gasket Foam

Between Floors Yes ☒
Between Walls Yes ☒
Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒ Pg. 21
Siding on units is installed to manufacturer's specifications. Yes ☒
Fireplace chimney installed so as not to allow intrusion of rain water. Yes ☒

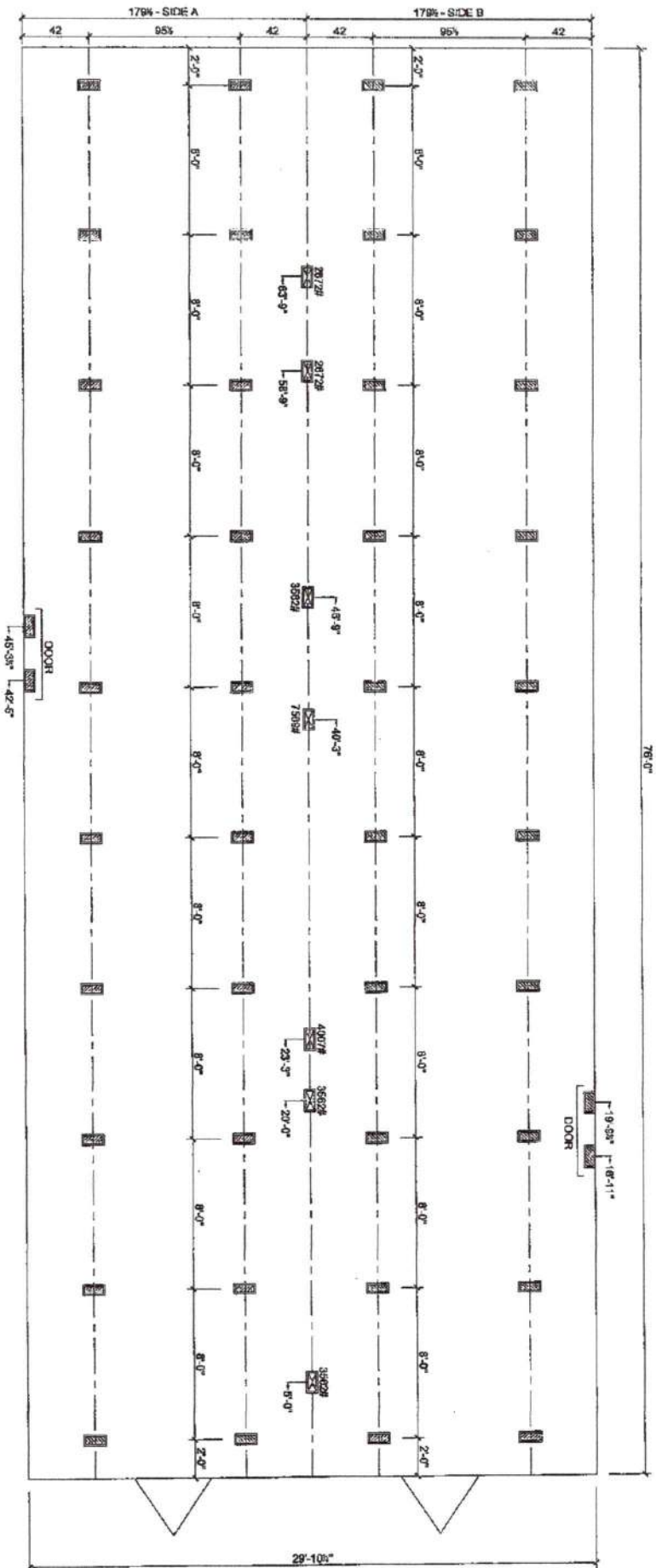
Miscellaneous

Skirting to be installed. Yes ☒ No ☒
Dryer vent installed outside of skirting. Yes ☒ N/A ☒
Range downflow vent installed outside of skirting. Yes ☒ N/A ☒
Drain lines supported at 4 foot intervals. Yes ☒
Electrical crossovers protected. Yes ☒
Other: _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Brent Stutz Date 10-21-22



MARRIAGE LINE OPENING SUPPORT PIERTYP

8-27-2013

FOUNDATION NOTES:

- THIS DRAWING IS DESIGNED FOR THE STANDARD WIND ZONE AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.
- FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.
- FOOTINGS ARE REQUIRED AT SUPPORT POSTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

