



COLUMBIA COUNTY BUILDING DEPARTMENT

Revised 12/2023

135 NE Hernando Ave., Suite B-21, Lake City, FL 32055

Office: 386-758-1008 Fax: 386-758-2160

www.columbiacountyfla.com/BuildingandZoning.asp

NEW COMMERCIAL CONSTRUCTION

Submit Permit Applications Online at: <https://www.columbiacountyfla.com/PermitSearch/MyBNZPortalLogin.aspx> **1200**

☒ 2nd pg Permit Application with *PROPERTY OWNER'S Signature & Notarized Contractor Signature*

*The Deeded Property owner must sign page 2 of the Application. If the customer has a **notarized Power of Attorney** from the Deeded Property Owner, then that named person can sign for the owner.*

1 -Notes:

☒ Subcontractors Verification Form, **signed** by the license holder/contractor that is subcontracted the job.

2 -Notes:

☒ License Holders (Contractors) must complete a "Letter of Authorization" for who signs the permit.

3 -Notes:

☒ If an Owner Builder, Notarized Disclosure Statement (Owner Builders must sign for the Permit)

4 -Notes:

☒ Recorded deed or Property Appraiser's parcel details printout; **and if**

5 -Notes:

☒ Owner is Corporation or Trust, **provide** corporate articles listing the signor, trust executor or POA forms.

6 -Notes:

☒ Site plan with actual distances of the structure to each property line

8 -Notes:

☒ 911 Address form, Phone 386-758-1125 #1 ALL CONSTRUCTION REQUIRES VERIFICATION

9 -Notes:

☒ Residential or Commercial Checklist completed including Product Approval Code Spec sheet.

10 -Notes:

☒ Recorded Notice of Commencement; before the 1st inspection.

11 -Notes:

☒ 2 sets of plans (blueprints) folded to 9 x 12 size with Signed & Sealed Engineering

13 -Notes:

☒ 2 sets of Signed & Sealed truss engineering, if not included within the building blueprints

45 -Notes:

☒ 2 sets of energy code & Manual J forms, if required.

15 -Notes:

☒ Provide information on Development Permits/Zoning Applications applied for, if applicable.

16 -Notes:

Needed AFTER Zoning Review and Approval has been allowed for this project.

☒ Approved and Signed Site Plan from Environmental Health on the septic 386-758-1058

Notes:

☒ If on City Water provide City Water Letter; _____ or if the property is in the Ellisville Water System area contact 386-719-7565 for review.

Notes:

For any questions, please email bldginfo@columbiacountyfla.com

Columbia County New Building Permit Application

For Office Use Only		Application # _____	Date Received _____	By _____	Permit # _____
Zoning Official _____	Date _____	Flood Zone _____	Land Use _____	Zoning _____	
FEMA Map # _____	Elevation _____	MFE _____	River _____	Plans Examiner _____	Date _____
Comments _____					
<input type="checkbox"/> NOC <input type="checkbox"/> EH <input type="checkbox"/> Deed or PA <input type="checkbox"/> Site Plan <input type="checkbox"/> State Road Info			<input type="checkbox"/> 911 Sheet <input type="checkbox"/> Parent Parcel # _____		
<input type="checkbox"/> Dev Permit # _____			<input type="checkbox"/> In Floodway <input type="checkbox"/> Letter of Auth. from Contractor <input type="checkbox"/> F W Comp. letter		
<input type="checkbox"/> Owner Builder Disclosure Statement <input type="checkbox"/> Land Owner Affidavit <input type="checkbox"/> Ellisville Water			<input type="checkbox"/> Sub VF Form		

Septic Permit No. NA OR City Water ☒ Fax _____

Applicant (Who will sign/pickup the permit) Mike Todd Phone 386-867-0477

Address 171 NE Colburn Ave Lake City FL 32055

Owners Name Stephen Douglas Mini Storage of Lake City Phone 386-961-6587

911 Address 2529 SW State Road #7 LAKE CITY FL 32025

Contractors Name Mike Todd Phone 386-867-0477

Address 171 NE Colburn Ave Lake City FL 32055

Contact Email mike@miketoddconstruction.com ***Updates will be sent here

Fee Simple Owner Name & Address Stephen Douglas - Mini Storage of Lake City

Bonding Co. Name & Address NA

Architect/Engineer Name & Address Phil Bishop P.O. Box 3823 Lake City 32056

Mortgage Lenders Name & Address N/A 2529 S.R. #7 LAKE CITY 32054

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

Property ID Number 18-45-17-08479-005 Estimated Construction Cost \$200,000.00

Subdivision Name N/A Lot _____ Block _____ Unit _____ Phase _____

Construction of Mini Warehouse ☒ Commercial OR ☐ Residential

Proposed Use/Occupancy Storage Facility Number of Existing Dwellings on Property _____

