

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

414.48

2368

For Office Use Only

(Revised 7-1-15)

Zoning Official

Building Official

AP# 1909-09

Date Received 9/5/19

By MG

Permit # 38571

Flood Zone X Development Permit

Zoning A-3

Land Use Plan Map Category A8

Comments floor one foot above the road

FEMA Map#

Elevation

Finished Floor

River

In Floodway

☐ Recorded Deed or ☒ Property Appraiser PO ☒ Site Plan ☒ EH# 19-0676 ☒ Well letter OR

☐ Existing well ☒ Land Owner Affidavit ☒ Installer Authorization ☐ FW Comp. letter ☒ App Fee Paid

☐ DOT Approval ☒ Parent Parcel # 04002-000 ☐ STUP-MH 911 App

☐ Ellisville Water Sys ☐ Assessment ☒ on Property ☐ Out County ☐ In County ☒ Sub VF Form

owed

Property ID # 30-6S-16-04002-024 Subdivision Hills of Fort White division of land Lot# 24

▪ New Mobile Home X Used Mobile Home _____ MH Size 28 x 44 Year 2020

▪ Applicant Dale Burd Phone # 386-365-7674 DW

▪ Address 20619 County Road 137, Lake City, FL, 32024

▪ Name of Property Owner Bullard Management Services, Inc
(Chris Bullard) Phone# 386-754-6699

▪ 911 Address 243 SW Powder Ct Fort White FL 32038

▪ Circle the correct power company - FL Power & Light - (Clay Electric)
(Circle One) - Suwannee Valley Electric - Duke Energy

▪ Name of Owner of Mobile Home Deno & Denise Valocchi Phone # 941-451-3778

Address _____

▪ Relationship to Property Owner Contract for Deed

▪ Current Number of Dwellings on Property 0

▪ Lot Size 497 x 874 Total Acreage 9.98

▪ Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)

▪ Is this Mobile Home Replacing an Existing Mobile Home No

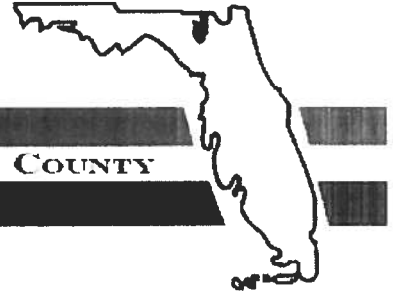
▪ Driving Directions to the Property SR 47 South, TR US 27, TL Utah St, TL Roberts Ave,
TL Pewter Dr, TR Powder Court, 700' to new drive access on left

▪ Name of Licensed Dealer/Installer Ernest Scott Johnson Phone # 352-494-8099

▪ Installers Address 22204 SE US Hwy 301, Hawthorne, FL, 32640

▪ License Number IH-1025249 Installation Decal # 62349

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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: **9/5/2019 1:47:59 PM**
Address: **243 SW POWDER Ct**
City: **FORT WHITE**
State: **FL**
Zip Code **32038**

Parcel ID **04002-024**

REMARKS: Address for proposed structure on parcel.

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: **Signed:/ Matt Crews**

Columbia County GIS/911 Addressing Coordinator

**COLUMBIA COUNTY
911 ADDRESSING / GIS DEPARTMENT**

263 NW Lake City Ave., Lake City, FL 32055 Telephone: (386) 758-1125
Email: gis@columbiacountyfla.com

PERMIT WORKSHEET

page 1 of 2

PERMIT NUMBER

Installer Ernest Scott Johnson License # IH-1025249

Installer Mobile Phone # 352-494-8099

Address of home being installed SW Parker Court

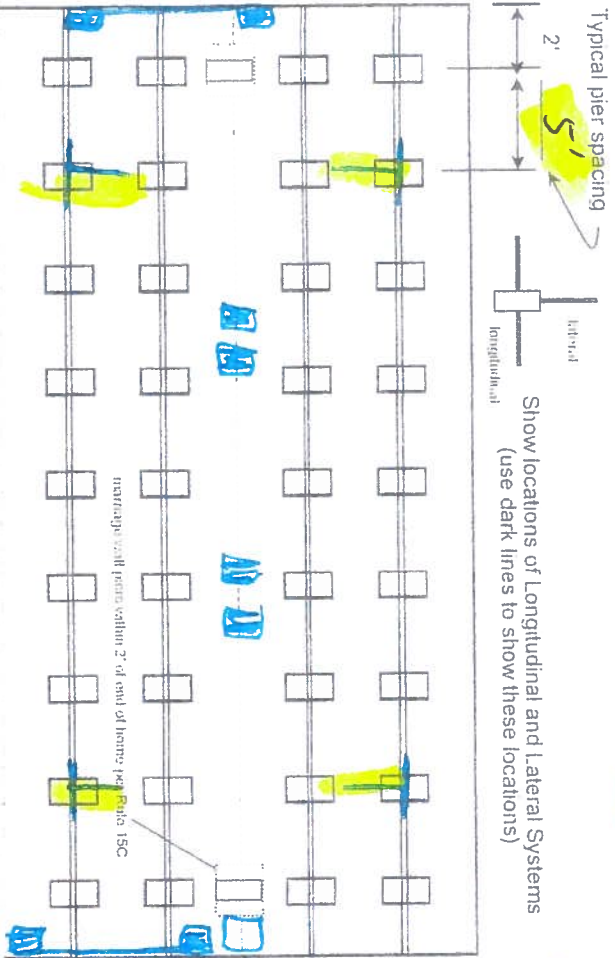
Manufacturer Town Home

Length x width 44x28

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 [Signature]



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 # G2349

Triple/Quad ☐ Serial # FT11012396-3716AB

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 psf	3'	4'	5'	6'	7'	8'
1500 psf	4 1/2"	6'	7'	8'	9'	10'
2000 psf	6'	8'	9'	10'	11'	12'
2500 psf	7 1/2"	9'	10'	11'	12'	13'
3000 psf	8'	9'	10'	11'	12'	13'
3500 psf	8'	9'	10'	11'	12'	13'

* interpolated from Rule 15C 1 pier spacing table

PIER PAD SIZES

I beam pier pad size 23X31
 Perimeter pier pad size OLIVER 1055-11 OR 16X18
 Other pier pad sizes (required by the mfg.) _____

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

POPULAR PAD SIZES

Pad Size	Sq In
16 x 16	256
16 x 18	288
18.5 x 18.5	342
16 x 22.5	360
17 x 22	374
13 1/4 x 26 1/4	348
20 x 20	400
17 3/16 x 25 3/16	441
17 1/2 x 25 1/2	446
24 x 24	576
26 x 26	676

ANCHORS

4 ft ☒ 5 ft ☒

FRAME TIES

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

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)

Manufacturer OLIVER 1101 v uses 4 And 5 foot Anchors

OTHER TIES

Sidewall Longitudinal Marriage wall Shearwall 4 Number 26

PERMIT NUMBER

PERMIT WORKSHEET

page 2 of 2

POCKET PENETROMETER TEST

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

psf

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 _____ 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.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Ernest S Johnson

Date Tested

Assumed Olive 11/01/14

Uses 485 foot Anchors Both

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. _____

Plumbing

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

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

Site Preparation

Debris and organic material removed

Swale

Pad

Other

Fastening multi wide units

Floor:

Type Fastener: 1/4" x 3"

Length: 6"

Spacing: 20"

Walls:

Type Fastener: 1/4" x 3"

Length: 6"

Spacing: 20"

Roof:

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

Installed:

