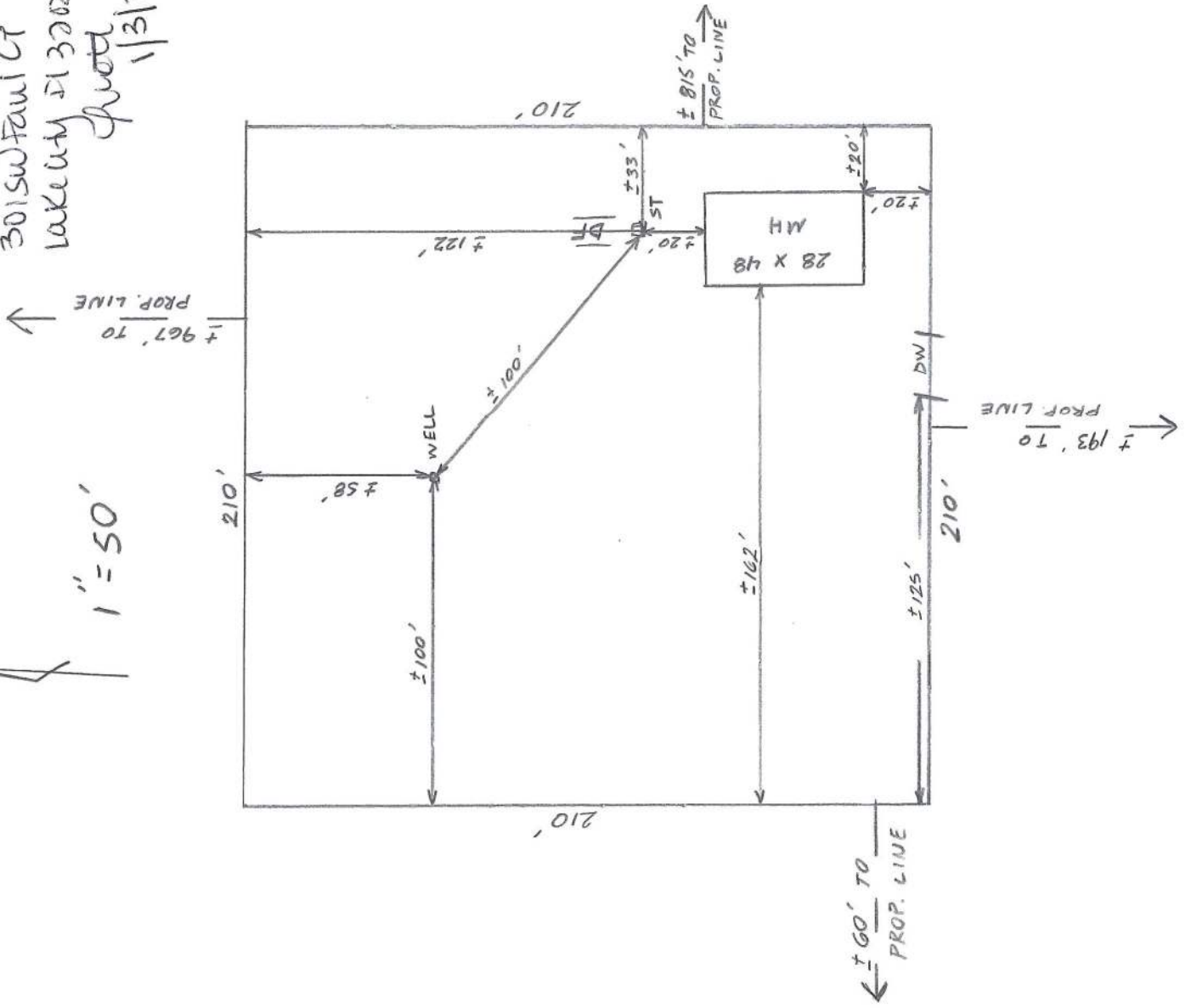


$1'' = 50'$

Quota 1/3/2021

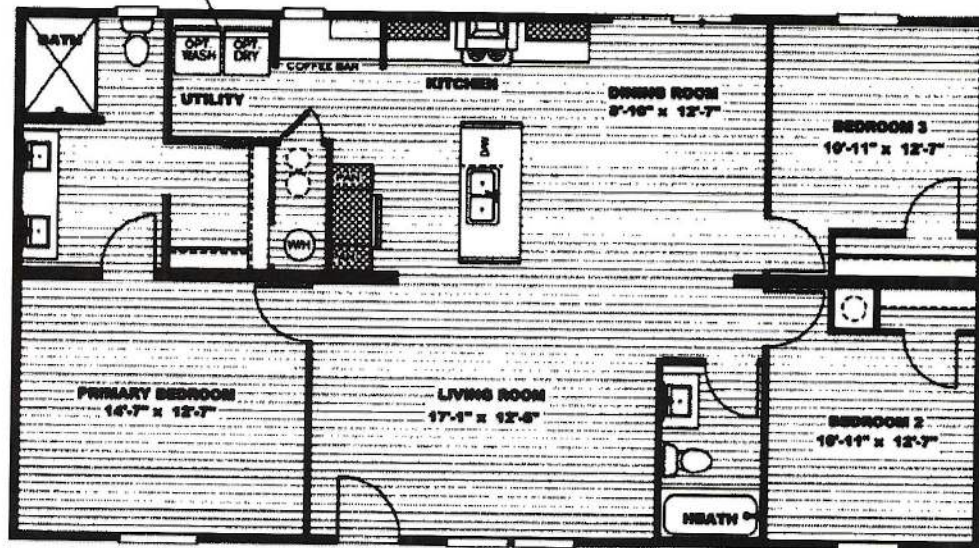


SE COUNTY RD 18

NOT TO SCALE

SE GRAHAM CT

210 x 210
DERWIN



MODEL #CEJ28483AH
DRAWING # CE-M029-48-3
28'x48' DESOTO

Architectural floor plan of a rectangular building. The overall dimensions are 26'-4" wide by 48'-0" deep. The plan is divided into two equal halves by a vertical centerline, each measuring 13'-2" wide. The building features a grid of columns, with square columns labeled 'PIER #1' and 'PIER #2'. A 'FRONT DOOR' is located on the left side, and a 'SLIDING GLASS DOOR' is on the right side. The plan includes various dimensions for column spacing and door locations, such as 31'-0 1/2", 28'-9", 14'-9 1/2", 12'-4", 1'-7 1/4", 1'-2 1/4", 3'-2 1/2", 3'-7 9/16", 4'-0 6/16", and 7'-8". The bottom edge shows a series of dimensions: 29'-1 1/2", 99'-1 1/2", 29'-1 1/2", 29'-1 1/2", 99'-1 1/2", and 29'-1 1/2".

1. PIER LOTS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 8b AND 8c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7d AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
2. REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
3. FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
4. SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
5. THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR B-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

- E** ■ ELECTRICAL DROP
- W** ■ WATER INLET
- D** ■ DWV PLUMBING DROP
- G** ■ GAS INLET