Is the Building Fire Sprinkled? _____ If Yes, blueprints included _____ Or Explain _____

☒ Check Proposed -
 ☐ Culvert Permit
 ☐ Culvert Waiver
 ☐ D.O.T. Permit
 ☒ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front Survey Side _____ Side _____ Rear _____

Number of Stories 1 Heated Floor Area 0 Total Floor Area 8400 sq. ft Acreage _____

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____

Columbia County Building Permit Application - "Owner and Contractor Signature Page"

CODES: 2023 Florida Building Code 8th Edition and the 2020 National Electrical Code.

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.

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 pursued in good faith or a permit has been issued.

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 CONTRACTOR AND AGENT: 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. You must verify if your property is encumbered by any restrictions or face possible litigation and/or fines.

Stephen A. Douglas
Printed Owners Name

Stephen A. Douglas
Owners Signature

****Property owners must sign here before any permit will be issued.**

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.

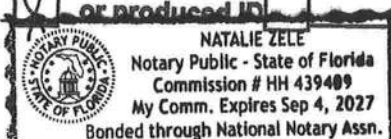
[Signature]
Contractor's Signature

Contractor's License Number CGC006209
Columbia County
Competency Card Number _____

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2024, who was personally known ☒ or produced ID ☐

Natalie R. Zele
State of Florida Notary Signature (For the Contractor)

SEAL:





Columbia County

BUILDING DEPARTMENT

Revised 12/2023

COMMERCIAL MINIMUM PLAN CHECKLIST

MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2023 FLORIDA BUILDING CODE ,FLORIDA PLUMBING CODE,FLORIDA MECHANICAL CODE,FLORIDA FUEL AND GAS CODE 2023 EFFECTIVE 1 JAN 2023 AND 2020 NATIONAL ELECTRICAL

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWING SHALL PROVIDED CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3 (1) THROUGH (4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

GENERAL REQUIREMENTS:		Items to Include Each Box shall be Marked as Applicable			
1	All drawings must be clear, concise and drawn to scale, details that are not used shall be marked void.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	-
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	-
3	The design professional signature shall be affixed to the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	-
4	Two (2) complete sets of plans with the architecture or engineer signature and the date the affix embossed official seal was placed on the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	-

Two (2) complete sets of plans containing the following information:

Building Site Plan Requirements		Items to Include- Each Box shall be Marked as Applicable			
4	Parking, including provision Florida Building Code Accessibility Code	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	-
5	Fire access, showing all drive way which will be accessible for emergency vehicles	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	-
6	Driving/turning radius of parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	-
7	Vehicle loading include truck dock loading or rail site loading	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	-
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	-
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	-
10	Location of specific tanks(above or under grown ,water lines and sewer lines and septic tank and drain fields	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	-

11	All structures exterior views include finished floor elevation	Yes	No	N/A	-
12	Total height of structure(s) form established grade	Yes	No	N/A	-
Review required by the Columbia County Fire Department Items 13 th 43 (We Contact the Fire Inspector For You.)					

Occupancy group use circle all uses:	Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D		
13	Special occupancy requirements.									Yes	No	N/A
14	Incidental use areas (total square footage for each room of use area)									Yes	No	N/A
15	Mixed occupancies									Yes	No	N/A
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10									Yes	No	N/A
Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602												
17	Type I (FBC:602.2)	Type II (FBC:602.2)	Type III (FBC:602.3)	Type IV (FBC:602.4)	Type V (FBC:602.5)							

Fire-resistant construction requirements shall be shown, include the following components				
18	Fire-resistant separations	Yes	No	N/A
19	Fire-resistant protection for type of construction	Yes	No	N/A
20	Protection of openings and penetrations of rated walls	Yes	No	N/A
21	Protection of corridors and penetrations of rated walls	Yes	No	N/A
22	Fire blocking and draftstopping and calculated fire resistance	Yes	No	N/A
Fire suppression systems shall be shown include:				
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes	Yes	No	N/A
24	Standpipes	Yes	No	N/A
25	Pre-engineered systems	Yes	No	N/A
26	Riser diagram	Yes	No	N/A
Life safety systems shall be shown include the following requirements:				
27	Occupant load and egress capacities	Yes	No	N/A
28	Early warning	Yes	No	N/A
29	Smoke control	Yes	No	N/A
30	Stair pressurization	Yes	No	N/A
31	Systems schematic	Yes	No	N/A
Occupancy load/egress requirements shall be shown include:				
32	Occupancy load	Yes	No	N/A
33	Gross occupancy load	Yes	No	N/A
34	Net occupancy load	Yes	No	N/A
35	Means of egress	Yes	No	N/A
36	Exit access	Yes	No	N/A
37	Exit discharge	Yes	No	N/A
38	Stairs construction/geometry and protection	Yes	No	N/A
39	Doors	Yes	No	N/A
40	Emergency lighting and exit signs	Yes	No	N/A
41	Specific occupancy requirements	Yes	No	N/A