Type gasket Pg. 14

Between Floors Yes

Between Walls Yes

Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes _____ Pg. _____
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

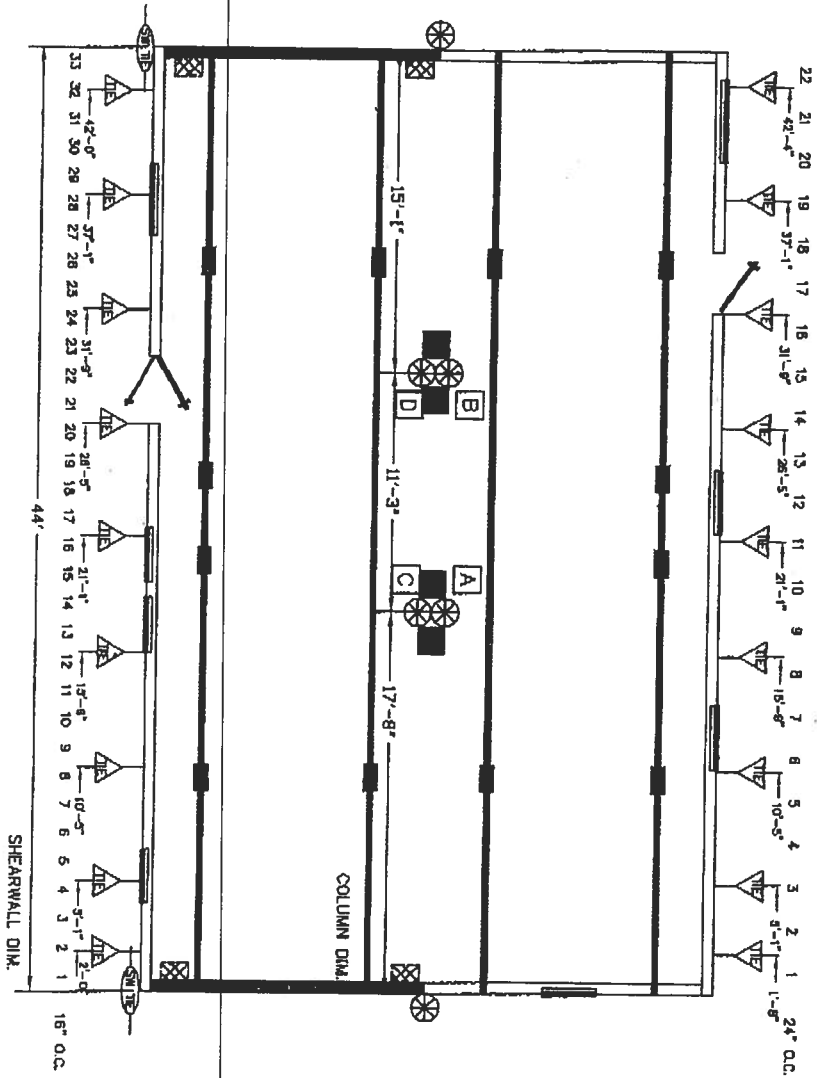
manufacturer's installation instructions and or Rule 15C-1 & 2

Installer Signature

Ernest S Johnson

Date

11/1/14



- I-BEAM BLOCKING
SEE SOIL BEARING CAPACITY CHARTS FOR SPACING
- COLUMN BLOCKING
SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE
- SHEARWALL BLOCKING
- SHEARWALL FRAME TIE
- CENTER LINE TIES
- VERTICAL TIE
MAX. SPACING 8'-9" CENTER TO CENTER
- LONGITUDINAL TIES

BLOCKING LEGEND:

- 1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED SIDEWALLS AND EXTERIOR WALL OPENINGS 48" OR GREATER, WILL REQUIRE BLOCKING ON EACH SIDE.
- 2) 3/2" WIDE HOMES REQUIRED TO BE BLOCKED MIN 8'-0" ON CENTER BETWEEN COLUMNS.

TownHomes
P.O. Box 1099
LAKE CITY, FLORIDA 32056

DATE: 8-4-14
DYN: RCB
Parent: NEW
Code: 1 (15)
Model: 283B-215

Revisions
Cadd: 283BA15
Print: BLOCKING PLAN

Parcel: **30-6S-16-04002-000****Owner & Property Info**

Result: 1 of 0

Owner	BULLARD MANAGEMENT SERVICES P O BOX 1432 LAKE CITY, FL 32056		
Site	547 PEWTER DR, FORT WHITE		
Description*	SE1/4 EX 6.16 AC DESC ORB 1140 -1952 IN THE NE COR. & ALSO A PARCEL LYING IN SEC 29-6S- 16 DESC AS FOLLOWS: BEG SW COR OF SEC 29, RUN E 537.18 FT, N 497.15 FT, W 481.77 FT, TO THE E LINE OF A 60 FT EASEMENT CONT W 30 FT TO CENTER LINE OF SAID EASEMENT, RUN N 1117.07 FT TO A CURVE, NE'ERLY ALONG CURVE 87.55 FT, N 90 E 117.15 TO CURVE, NWERLY ALONG CURVE 71.89 FT TO W LINE OF SEC 29, S 1814.38 FT TO POB. ORB 503-46-47, WD 1027-2987, WD 1027-2995, WD 1140-1954, QC 1327-2088, EX 10.35 AC'S FOR LOT 25 DESC IN ORB 1320- 1025, QC 1327-2088, EX 10.01 AC FOR LOT 21 IN ORB 1349-1461 <<<less		
Area	139.5 AC	S/T/R	30-6S-16
Use Code**	TIMBERLAND (005600)	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

2018 Certified Values		2019 Preliminary Certified	
Mkt Land (1)	\$2,000	Mkt Land (3)	\$9,750
Ag Land (1)	\$33,201	Ag Land (1)	\$34,177
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (6)	\$15,595
Just	\$303,971	Just	\$327,316
Class	\$35,201	Class	\$59,522
Appraised	\$35,201	Appraised	\$59,522
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$35,201	Assessed	\$59,522
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$35,201 city:\$35,201 other:\$35,201 school:\$35,201	Total Taxable	county:\$51,972 city:\$51,972 other:\$51,972 school:\$59,522

PARCEL 1
Kalocchi, DENO & DENISE

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM



APPLICATION NUMBER _____ CONTRACTOR Ernest Scott Johnson PHONE 352-494-8099

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

Deno & Denise Valocchi

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 1074 ✓	Print Name <u>Glenn Whittington</u> License #: <u>EC 13002957</u>	Signature <u></u> Phone #: <u>386-792-1700</u> Qualifier Form Attached <input checked="" type="checkbox"/>
MECHANICAL/ A/C <u>770</u> ✓	Print Name <u>Timothy Shatto</u> License #: <u>CAC 057875</u>	Signature <u></u> Phone #: <u>386-496-8224</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
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

LICENSED QUALIFIER AUTHORIZATION

I, Glenn Whittington (license holder name), licensed qualifier
for Whittington Electric Inc (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>Walter Ford</u>	1. <u>[Signature]</u>
2. <u>Rocky Ford</u>	2. <u>[Signature]</u>
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 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.

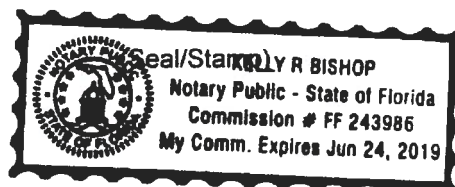
[Signature] License Number EC13002957 Date 3/7/16
Licensed Qualifiers Signature (Notarized)

NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Columbia

The above license holder, whose name is Glenn Whittington,
personally appeared before me and is known by me or has produced identification
(type of I.D.) FL DL on this 7 day of MARCH, 2016.