Coulter		Coulter		Coulter	
1	2	1	2	1	2
12.333	3700	12.333	5853	12.333	7217
29.042	3700	29.042	5853	29.042	7217

[illegible]

20 lb ROOF LOAD						SIDEWALL OPENING PER FT REQUIRED PIER, CIRC DSS:
	3	4	5	6	8	10
SIDEWALL OPENING PER LOAD 28 BOX WIDTH	1175	1330	1485	1640	1950	2260

*FOR 33 lb & 40 lb ROOF LOAD REFER TO TABLES 7 & 8 'C' IN THE INSTALLATION MANUAL.

DATE ORDERED 4/15/2020		DATE SHIP 8/19/2021		DATE INST. 3/16=1"		SHEET NO. CE-A1029-48-3-3		SHEET NAME PIERS		SHEET NO. 95.5		SU-1	
CUSTOMER NAME Desoto		MODEL NO. CEJ28483AH		BDS. SIZ. 28' x 48'		MODE. SQ. FT. 1.264		DESIGN		CATE.			

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 11/30/2023

Parcel: << 20-6S-18-10642-000 (38952) >>

Owner & Property Info

Result: 1 of 2

Owner	ZOW ANDREW 146 STANBURY DR CLEMSON, SC 29631		
Site	335 SE GRAHAM CT, LAKE CITY		
Description*	SE1/4 OF SW1/4 & W1/2 OF W1/2 OF SE1/4 LYING W OF OLUSTEE CREEK, EX 1 AC DESC IN ORB 1189-2237 & EX 27 AC DESC ORB 1406-235, 42-326,332, PR 833-2312,		
Area	36 AC	S/T/R	20-6S-18
Use Code**	PASTURE CLS33 (6200)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$9,996	Ag Land	\$9,996
Building	\$0	Building	\$0
XFOB	\$14,600	XFOB	\$14,600
Just	\$158,600	Just	\$158,600
Class	\$24,596	Class	\$24,596
Appraised	\$24,596	Appraised	\$24,596
SOH Cap [?]	\$7,191	SOH Cap [?]	\$6,450
Assessed	\$24,596	Assessed	\$24,596
Exempt	\$0	Exempt	\$0
Total	county:\$17,405 city:\$0	Total	county:\$18,146 city:\$0
Taxable	other:\$0 school:\$24,596	Taxable	other:\$0 school:\$24,596