Live Oak Homes
MODEL: P-3764L - 32 X 76
4-BEDROOM / 2-BATH

P-3764L

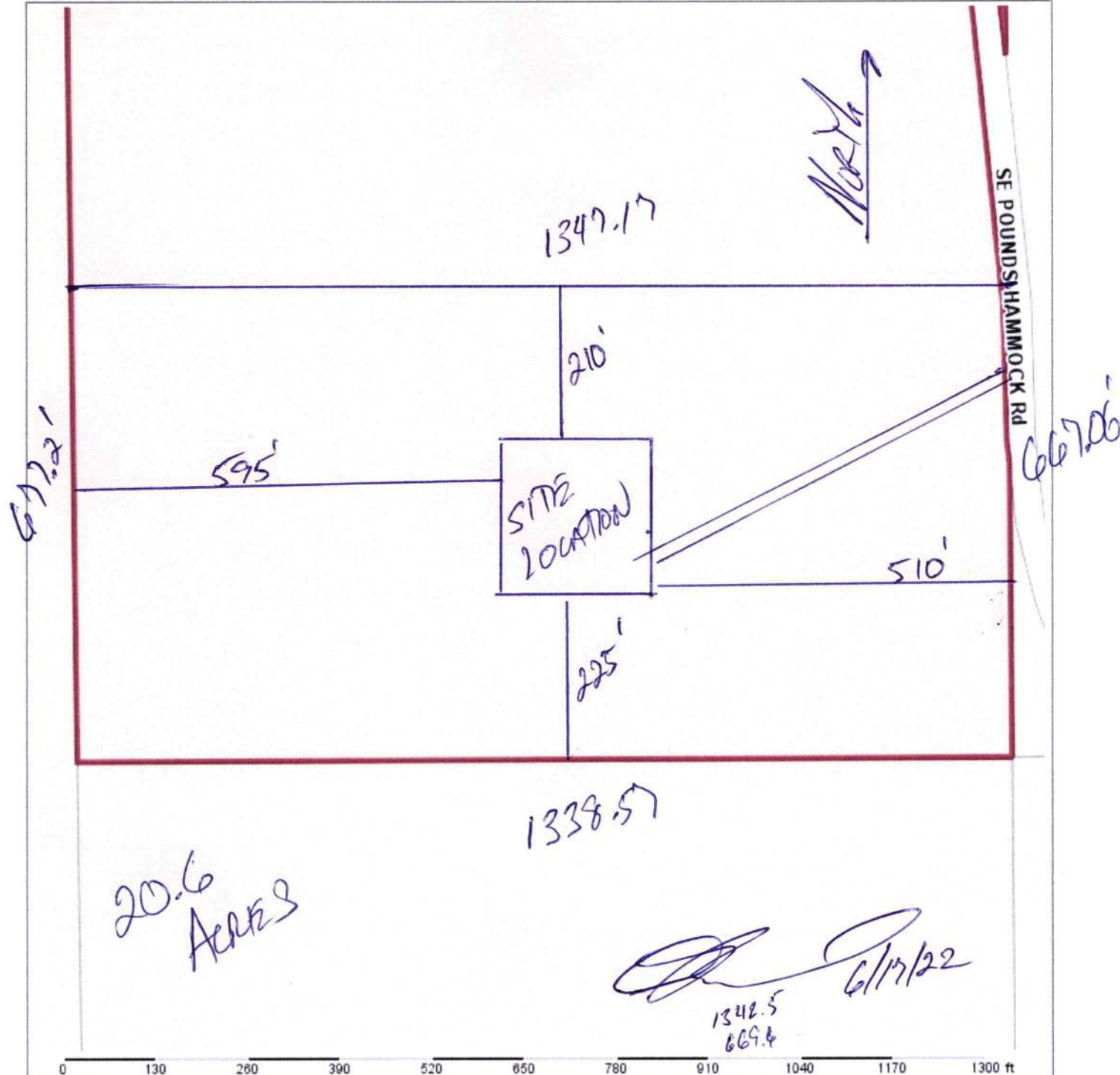
Permit Application Number_____

PART II - SITEPLAN

Notes: 1 of 20.6 Acres

Site Plan submitted by: _____ CONTRACTOR
Plan Approved _____ Not Approved _____ Date _____
By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



20.6
ACRES

[Signature]
6/17/22
1342.5
669.4

Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 18-5S-18-10590-000 (38827) | TIMBERLAND 70-79 (5600) | 40 AC

NW1/4 OF NE1/4, DB 72-PG 393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, 905-2653, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-

Owner:

RYGWALSKI BRIAN

RYGWALSKI AMANDA

436 SUNSHINE WAY

BRIGHTON, CO 80601

Site:

9288 SE POUNDS HAMMOCK RD,

LULU

Sales

4/5/2022

\$130,100

V (Q)

Info

12/7/2020

\$100

V (U)

8/4/2013

\$100

V (U)

