

CAROL CHADWICK, P.E.

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January 19, 2021

Tom Eagle

Eagle Properties

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re: ELEVATION LETTER – PARCEL 23-35-16-02279-130, LOT 30, TURKEY CREEK UNIT 1, COLUMBIA COUNTY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The building had been partially constructed at the time of the inspection as shown in Photos 1 and 2. Per a survey by Britt Surveying and Mapping, the finished floor elevation is 159.08. The adjacent street elevations are 157.86 and 157.82. The finished floor of the home will be less than one foot above the nearest adjacent street.

I certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE
cn=Carol Chadwick, PE,
o=This item has been
electronically signed and
sealed by Carol Chadwick, PE
using a digital signature., ou,
email=ccpewyo@gmail.com,
c=US
2021.01.19 11:07:33 -05'00'

Carol Chadwick, P.E.



Photo 1. Foundation looking west.



Photo 2. Foundation looking northwest.



Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 12/8/2020

Parcel: << **23-3S-16-02279-130** >>

Owner & Property Info

Result: 1 of 0

Owner	WOODBOROUGH NORTH LLC 2806 W US HIGHWAY 90 LAKE CITY, FL 32055		
Site	215 TURKEY CREEK WAY, LAKE CITY		
Description*	LOT 30 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051		
Area	0.251 AC	S/T/R	23-3S-16
Use Code**	VACANT (000000)	Tax District	2

*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

2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$14,500	Mkt Land (1)	\$14,500
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$14,500	Just	\$14,500
Class	\$0	Class	\$0
Appraised	\$14,500	Appraised	\$14,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$14,500	Assessed	\$14,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500	Total Taxable	county:\$14,500 city:\$14,500 other:\$14,500 school:\$14,500

Aerial Viewer

Pictometry

Google Maps

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


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/6/2020	\$544,000	1402/2049	WD	V	U	16
12/31/2019	\$100	1402/2051	WD	V	U	16
12/31/2019	\$100	1402/2047	WD	V	U	11
12/31/2019	\$100	1402/2044	WD	V	U	11

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (0.251 AC)	1.00/1.00 1.00/1.00	\$14,500	\$14,500

Search Result: 1 of 0

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