Aerial Viewer Pictometry Google Maps

© 2023 ○ 2022 ○ 2019 ○ 2016 ○ 2013 ☒ Sales

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

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
0070	CARPORT UF	0	\$200.00	1.00	12 x 20
0294	SHED WOOD/VINYL	1993	\$400.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0
9945	Well/Sept		\$7,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
6200	PASTURE 3 (AG)	24.000 AC	1.0000/1.0000 1.0000/ /	\$275 /AC	\$6,600
5600	TIMBER 3 (AG)	12.000 AC	1.0000/1.0000 1.0000/ /	\$283 /AC	\$3,396
9910	MKT.VAL.AG (MKT)	36.000 AC	1.0000/1.0000 1.0000/ /	\$4,000 /AC	\$144,000



0 0.07 0.14 0.21 0.28 0.35 0.42 0.49 0.56 0.63 0.7 mi

Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 20-6S-18-10642-000 (38952) | PASTURE CLS33 (6200) | 36 AC

SE1/4 OF SW1/4 & W1/2 OF SE1/4 LYING W OF OLUSTEE CREEK, EX 1 AC DESC IN ORB 1189-2237 & EX 27 AC DESC ORB 1406-235, 42-326,332, PR 833-2312,

ZOW ANDREW

Owner: 146 STANBURY DR
CLEMSON, SC 29631
Site: 335 SE GRAHAM CT, LAKE
CITY

Sales Info NONE

2024 Working Values

Mkt Lnd	\$0	Appraised	\$24,596
Ag Lnd	\$9,996	Assessed	\$24,596
Bldg	\$0	Exempt	\$0
XFOB	\$14,600	county:	\$18,146
Just	\$158,600	city:	\$0
		other:	\$0
		Total Taxable	school:\$24,596

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, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

PURCHASE AGREEMENT

P.O. Box 2736
Lake City, FL 32056

386-758-9538
Toll Free: 1-888-313-2899

332 SW Deputy J Davis Lane
Lake City, FL

**SHOWCASE
HOMES**
Direct

Fax: 386-758-6889

Email: Showcasehomesdirect@comcast.net

Locally Owned and Operated

SOLD TO <u>Andrew Zow</u>		PHONE <u>205-243-5440</u>		DATE <u>7/17/23</u>	
ADDRESS <u>146 Stanbury Drive</u>		COUNTY <u>Pickens</u>		EMAIL <u>azow1@outlook.com</u>	
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:					
MAKE <u>Clayton</u>	MODEL <u>Desoto</u>	B.ROOMS <u>20 W</u>	FLOOR SIZE <u>1 W</u>	HITCH SIZE <u>1 W</u>	
SERIAL NUMBER	<input type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	SALESMAN <u>Kent</u>		
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES <u>Std. Set up + Delivery</u> <u>AC, Skirt + Cover steps</u>			PRICE OF UNIT <u>115,000</u>		
			SALES TAX <u>3525</u>		
			NON-TAXABLE ITEMS		
			VARIOUS FEES		
			1. CASH PRICE <u>\$118,520</u>		
			TRADE-IN ALLOWANCE \$		
			LESS BAL. DUE ON ABOVE \$		
			NET ALLOWANCE		
			CASH DOWN PAYMENT <u>23,000</u>		
			2. LESS TOTAL CREDITS		
			3. UNPAID BALANCE OF CASH SALE PRICE <u>\$95,520</u>		
Title to said unit shall remain in the Seller until the agreed purchase price there for is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; there upon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.					
IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.					
FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.					
Seller is not permitted to make plumbing or electrical connections, or connecting certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYER'S RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)					
Buyer represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.					
There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.					
Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.					
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.					
BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.					
SHOWCASE HOMES DIRECT Not Valid Unless Signed and Accepted by an officer of the Company By <u>[Signature]</u>			DEALER SIGNED X <u>[Signature]</u> BUYER SIGNED X <u>[Signature]</u> BUYER		

THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.