2022 Working Values

Mkt Lnd

\$0

Appraised

\$8,820

Ag Lnd

\$8,820

Assessed

\$8,820

Bldg

\$0

Exempt

\$0

XFOB

\$0

Just

\$95,477

Total

county:\$8,820


Taxable

city:\$0

other:\$0

school:\$8,820

NOTES:



Columbia County, FL

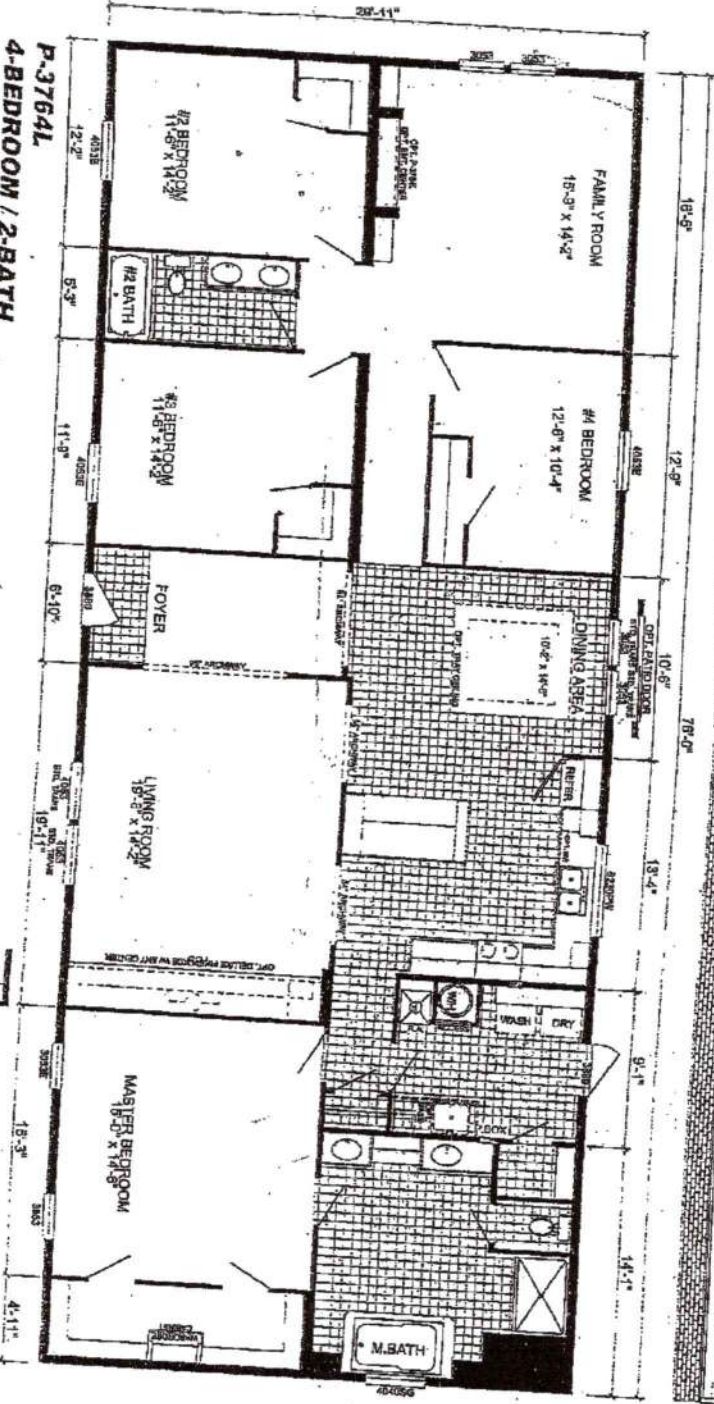
This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

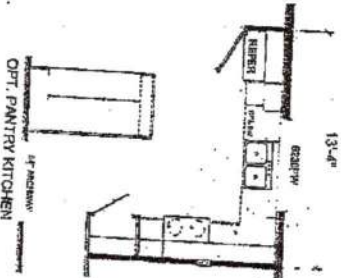
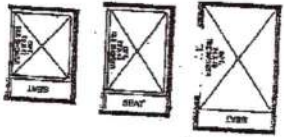
THE BLAKELY

976-5306440

BRICK



P-3764L
4-BEDROOM / 2-BATH
32 X 76 - Approx. 2273 Sq. Ft.
 Date: 6-18-2013
 * All room dimensions include double and extra footage figures are approximate.
 * Transoms/windows are available on optional 8'x4' kitchen houses only.
 * Shelving shown is optional.



Jason Floyd
 manager
 jasonfloyd@firstcoasthomes.com
First Coast Homes

3909 US Hwy 90, West
 Lake City, FL 32055
 firstcoasthomes.com
 386-732-1452 phone
 386-752-1371 fax



Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: **12/29/2021 9:05:24 PM**
Address: **9288 SE POUNDS HAMMOCK RD**
City: **LULU**
State: **FL**
Zip Code **32061**

Parcel ID **18-5S-18-10590-000**

REMARKS: **This address is a verified address in the county's addressing system.**
Verification ID: afaf3fb9-11d7-4b42-9af6-9235c57d7a54

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By: **GIS Specialist**

Columbia County GIS/911 Addressing Coordinator

Prepared By

Name: Amanda Rygwalski
Address: 2107 SE High Falls Rd
LAKE CITY, FL
State: FL Zip Code: 32025

After Recording Return To

Name: Brian Rygwalski
Address: 2107 SE High Falls Rd
LAKE CITY
State: FL Zip Code: 32025

TAX PARCEL ID # 10590-000

Inst: 202212011447 Date: 06/10/2022 Time: 8:32AM
Page 1 of 3 B: 1468 P: 1987, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk Doc Stamp-Deed: 0.70

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Columbia COUNTY

THIS QUIT CLAIM DEED, executed this 10th day of June, 2022
between first party, as Grantor, Amanda Rygwalski, a
Woman, whose post office address is 2107 SE High Falls Rd. Lake City, FL
County of Columbia, City of LAKE CITY, State of Florida, and 32025
second party, as Grantee, Brian Rygwalski, a man,
whose post office address is 9288 SE Ponds Hammock Rd County of Columbia,
City of Lulu, State of Florida.

WITNESSETH, that Grantor, and in consideration of ONE DOLLAR
(\$ 1.00), and other good and valuable consideration paid by the
Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and
forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the
following described parcel of land, and improvements and appurtenances thereto, in
Columbia County, Florida, to-wit:

SEE ATTACHMENT

[INSERT LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]



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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

A. Rygalski
Grantor's Signature
Amanda Rygalski
Grantor's Name
2107 SE HAMFAIR RD
Address
LAKE CITY, FL 32025
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Lon B Koon
Witness's Signature
Lon B Koon
Witness's Name

Reelinda Scippio
Witness's Signature
Reelinda Scippio
Witness's Name

STATE OF FLORIDA)

COUNTY OF Columbia)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 10 day of June, 22, by Amanda Rygalski who is personally known to me or who has produced Colorado DL as identification.

[Signature]
Notary Public

(SEAL)

My Commission Expires: May 19, 2023



Olga M. Armas
Comm. #GG336009
Expires: May 19, 2023
Bonded Thru Aaron Notary

Inst. Number: 202212006796 Book: 1463 Page: 2254 Page 4 of 5 Date: 4/7/2022 Time: 3:01 PM
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 910.70

EXHIBIT "A"

Description of Property

Lot 8:

A parcel of land lying in the NW 1/4 of the NE 1/4 Section 18, Township 5 South, Range 18 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 3"x3" concrete monument located at the Northwest corner of said Section 18 and run thence S 88°11'39"E, along the North line of said Section 18, for a distance of 2710.01 feet to a found 5/8" iron rod located at the Northwest corner of said NW 1/4 of NE 1/4; thence run S 88°06'54"E, along the North line of said NW 1/4 of NE 1/4, for a distance of 1355.79 feet to a set 1/2" iron rod located at the Northeast corner of said NW 1/4 of NE 1/4 and also being the Northwest corner of the NE 1/4 of the NE 1/4 of said Section 18; thence run S 00°30'19"W, along the East line of said NW 1/4 of NE 1/4, for a distance of 663.34 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue S 00°30'19"W, along said East line of NW 1/4 of NE 1/4, for a distance of 667.06 feet to a set 1/2" iron rod located at the Southeast corner of said NW 1/4 of NE 1/4 and also being the Southwest corner of said NE 1/4 of NE 1/4; thence run N 88°57'37"W for a distance of 1338.57 feet to a set 1/2" iron rod located at the Southwest corner of said NW 1/4 of NE 1/4; thence run N 00°12'39"W, along the West line of said NW 1/4 of NE 1/4, for a distance of 677.20 feet to a set 1/2" iron rod; thence run S 88°32'06"E for a distance of 1347.17 feet to the Point of Beginning.

LESS AND EXCEPT any portion lying within the R/W of SE Pounds Hammock Road, a 40 foot wide county graded road.

Subject to any covenants, easements and/or restrictions of record.

ALSO Subject to a Utility Easement lying 15 feet West of the Westerly R/W line of SE Pounds Hammock Road.