42	Construction requirements	Yes	No	N/A	-
43	Horizontal exits/exit passageways	Yes	No	N/A	-

Items to Include
Each Box shall be
Marked as
Applicable

Structural requirements shall be shown include:					
44	Soil conditions/analysis	Yes	No	N/A	-
45	Termite protection	Yes	No	N/A	-
46	Design loads	Yes	No	N/A	-
47	Wind requirements	Yes	No	N/A	-
48	Building envelope	Yes	No	N/A	-
49	Structural calculations (if required)	Yes	No	N/A	-
50	Foundation For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes	No	N/A	-
51	Wall systems	Yes	No	N/A	-
52	Floor systems	Yes	No	N/A	-
53	Roof systems	Yes	No	N/A	-
54	Threshold inspection plan	Yes	No	N/A	-
55	Stair systems	Yes	No	N/A	-
Materials shall be shown include the following					
56	Wood	Yes	No	N/A	-
57	Steel	Yes	No	N/A	-
58	Aluminum	Yes	No	N/A	-
59	Concrete	Yes	No	N/A	-
60	Plastic	Yes	No	N/A	-
61	Glass	Yes	No	N/A	-
62	Masonry	Yes	No	N/A	-
63	Gypsum board and plaster	Yes	No	N/A	-
64	Insulating (mechanical)	Yes	No	N/A	-
65	Roofing	Yes	No	N/A	-
66	Insulation	Yes	No	N/A	-
Accessibility requirements shall be shown include the following					
67	Site requirements	Yes	No	N/A	-
68	Accessible route	Yes	No	N/A	-
69	Vertical accessibility	Yes	No	N/A	-
70	Toilet and bathing facilities	Yes	No	N/A	-
71	Drinking fountains	Yes	No	N/A	-
72	Equipment	Yes	No	N/A	-
73	Special occupancy requirements	Yes	No	N/A	-
74	Fair housing requirements	Yes	No	N/A	-

Interior requirements shall include the following					
75	Review required by the Columbia County Fire Department Items 75 th 80	Yes	No	N/A	-
	Interior finishes (flame spread/smoke development)				
76	Light and ventilation	Yes	No	N/A	-
77	Sanitation	Yes	No	N/A	-
Special systems					
78	Elevators	Yes	No	N/A	-
79	Escalators	Yes	No	N/A	-
80	Lifts	Yes	No	N/A	-
Swimming pools					
81	Barrier requirements	Yes	No	N/A	-
82	Spas and Wading pools	Yes	No	N/A	-
83	Access required per Florida Building Code 454.1.2.5	Yes	No	N/A	-

Items to Include-Each Box shall be Circled as Applicable					
Electrical					
84	Wiring	Yes	No	N/A	-
85	Services For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes	No	N/A	-
86	Feeders and branch circuits	Yes	No	N/A	-
87	Overcurrent protection	Yes	No	N/A	-
88	Grounding	Yes	No	N/A	-
89	Wiring methods and materials	Yes	No	N/A	-
90	GFCIs	Yes	No	N/A	-
91	Equipment	Yes	No	N/A	-
92	Special occupancies	Yes	No	N/A	-
93	Emergency systems	Yes	No	N/A	-
94	Communication systems	Yes	No	N/A	-
95	Low voltage	Yes	No	N/A	-
96	Load calculations	Yes	No	N/A	-
Plumbing					
97	Minimum plumbing facilities	Yes	No	N/A	-
98	Fixture requirements	Yes	No	N/A	-
99	Water supply piping	Yes	No	N/A	-
100	Sanitary drainage	Yes	No	N/A	-
101	Water heaters	Yes	No	N/A	-
102	Vents	Yes	No	N/A	-
103	Roof drainage	Yes	No	N/A	-
104	Back flow prevention	Yes	No	N/A	-