[Signature]
NOTARY'S SIGNATURE





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, Timothy Shatto (license holder name), licensed qualifier
for Shatto Heat & Air (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. Bo Royals	1.
2. Dale Burd	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 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.

Timothy D. Shatto
Licensed Qualifiers Signature (Notarized)

CAC 057875
License Number

2/22/18
Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Union

The above license holder, whose name is Timothy D. Shatto,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 22 day of February, 20 18.

Victoria K. Palmer
NOTARY'S SIGNATURE

(Seal/Stamp)



Legend

Parcels

2018 Aerials

Addresses

Water Lines

Others

CANAL / DITCH

CREEK

STREAM / RIVER

SRWMD Wetlands

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

A

AE

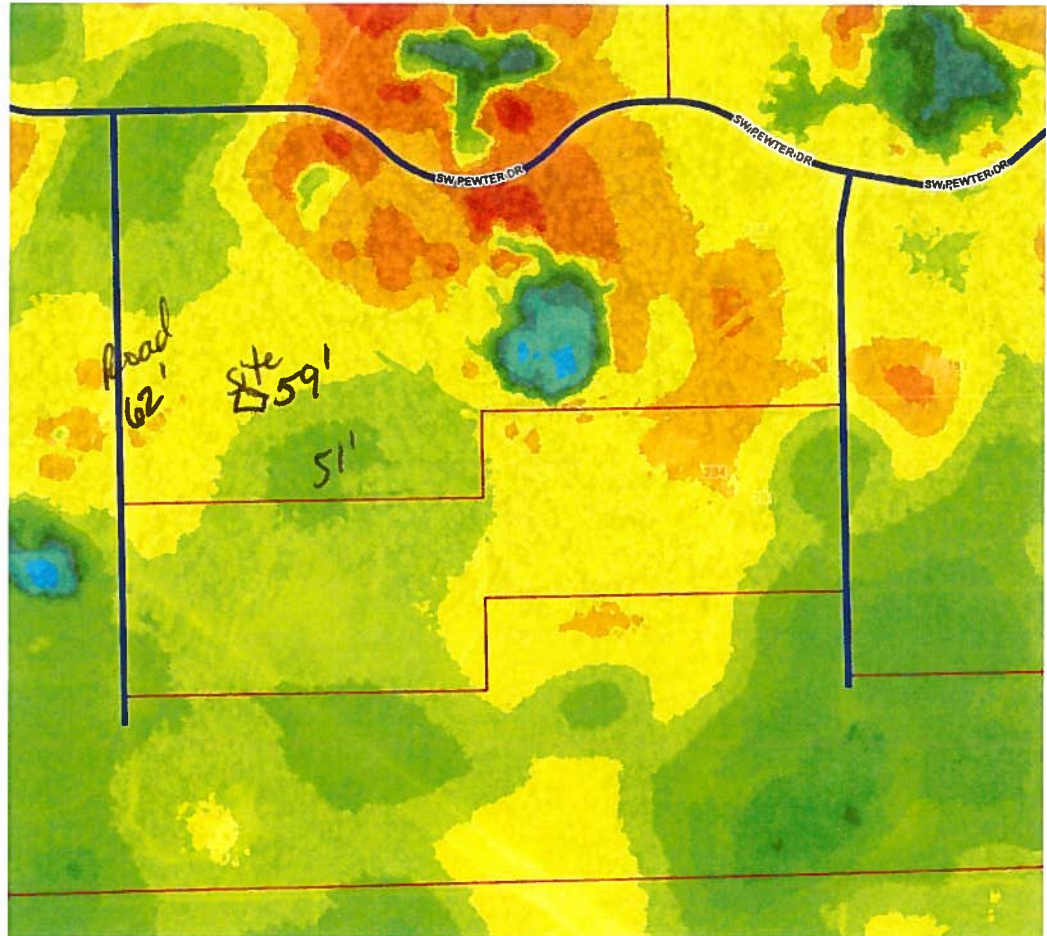
AH

Lidar Elevations



Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Sep 06 2019 11:06:14 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 30-6S-16-04002-000

Owner: BULLARD MANAGEMENT SERVICES

Subdivision: HILLS OF FT WHITE UNR

Lot:

Acres: 139.921448

Deed Acres: 139.31 Ac

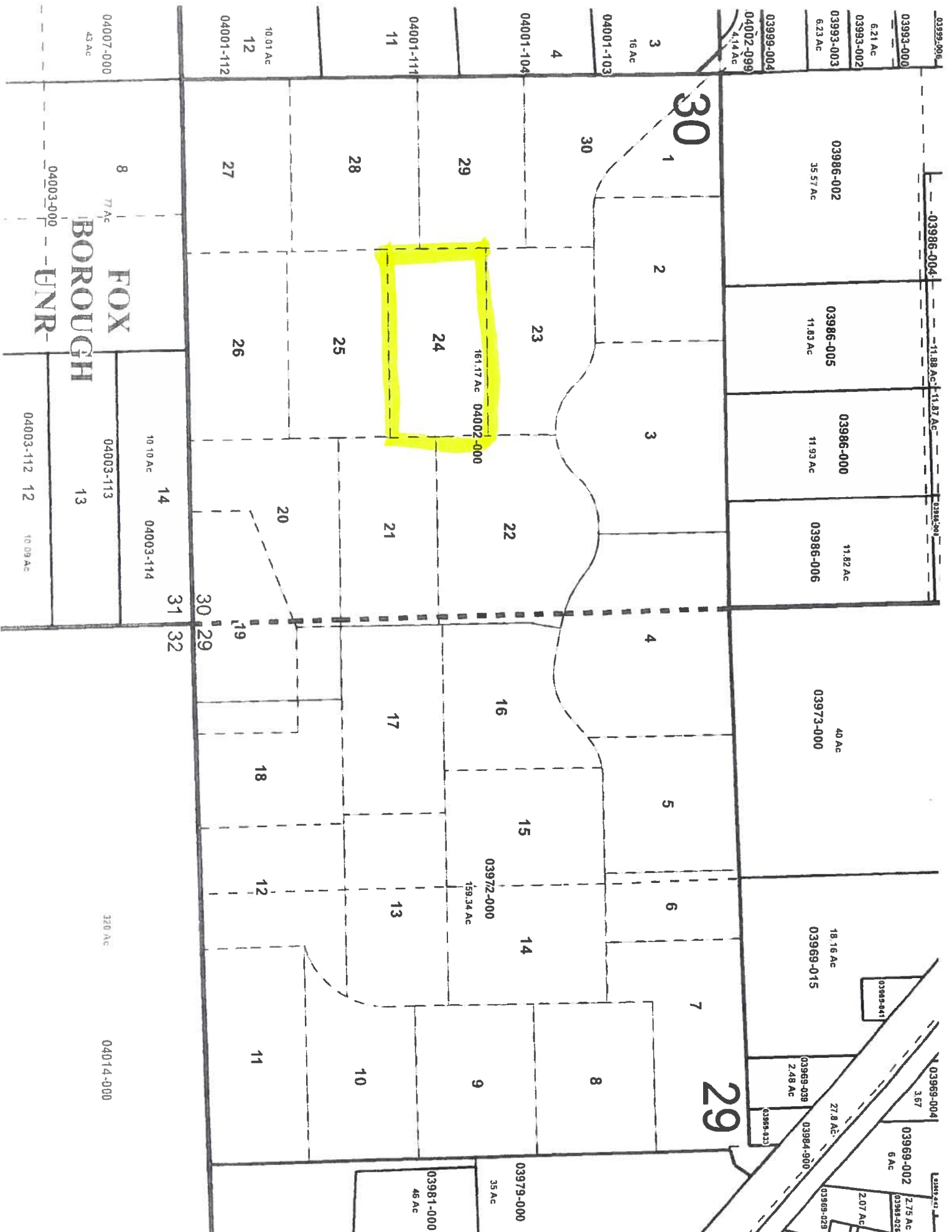
District: District 2 Rocky Ford

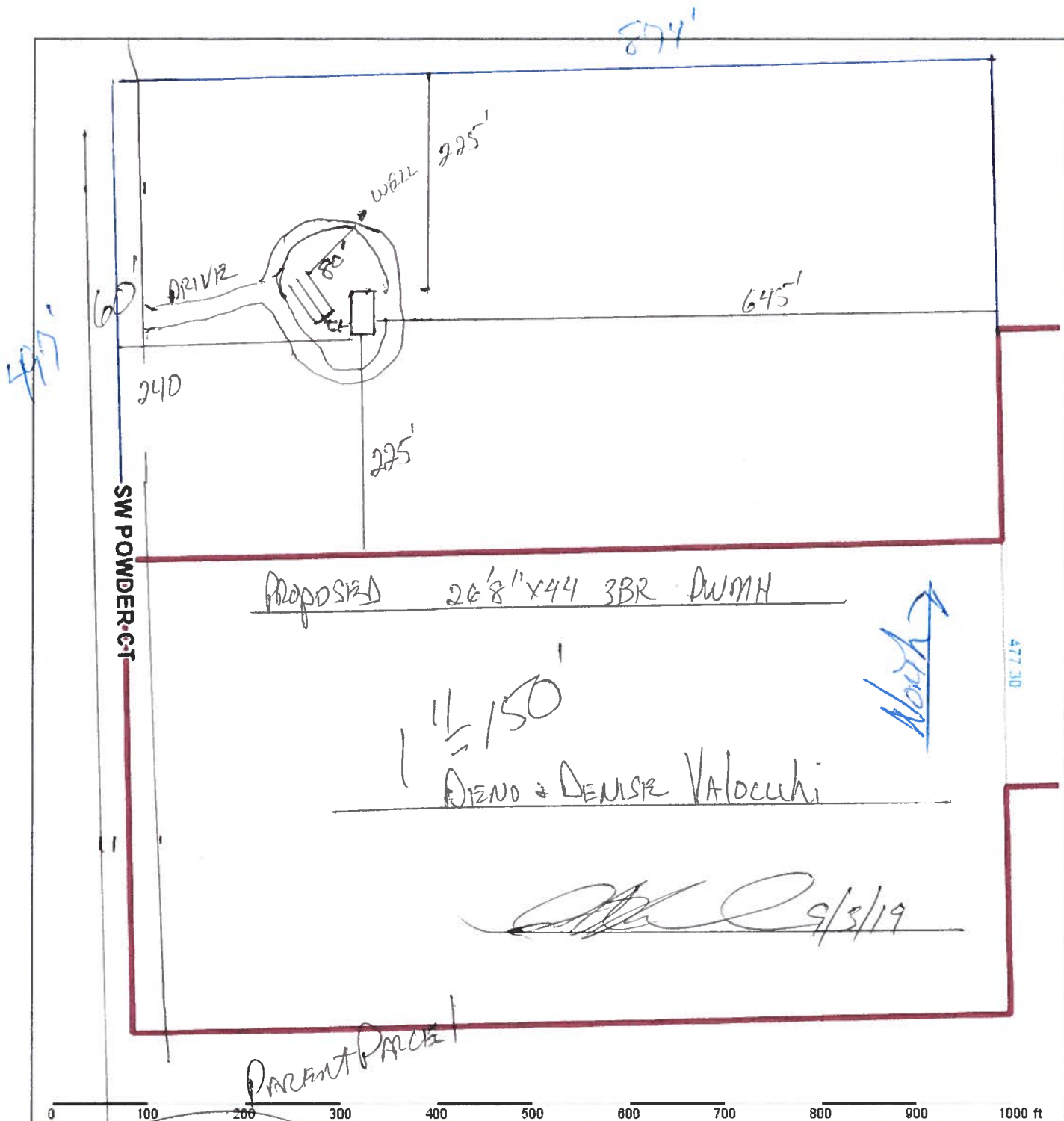
Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.





0 100 200 300 400 500 600 700 800 900 1000 ft

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

PARCEL: 30-6S-16-04002-000 | TIMBERLAND (005600) | 139.5 AC
SE 1/4 EX 6.16 AC DESC ORB 1140 -1952 IN THE NE COR. & ALSO A PARCEL LYING IN SEC 29-6S- 16 DESC AS
FOLLOWS: BEG SW COR OF SEC 29, RUN E 537.18 FT, N 4

BULLARD MANAGEMENT SERVICES 2019 Preliminary Certified

Owner: P O BOX 1432
LAKE CITY, FL 32056

Site: 547 PEWTER DR, FORT WHITE

Sales 12/16/2016 \$100 V (U)
1/9/2008 \$14,700 V (U)
Info 10/12/2004 \$301,000 V (Q)

Mkt Lnd \$9,750 Appraised \$59,522
Ag Lnd \$34,177 Assessed \$59,522
Bldg \$0 Exempt \$0
XFOB \$15,595 county: \$51,972
Just \$327,316 Total city: \$51,972
Taxable other: \$51,972
school: \$59,522

NOTES:

Columbia County, FL

"HILLS OF FT. WHITE" AN UNRECORDED SUBDIVISION OF PART OF SECTIONS 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

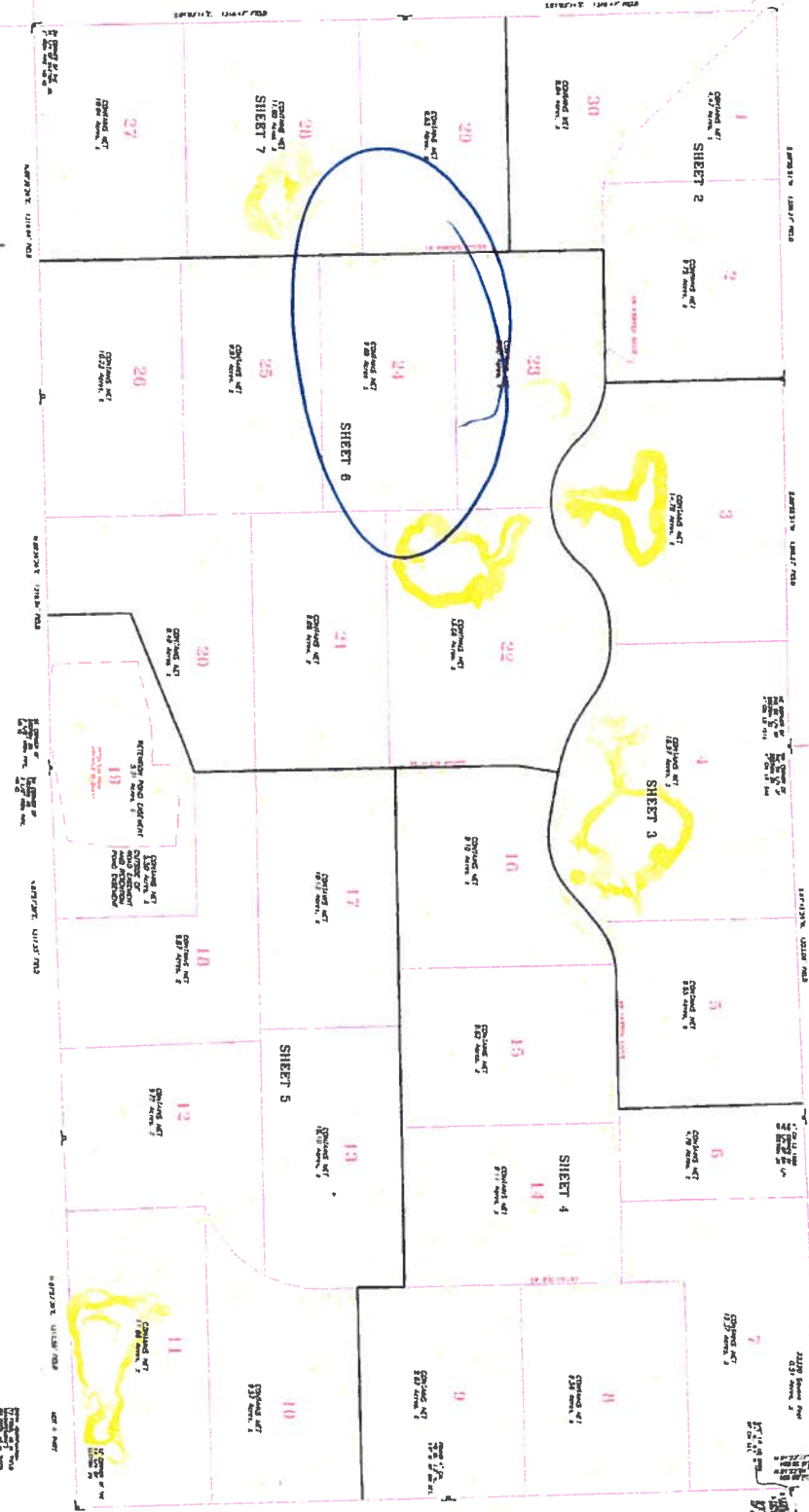
SEE ADJACENT SHEETS FOR
LOT AND TRACT BOUNDARY
DETAILS

NOTE: SHEET'S ASSOCIATION ("HILL") PAGES

ADJACENT SHEETS HEREBY AS "HILL" IS
SUBDIVISION OF PART OF SECTIONS 29 AND 30,
TOWNSHIP 6 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA. SEE THE
INDIVIDUAL LOT DESCRIPTIONS FOR
TOTAL ACRES.

CONTOURS ARE BASED ON ORIGINAL
SURVEY DATA AND ARE NOT TO BE
CONSIDERED AS A BASIS FOR
CONSTRUCTION OF ROADS, UTILITIES
AND RETENTION POND.

THIS DRAWING IS PREPARED AS A
SALES AND TO SHOW TOPOGRAPHY
AND "HILL" LOT ACRES ONLY AND
DOES NOT REPRESENT A BOUNDARY
SURVEY. THE BOUNDARY SURVEY
DEPICTED LOTS OR PROPERTY. SEE
THE SURVEY DRAWINGS PREPARED
FOR THE BOUNDARY SURVEY.



SPORTSMAN & COUNTRY, L.S. 1788



MARK D. DUBEN, P.S.M.
100-50 SEVENTH AVENUE ROAD
LAKE CITY, FLA 33509
(407) 528-8000 FAX
FAX (407) 528-8000
E-MAIL: MARK@MARKDUBEN.COM
WWW.MARKDUBEN.COM
100-50 SEVENTH AVENUE ROAD
LAKE CITY, FLA 33509
(407) 528-8000 FAX
FAX (407) 528-8000
E-MAIL: MARK@MARKDUBEN.COM
WWW.MARKDUBEN.COM

A & B Well Drilling, Inc.
5673 NW Lake Jeffery Road
Lake City, FL, 32055
(O) 386-758-3409
(F) 386-758-3410
(C) 386-623-3151

9/3/2019

To: Columbia County Building Department

Description of well to be installed for Customer:

Located at Address:

Valocchi
Sw Parson Court Fort White

1 hp 15 GPM Submersible Pump, 1 1/4" drop pipe, 86 gallon captive tank and back flow prevention, With SRWMD permit.

Bruce Park
Sincerely
Bruce Park
President

STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I, (We), Bullard Management Services, Inc (Chris Bullard),

as the owner of the below described property:

Property tax Parcel ID number 30-6S-16-04002-000

Subdivision (Name, lot, Block, Phase) Hills of Fort White

Give my permission for Deno & Denise Valocchi to place a

Circle one **Mobile Home** / Travel Trailer / Utility Pole Only / Single Family Home /
Barn - Shed - Garage / Culvert / Other _____

I (We) understand that the named person(s) above will be allowed to receive a building permit on the property number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

× *[Signature]*
Owner Signature

9/3/2019
Date

Owner Signature

Date

Owner Signature

Date

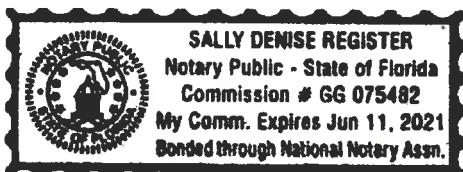
Sworn to and subscribed before me this 3rd day of September, 2019. This

(These) person(s) are personally known to me or produced ID _____ (Type)

Sally Denise Register
Notary Public Signature

Sally Denise Register
Notary Printed Name

Notary Stamp/



AGREEMENT FOR DEED

This **AGREEMENT FOR DEED**, made this 12 day of July, A.D. 2015 between **Bullard Management Services, Inc., A Florida Corporation**, whose mailing address is P.O. Box 1432, Lake City, FL 32056, hereinafter referred to as "Seller", and Dena V. Valocchi and Denise M. Valocchi as husband and wife whose mailing address is 4209 Union Lane North Port, FL 34288, hereinafter referred to as "Purchaser".

References herein to the Purchaser and any pronouns relative thereto shall include the masculine, feminine, and neuter gender and the singular and plural number, wherever the context requires.

WITNESSETH, that if the Purchaser, (who hereby agrees to Purchase from the Seller) shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the Seller hereby agrees to sell to the purchaser, covenants and agrees to convey and assure to said Purchaser, their heirs, executors, administrators or assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient Warranty Deed, the following described property, situated in the County of Columbia, State of Florida, known and described as follows, to wit:

Lot 24 of Hills of Ft. White Subdivision (hereinafter referred to as "property"), an unrecorded subdivision, parcel is more particularly described in Exhibit "A" attached and made a part hereof. This **AGREEMENT FOR DEED** (also commonly known as Contract for Deed) hereinafter referred to as "AGREEMENT" (synonymous with contract) given subject to utility and road easements of record and Deed Restrictions recorded in ORB 1261, Page 820, Columbia County, Florida. Every Purchaser at Hills of Ft. White will automatically become a member of The Hills of Ft. White Homeowners' Association, Inc. There will be annual dues assessed by the Association. The initial Annual dues were set at \$50/year with no increase over 10% per year without approval of 75% of the lot purchasers as per the Restrictions.

The agreed upon price and terms are as follows:

1. Purchase Price
2. Cash Down Payment (The annual percentage rate does not take into account your cash down payment)
3. Amount Financed (The amount of credit provided to you on your behalf)
4. FINANCE CHARGE (The dollar amount the credit will cost you if only stated monthly payments are made)
5. Total of Payments (The amount you will have paid when you have made all scheduled stated monthly payments)
6. Total Sales Price (The total price of your purchase on credit, including your cash down payment of \$ 1,995, your finance charge of \$ 85,075.50 and other amounts financed \$ 0.)
7. ANNUAL PERCENTAGE RATE (The cost of your credit as a yearly rate.)

\$ 59,995
 \$ 1,995
 \$ 58,000
 \$ 85,075.50
 \$ 143,075.50
 \$ 145,070.50
8.9 %

Purchaser expects to pay the Seller the Total of Payments (Line 5 above) in 295 equal monthly payments of \$ 485 with interest, commencing on August 15, 2015 and continuing on the same day of each successive month thereafter until all principal and accrued interest has been paid in full, with a final payment of \$.50. The Finance Charge begins to accrue from July 15, 2015. Purchaser shall have the right to prepay all or any part of the balance remaining due at any time without penalty.

Amount Received on July 12, 2015:
 \$ 1,995 ☐ Cash
 \$ 1,995 ☒ Check # 1168
 \$ ☐ Money Order/Cashier's Check

Additional information about nonpayment, default, the right to accelerate the maturity of the obligation, is contained elsewhere in this agreement.

Purchaser is required to make monthly payments for prorated property taxes along with the monthly principal and interest payments. The beginning monthly prorated property tax payment is \$ 60, which is based on the current year's taxes. Purchaser understands this amount may not cover his entire share of the yearly tax bill and any shortfall will be due by the typical March 31 deadline. Monthly payments for prorated property taxes will be adjusted annually. Purchaser understands and agrees that monthly payments for prorated property taxes are mandatory. In the event the payment for monthly prorated property taxes becomes 30 days late, this entire Agreement for Deed shall be considered in default. Payments for monthly prorated property taxes are nonrefundable in the event this Agreement is terminated for any reason.

Purchaser may not cut or remove any merchantable timber from the property without written consent of the Seller during the term of this AGREEMENT or during the term of any mortgage given to Seller as provided herein.

Upon payment in full for said property, or sooner, if required by other conditions herein, Seller shall deliver Warranty Deed, conveying title to above described property to Purchaser free and clear of all encumbrances except restrictions, reservations, outstanding mineral rights, easements and limitations of record or as common to the subdivision or as shown on any recorded plats thereof, taxes for the year this AGREEMENT is entered into and subsequent years, and any liens, encumbrances or title defects placed on record by or against Purchaser.

Should Purchaser, at any time, reduce the principal balance owed to Seller by 10% of the purchase price then at the Purchasers option and request and expense, Seller will convert this Agreement for Deed to a Warranty Deed, Mortgage, and Note form of purchase. The Purchaser will pay the costs to prepare and record the Warranty Deed. Purchaser will pay the documentary stamps, intangible tax, and recording fees for the mortgage and note. At the time of conveying the warranty deed to Purchaser, at the request and expense of the Purchaser, Seller will have a Title Insurance Policy issued to Purchaser. The National and Florida Associations for Realtors and Attorneys recommend Purchasers to hire an attorney to represent them in real estate transactions and to obtain a warranty deed and Title Insurance Policy. At the Seller's option, the Seller may record this AGREEMENT at any time. Upon receipt of 12 timely monthly payments (as shown on page 1 of this AGREEMENT), this AGREEMENT will be recorded by Seller if requested by Purchaser, and Purchaser will pay for all costs required to record this AGREEMENT in the public records of the County in which the property is located provided that this AGREEMENT is not in default at the time of such request.

It is understood and agreed that the Purchaser is of legal age. This Agreement constitutes the entire agreement between the parties. Purchaser agrees that no representations, oral or implied, have been made to Purchaser to induce them to enter into this AGREEMENT other than those expressly herein set forth. No waiver of any provision hereof shall constitute a continuing waiver of such provision or any other provision then or thereafter unless reduced to writing and expressly made a modification hereof. The Purchaser hereby expressly waives all claims for damages because of any representation made by any person whomsoever other than as contained in this agreement, and Seller shall not be responsible or liable for any inducement, promise, representation, agreement, condition or stipulation not specifically set forth herein. This agreement is subject to prior sale until signed by Seller and subject to seller's approval.

The Purchaser shall be permitted to go into possession of the property covered by this AGREEMENT immediately upon Seller signing this AGREEMENT. The Purchaser agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable, and if same shall not be promptly paid, the Seller, its heirs, legal representatives, or assigns may at its sole and exclusive option at any time pay the same and the amount of the taxes assessments and impositions, shall be added to the amount of the Purchase Price still due and payable and every payment so made by the Seller shall draw interest at the highest legal rate. The Seller may, at any time, pay the Property Taxes and Assessments without waiving or affecting any right under this AGREEMENT and the full amount becomes immediately due and payable and shall, at Seller's option, bear interest from the date thereof until paid at the maximum legal rate per annum and, together with such interest, shall be secured by the lien of this AGREEMENT.

The time of payment shall be of the essence, and in the event of any default of payment of any of the purchase money as and when it becomes due, or in performance of any other obligations assumed by the Purchaser in this AGREEMENT, including the payment of Property Taxes and Assessments, and in the event that the default shall continue for a period of thirty (30) days, then the Seller may, at its sole and exclusive option and without notice of demand, declare the entire unpaid balance under this AGREEMENT together with accrued interest immediately due and payable. Said principal sum and said accrued interest shall both bear interest at the maximum legal rate from such default until paid or Seller may rescind this AGREEMENT, retaining the cash consideration paid for it as liquidated damages and this AGREEMENT then shall become null and void and the Seller shall have the right to re-enter and immediately take possession of the property covered by this AGREEMENT, its premises and every part thereof. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. In the event that it is necessary for the Seller to enforce this AGREEMENT by foreclosure proceedings, or otherwise, all costs of the proceedings, including a reasonable attorney's fee, shall be paid by the Purchaser.

Installments not paid within Ten (10) days after becoming due under the terms of this AGREEMENT shall be subject to, and it is agreed Seller shall collect, a late charge in the amount of Five Percent (5%) of the monthly payment per month upon such delinquent installments. Any payments made by check which is returned unpaid by the bank will require Purchaser to pay a \$35.00 penalty for such dishonored check.

This AGREEMENT and the rights and interests hereunder are not transferrable by Purchaser without written consent of Seller, and then only upon the same terms and conditions herein continued. In this event this Agreement is assigned, sold, devised, transferred, quit-claimed, or in any way conveyed to another Purchaser, without such written consent of Seller, then in that event, all of the then remaining balance shall become immediately due and collectable. Consent of Seller shall not be unreasonably denied, provided the AGREEMENT is not in default.

It is hereby understood and agreed that SELLER has the right to sell, assign, hypothecate this Agreement

AGREEMENT, and also subject to any existing easements for utilities, and to zoning requirements or easements of any governmental authority which may exist now or in the future, and to any governmental sovereignty claims regarding submerged land, if any, and the Purchasers agree to comply with the same.

The PURCHASERS agree that no labor will be performed or materials furnished to this property without such items being fully paid for at the time said work is done or materials furnished unless prior approved by Seller. PURCHASERS shall make no improvement to nor place any fixtures nor personal property on this property nor take possession of this property prior to the time this AGREEMENT is executed by the SELLER.

The Purchaser signify that they have personally inspected the property being purchased prior to entering into this agreement. Additionally, the Purchaser has been provided the opportunity to review the property survey and inspect all property corners. The Purchaser accepts the property "as is" without warranty, expressed or implied, except warranties of title as specifically set forth herein. Existing fences, if any, may not necessarily conform with legal description of Purchaser's property. Before clearing or placing improvements on the property, the Purchaser should survey the property to verify the location of the property boundaries. Location of physical characteristics on the survey, including the 100 year flood line, if any, are approximate only and are not warranted by Seller. Seller makes no express or implied warranties regarding Riparian rights or Littoral rights.

Purchaser acknowledges having made a personal inspection of the subject property prior to approving this AGREEMENT and found it to be as represented. Purchaser further agrees that the property is suitable for the purpose for which it is being purchased. Purchaser acknowledges that the purchase of real estate involves uncertainties and complexities which may affect the value of the property. The property, including improvements thereon if any, are being sold and purchased (as is) and Seller disclaiming any warranty, expressed or implied, except as specifically set forth herein.

Radon is a naturally occurring radioactive gas that, when accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

All construction is complete. The initial survey of the property has been completed, and restaking or resurveying shall be the responsibility of the Purchaser. Private wells and private septic tanks shall be the responsibility of Purchaser. Obtaining any desired electric and telephone service through the appropriate utilities shall also be the responsibility of Purchaser, the cost of which and associated usage minimums depend upon the length of line extensions necessary to reach the desired service point. Any required driveways or culverts to provide access from ingress and egress roadways shall be provided and maintained by the Purchaser. No fill or obstruction of any nature shall be placed within any ditch, drainage system or roadway without appropriate prior approval. Contact the appropriate governmental agencies for the latest restrictions prior to any improvements, activities or alternations within, along or near any drainage ditches, streams, ponds, lakes, wetlands, flood prone areas, or other environmentally sensitive and/or regulated areas which may be located on and effect the use of the subject property.

The salesperson is by this document giving written notice to Purchaser that salesperson is the agent and representative of the Seller. Purchaser acknowledges receiving this notice prior to entering into this agreement.

The provisions of this Agreement shall survive any closing hereunder. This AGREEMENT constitutes the entire agreement between the parties hereto and shall inure to the benefit of, and be binding upon, their heirs, personal representatives, successors and assigns.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of each payment shall be an essential part of this AGREEMENT, and that all Covenants and Agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

Purchaser acknowledges receipt of this AGREEMENT. This AGREEMENT shall not be binding until signed by the Seller or authorized agent of Seller, and shall be construed under the laws of the State of Florida.

In the event of termination of this AGREEMENT due to Purchaser's breach, the Purchaser shall be tenant at sufferance and shall not be entitled to any notice to vacate, and will vacate the premises immediately and will hold Seller harmless from any and all liabilities in the event it becomes necessary to enforce any of the covenants of this AGREEMENT, and the Purchaser agrees to pay any and all attorney fees and costs incurred in collection therewith. Seller may alternatively pursue any other remedy available at law or equity.

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

Schedule A, acknowledge that there is a property owner's association, and I (we) personally inspected the above referenced property.

PURCHASER(S):

Catherine Jean
Witness 1 Signature

Catherine Jean
Witness 1 Printed Name

Andy Jean
Witness 2 Signature

Andy Jean
Witness 2 Printed Name

Catherine Jean
Witness 1 Signature

Catherine Jean
Witness 1 Printed Name

Andy Jean
Witness 2 Signature

Andy Jean
Witness 2 Printed Name

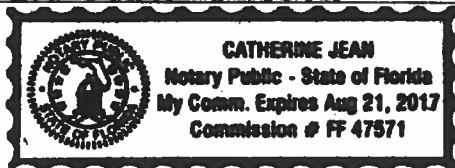
Denise M. Valocchi (L.S.)
Printed Name: Denise M. Valocchi

Denise M. Valocchi (L.S.)
Printed Name: Denise M. Valocchi

Purchaser Acknowledgment

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 12 day of July, 2015, by Denise M. Valocchi + Denise M. Valocchi who have produced Florida driver's license as identification.



Catherine Jean
Notary Public

SELLER

Fred C. Long
Witness 1 Signature

Fred C. Long
Witness 1 Printed Name

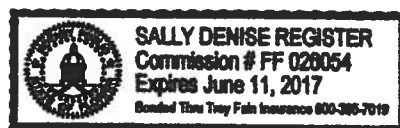
Sally D. Register
Witness 2 Signature

Sally D. Register
Witness 2 Printed Name

Seller Acknowledgment

STATE OF FLORIDA
COUNTY OF Columbia

By: Chris A. Bullard (L.S.)
Chris A. Bullard, as President
Bullard Management Services, Inc., a Florida corporation



The foregoing instrument was acknowledged before me this 24th day of July, 2015, by Chris A. Bullard, as President, Bullard Management Services, Inc., a Florida corporation who has produced as identification or (X) is personally known to me



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 19-0676
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐ _____

APPLICANT: Bullard Management Services (Valocchi)AGENT: Robert W Ford Jr. (NFST)TELEPHONE: 386 755 6372MAILING ADDRESS: 741 SE State Road 100 L/C 32025

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: — BLOCK: — SUBDIVISION: Hills of Ft. White PLATTED: _____PROPERTY ID #: 30-65-16-04002-000 ZONING: 3F I/M OR EQUIVALENT: ☐ Y ☐ NPROPERTY SIZE: 9.68 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ $\leq 2000\text{GPD}$ ☐ $> 2000\text{GPD}$ IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N

DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: 547 Pewter Dr. Ft. White FLDIRECTIONS TO PROPERTY SR 47 South to US 27 t/r to Utah St. t/l to Roberts Ave
t/l to Pewter Dr. t/l to Powder Ct t/r About 700' on left.

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	<u>M/H</u>	<u>3</u>	<u>1173 sqft</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____SIGNATURE: Robert W Ford Jr.DATE: 9-6-19

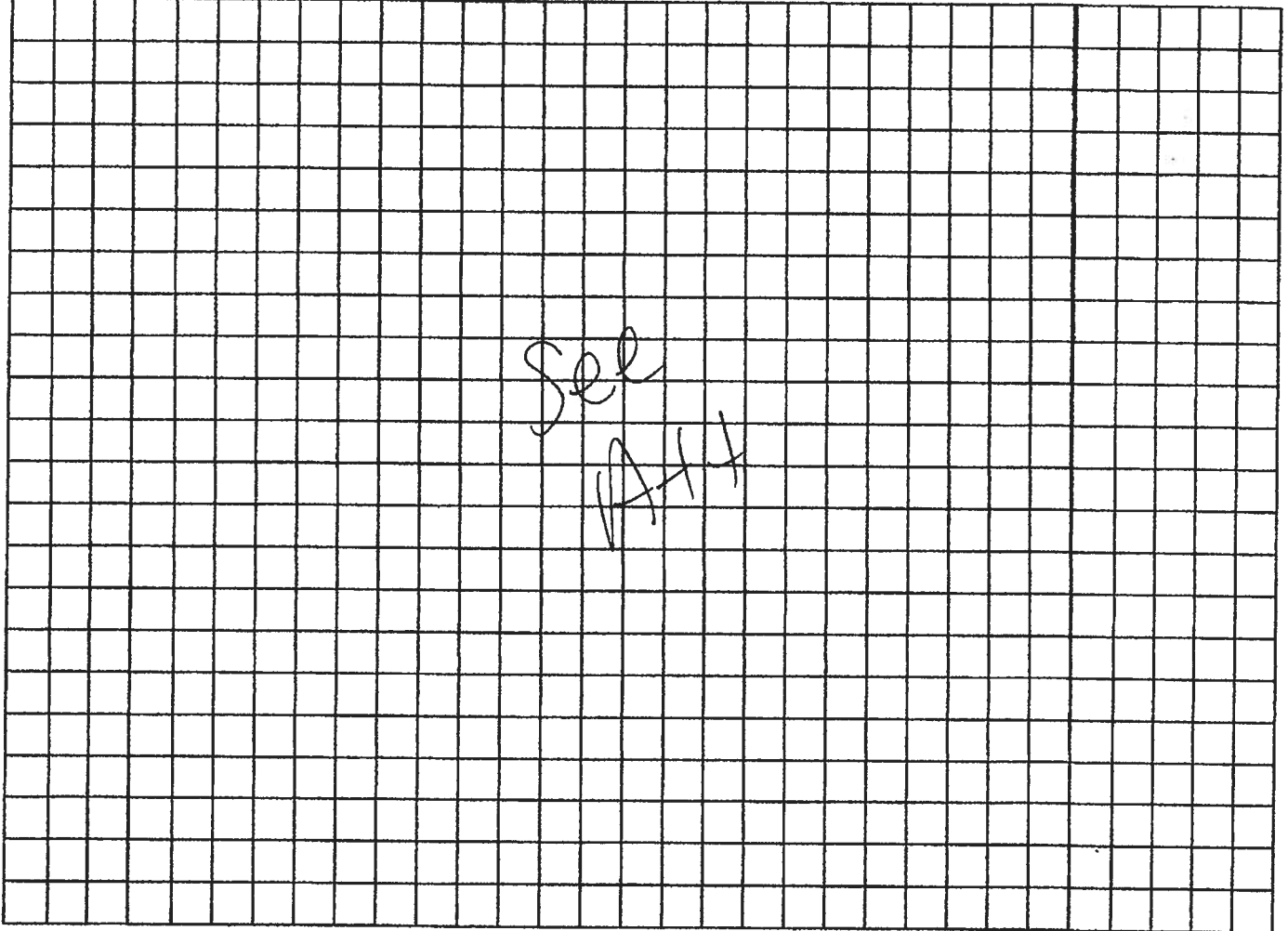
STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number

14-0676

----- PART II - SITEPLAN -----
(Valocchi)

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: _____

Site Plan submitted by: Robert W. Ford Jr. Date: 9/6/19Plan Approved ☒Not Approved ☐

Date

9/6/19

By

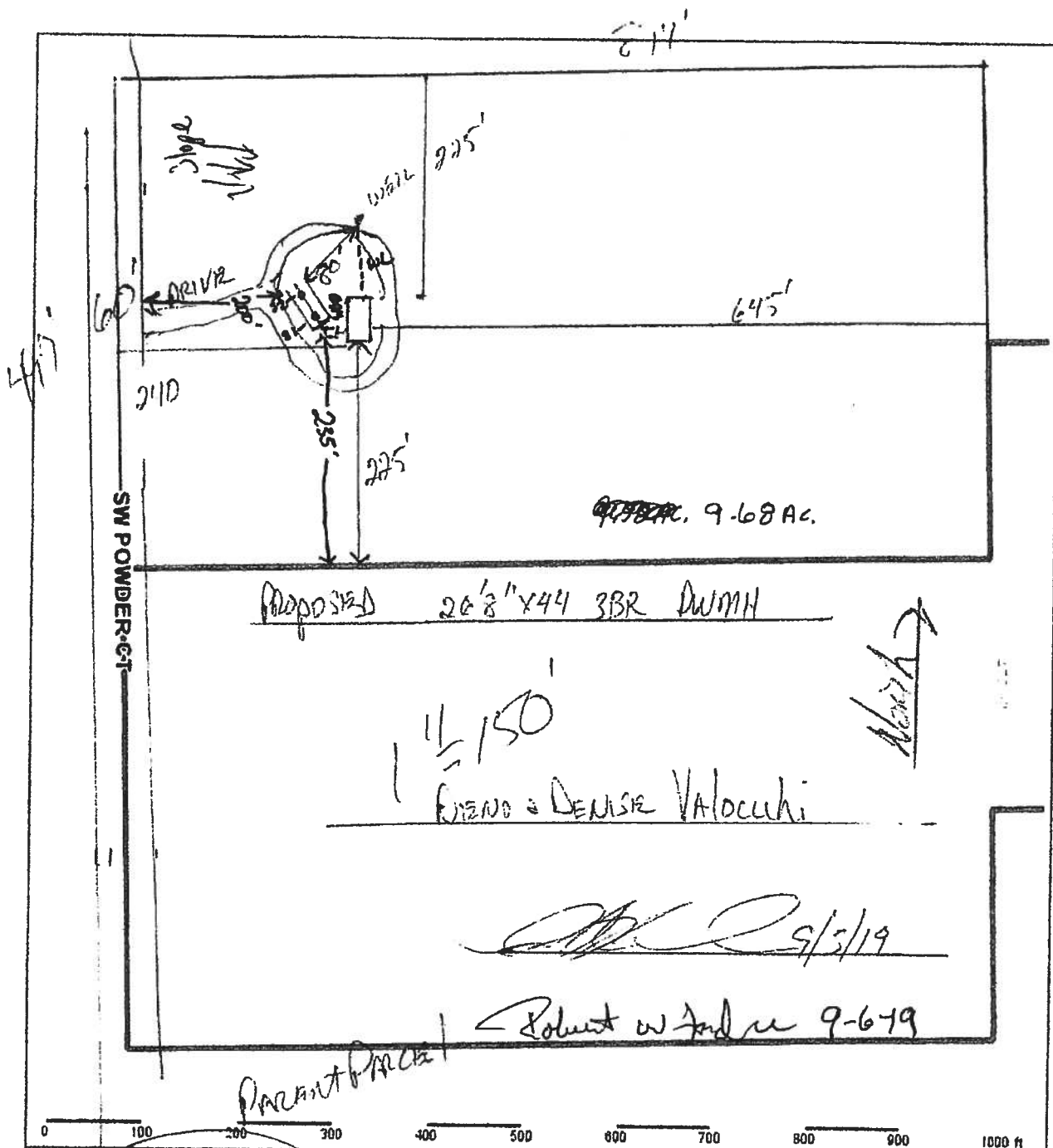
[Signature]

ESI

Columbin

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



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

PARCEL: 30-6S-16-04002-000 | TIMBERLAND (005600) | 139.5 AC

SE 1/4 EX 6.18 AC DESC ORB 1140-1852 IN THE NE COR. & ALSO A PARCEL LYING IN SEC 29-6S-18 DESC AS
FOLLOWS: BEG SW COR OF SEC 29, RUN E 537.18 FT, N 4

BULLARD MANAGEMENT SERVICES

Owner: P O BOX 1432
LAKE CITY, FL 32058

Site: 547 PEWTER DR, FORT WHITE

Sales 12/15/2016 \$100 V (U)
Info 1/9/2008 \$14,700 V (U)
10/12/2004 \$301,000 V (Q)

2019 Preliminary Certified

Mkt Lnd	\$9,750	Appraised	\$59,522
Ag Lnd	\$34,177	Assessed	\$59,522
Bldg	\$0	Exempt	\$0
XFOB	\$15,595	county	\$51,972
Just	\$327,316	city	\$51,972
		other	\$51,972
		school	\$59,522

NOTES:

Columbia County, FL