105	Irrigation	Yes	No	N/A	-
106	Location of water supply line	Yes	No	N/A	-
107	Grease traps	Yes	No	N/A	-
108	Environmental requirements	Yes	No	N/A	-
109	Plumbing riser	Yes	No	N/A	-
Mechanical					
110	Energy calculations	Yes	No	N/A	-
111	Review required by the Columbia County Fire Department Items 111th 114	Yes	No	N/A	-
	Exhaust systems				
112	Clothes dryer exhaust	Yes	No	N/A	-
113	Kitchen equipment exhaust	Yes	No	N/A	-
114	Specialty exhaust systems	Yes	No	N/A	-
Equipment location					
115	Make-up air	Yes	No	N/A	-
116	Roof-mounted equipment	Yes	No	N/A	-
117	Duct systems	Yes	No	N/A	-
118	Ventilation	Yes	No	N/A	-
119	Laboratory	Yes	No	N/A	-
120	Combustion air	Yes	No	N/A	-
121	Chimneys, fireplaces and vents	Yes	No	N/A	-
122	Appliances	Yes	No	N/A	-
123	Boilers	Yes	No	N/A	-
124	Refrigeration	Yes	No	N/A	-
125	Bathroom ventilation	Yes	No	N/A	-
		Items to Include- Each Box shall be Marked as Applicable			
Gas					
126	Review required by the Columbia County Fire Department Items 126th 134	Yes	No	N/A	-
	Gas piping				
127	Venting	Yes	No	N/A	-
128	Combustion air	Yes	No	N/A	-
129	Chimneys and vents	Yes	No	N/A	-
130	Appliances	Yes	No	N/A	-
131	Type of gas	Yes	No	N/A	-
132	Fireplaces	Yes	No	N/A	-
133	LP tank location	Yes	No	N/A	-
134	Riser diagram/shutoffs	Yes	No	N/A	-
Notice of Commencement					
135	A recorded (in the Columbia County Clerk Office) notice of commencement is required to be on file with the building department . <i>Before Any Inspections Will Be Done</i>	Yes	No	N/A	-
	Disclosure Statement for Owner Builders	Yes	No	N/A	-

Private Potable Water						
136	Horse power of pump motor	SEE PAGE 7- ON HOW TO PROVIDE THIS DOCUMENTATION.	Yes	No	N/A	-
137	Capacity of pressure tank		Yes	No	N/A	-
138	Cycle stop valve if used		Yes	No	N/A	-
						Items to Include- Each Box shall be Marked as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

139	Building Permit Application	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. Completed Applications can be mailed with The \$15.00 application fee.	Yes	No	N/A	-
140	Parcel Number	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. (386) 758-1084	Yes	No	N/A	-
141	Environmental Health Permit or Sewer Tap Approval	A copy of an approved Environmental Health (386) 758-1058 waste water disposal permit or an approved City of Lake City(386) 752-2031 OR County sewer tap letter is required before a building permit can be issued. Toilet facilities shall be provided for construction workers	Yes	No	N/A	-
142	Driveway Connection	If the property does not have an existing access to a public road, then an application for a culvert permit must be made (\$25.00). County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. Culvert installation for commercial, industrial and other uses shall conform to the approved site plan or to the specifications of a registered engineer. Use or joint use of driveways will comply with Florida Department of Transportation specifications. If the project is to be located on an F.D.O.T. maintained road, then an F.D.O.T. access permit is required.	Yes	No	N/A	-
143	Suwannee River Water Management District Approval	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	Yes	No	N/A	-
144	Flood Management	All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of section 8.8 of the Columbia County Land Development Regulations. Any project that is located within a flood zone where the base flood elevation (100 year flood) has not been established shall meet the requirements of section 8.7 of Columbia County Land Development Regulations. A development permit will also be required. The development permit cost is \$50.00	Yes	No	N/A	-
145	Flood Management	A CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT	Yes	No	N/A	-
146	911 Address	An application for a 911 address must be applied for and received through the Columbia County 911 Addressing Department by applying online.	Yes	No	N/A	-

Columbia County Property Appraiser

Jeff Hampton

Parcel: 18-4S-17-08479-005 (31588)

2024 Working Values
updated: 1/25/2024

Owner & Property Info

Result: 1 of 1

Owner	MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC		
	442 SW SAINT MARGARET ST		
	LAKE CITY, FL 32025		
Site	2529 SW STATE ROAD 47, LAKE CITY		
Description*	COMM SE COR, RUN N 776.60 FT, W 1373.72 FT FOR POB, RUN N 357.45 FT, W 233.63 FT, W 554.84 FT, S 9 DEG W 213.47 FT, W 448.04 FT TO E RW SR-47, S 9 DEG W ALONG RW 139.88 FT, E 1297.77 FT TO POB ORB 934-352, WD 1293-2390,		
Area	7.91 AC	S/TIR	18-4S-17
Use Code**	MINI STORAGE (4810)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$197,750	Mkt Land	\$197,750
Ag Land	\$0	Ag Land	\$0
Building	\$1,865,531	Building	\$1,865,319
XFOB	\$177,813	XFOB	\$177,813
Just	\$2,241,094	Just	\$2,229,882
Class	\$0	Class	\$0
Appraised	\$2,241,094	Appraised	\$2,229,882
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,241,094	Assessed	\$2,229,882
Exempt	\$0	Exempt	\$0
Total	county:\$2,241,094 city:\$0	Total	county:\$2,229,882 city:\$0
Taxable	other:\$0 school:\$2,241,094	Taxable	other:\$0 school:\$2,229,882

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/2015	\$123,100	1293/2390	WD	V	Q	01
8/30/2001	\$79,000	0934/0352	WD	V	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	WAREH MINI (8300)	2016	12375	12375	\$297,959
Sketch	WAREH MINI (8300)	2016	6000	6000	\$138,168
Sketch	WAREH MINI (8300)	2016	5000	5000	\$116,232
Sketch	WAREH MINI (8300)	2018	8400	8400	\$189,665
Sketch	WAREH MINI (8300)	2018	8400	8400	\$189,665
Sketch	WAREH MINI (8300)	2019	5000	5000	\$140,262
Sketch	WAREH MINI (8300)	2021	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2021	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2022	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2022	8400	8400	\$195,592

*Bldg Desc determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2016	\$54,320.00	33950.00	0 x 0
0166	CONC.PAVMT	2016	\$4,230.00	2115.00	0 x 0
0140	CLFENCE 6	2016	\$11,063.00	1475.00	0 x 0
0260	PAVEMENT-ASPHALT	2018	\$64,640.00	40400.00	0 x 0
0140	CLFENCE 6	2018	\$9,000.00	1200.00	0 x 0
0260	PAVEMENT-ASPHALT	2021	\$34,560.00	21600.00	x

Land Breakdown

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

Clerk's Office Stamp

Inst: 202412001734 Date: 01/25/2024 Time: 2:01PM
Page 1 of 1 B: 1506 P: 2564, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): 18-45-17-08479-005
a) Street (Job) Address: 2529 SW State Road 87 Lake City FL 32025
2. General description of improvements: Construct mini-storage Bldg. #1100
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Stephen Wong, 2529 SW. St. 87 Lake City FL 32025
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property: Owner
4. Contractor Information
a) Name and address: Mike Todd 171 NE Colburn Ave Lake City FL 32055
b) Telephone No.: 386-867-0477
5. Surety Information (if applicable, a copy of the payment bond is attached): N/A
a) Name and address:
b) Amount of Bond:
c) Telephone No.:
6. Lender N/A
a) Name and address:
b) Phone No.:
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address: Mike Todd 171 NE Colburn Ave Lake City FL 32055
b) Telephone No.: 386-867-0477
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: Mike Todd OF Mike Todd Construction
b) Telephone No.: 386-867-0477
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Mike Todd
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

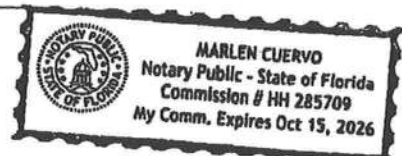
Mike Todd Contractor
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 24 day of JANUARY, 2024, by:
Mike Todd as _____ for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ✓ Type Signature

Notary Signature

Notary Stamp or Seal:



As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP	James Doors	extension roll up	21450.9
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCT COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.



Contractor or Owner Signature

NOTES:

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # _____ JOB NAME mini Storage of Lake City Bldg 1200

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. 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 general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL <input type="checkbox"/> CC# _____	Print Name <u>Mike Alban</u> Signature <u>[Signature]</u> Company Name: <u>Alban Electric</u> License #: <u>EC13001668</u> Phone #: <u>386-208-4414</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
MECHANICAL/ A/C <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
PLUMBING/ GAS <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
ROOFING <input type="checkbox"/> CC# _____	Print Name <u>Mike Todd</u> Signature <u>[Signature]</u> Company Name: <u>Mike Todd Construction</u> License #: <u>CGC006209</u> Phone #: <u>386-867-0477</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SHEET METAL <input type="checkbox"/> CC# _____	Print Name <u>Mike Todd</u> Signature <u>[Signature]</u> Company Name: <u>Mike Todd Construction</u> License #: <u>CGC006209</u> Phone #: <u>386-867-0477</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
FIRE SYSTEM/ SPRINKLER <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SOLAR <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
STATE SPECIALTY <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE