

DATE 09/30/2004

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022357

APPLICANT ROGER ROBERSON PHONE 904-866-3640

ADDRESS 4102 BIRCH ST MACCLENNY FL 32063

OWNER PAUL & JOANNE WALKLEY PHONE 904-251-4693

ADDRESS 1140 SW MORNINGSTAR GLN FORT WHITE FL 32038

CONTRACTOR ROMEO BUILDERS PHONE 904-259-7764

LOCATION OF PROPERTY 47 SOUTH, L MORNINGSTAR GLEN, 2ND ON THE RIGHT BACK  
FROM THE CUL-DE-SAC

TYPE DEVELOPMENT MODULAR, UTILITY ESTIMATED COST OF CONSTRUCTION .00

HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT .00 STORIES                     

FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                     

LAND USE & ZONING A-3 MAX. HEIGHT 35

Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00

NO. EX.D.U. 0 FLOOD ZONE XPP DEVELOPMENT PERMIT NO.                     

PARCEL ID 35-5S-16-03752-209 SUBDIVISION ANCIET OAKS

LOT 9 BLOCK                      PHASE                      UNIT                      TOTAL ACRES 5.60

CBC059595

Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor *Roger Roberson*

EXISTING                      04-0847-N BK HD Y

Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                     

COMMENTS: FLOOR 1 FOOT ABOVE THE ROAD

Check # or Cash 35074

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power                      Foundation                      Monolithic                       
date/app. by date/app. by date/app. by

Under slab rough-in plumbing                      Slab                      Sheathing/Nailing                       
date/app. by date/app. by date/app. by

Framing                      Rough-in plumbing above slab and below wood floor                       
date/app. by date/app. by

Electrical rough-in                      Heat & Air Duct                      Peri. beam (Lintel)                       
date/app. by date/app. by date/app. by

Permanent power                      C.O. Final                      Culvert                       
date/app. by date/app. by date/app. by

M/H tie downs, blocking, electricity and plumbing                      Pool                       
date/app. by date/app. by

Reconnection                      Pump pole                      Utility Pole                       
date/app. by date/app. by date/app. by

M/H Pole                      Travel Trailer                      Re-roof                       
date/app. by date/app. by date/app. by

BUILDING PERMIT FEE \$ .00 CERTIFICATION FEE \$ .00 SURCHARGE FEE \$ .00

MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 5.67 WASTE FEE \$ 12.25

FLOOD ZONE DEVELOPMENT FEE \$                      CULVERT FEE \$                      TOTAL FEE 267.92

INSPECTORS OFFICE *[Signature]* CLERKS OFFICE *CH*

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

### This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.



# Columbia County Building Permit Application

For Office Use Only Application # 0409-30 Date Received \_\_\_\_\_ By JW Permit # 22357  
 Application Approved by - Zoning Official BKK Date 29.09.04 Plans Examiner HD Date 9-30-04  
 Flood Zone Xp001 Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3  
 Comments NEED COPY of Lease & Deed or ownership \* HE will bring letter, Auth. w/him.  
\* NOC NEEDED BEFORE Inspection Roger 904-866-3640

Applicants Name Romeo Builders - Roger Roberson Phone 904-251-4693  
 Address \_\_\_\_\_  
 Owners Name SAL Romeo Lee <sup>(Paul Walker)</sup> Phone 904-259-7764  
 (911 Address) 1140 SW morningstar Glen, Coral Gables, FL 33134  
 Contractors Name SAL Romeo - Romeo Builders Phone 904-259-7764  
 Address 4102 Birch St. MacLennan FLA. 32063  
 Fee Simple Owner Name & Address \_\_\_\_\_  
 Bonding Co. Name & Address \_\_\_\_\_  
 Architect/Engineer Name & Address Robert E. Gregg 420 Park Place Blv. Suite 100 Clermont FLA 33759  
 Mortgage Lenders Name & Address CASH DEL

Property ID Number 35-55-16-03752-209 Estimated Cost of Construction \_\_\_\_\_  
 Subdivision Name ACIENT OAKS Lot 9 Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 47 SOUTH TO morning STAR GLEN 2nd on RIGHT Back from CUL-DE-SAC

Type of Construction Modular Site Built Home Number of Existing Dwellings on Property \_\_\_\_\_  
 Total Acreage 5.6 Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front 308' Side 149' Side 125' Rear 369'  
 Total Building Height \_\_\_\_\_ Number of Stories 1 Heated Floor Area \_\_\_\_\_ Roof Pitch \_\_\_\_\_

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.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Roger Roberson  
 Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
 Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Salvatore A. Romeo  
 Contractor Signature  
 Contractors License Number CBC059595  
 Competency Card Number 74-CTM

NOTARY STAMP/SEAL

Notary Signature \_\_\_\_\_



WARRANTY DEED

This Warranty Deed made and executed the 20th day of July A.D. 2004 by SUBRANDY LIMITED PARTNERSHIP, hereinafter called the grantor, to LEE A. WALKLEY AND JO ANN WALKLEY, his wife. Whose post office address is 2205 Nova Village Drive, Davie, FL 33317, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for the consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 9, Ancient Oaks, a subdivision as recorded in Plat Book 7, Page 78, Columbia County, Florida, subject to Restrictions recorded in O.R. Book 933, Pages 2636-2637, Columbia County, Florida, and subject to Power Line Easement.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of witness  
Nanci Nettles

Signature of witness  
Suzanne Davis

State of Florida  
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of July, A.D. 2004

Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks  
Address: P.O. Box 513 Lake City, FL 32056

**COPY**  
**NOT FOR RECORDING**

1	LOT, 9, ANCIENT, OAKS, S/D.	2
3		4
5		6
7		8
9		10
11		12
13		14
15		16
17		18
19		20
21		22
23		24
25		26
27		28

Permit Application Number: 04-0847-A1

WALKLEY/CR 04-2259



APPROVED



# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name: 1296-5251 F C241  
Address:  
City, State: , FL  
Owner: HOMES OF MERIT  
Climate Zone: South

Builder:  
Permitting Office: Columbia  
Permit Number:  
Jurisdiction Number: 221000

- |  |                    |             |
|--|--------------------|-------------|
| 1. New construction or existing                                | New                | ___         |
| 2. Single family or multi-family                               | Single family      | ___         |
| 3. Number of units, if multi-family                            | 1                  | ___         |
| 4. Number of Bedrooms  | 3                  | ___         |
| 5. Is this a worst case?                                       | Yes                | ___         |
| 6. Conditioned floor area (ft²)                                | 2089 ft²           | ___         |
| 7. Glass area & type   | Single Pane        | Double Pane |
| a. Clear glass, default U-factor                               | 0.0 ft²            | 0.0 ft²     |
| b. Default tint, default U-factor                              | 0.0 ft²            | 0.0 ft²     |
| c. Labeled U-factor or SHGC                                    | 0.0 ft²            | 259.8 ft²   |
| 8. Floor types   |                    |             |
| a. Raised Wood, Stem Wall                                      | R=11.0, 2089.0ft²  | ___         |
| b. N/A   |                    | ___         |
| c. N/A   |                    | ___         |
| 9. Wall types  |                    |             |
| a. Frame, Wood, Exterior                                       | R=19.0, 1760.0 ft² | ___         |
| b. N/A   |                    | ___         |
| c. N/A   |                    | ___         |
| d. N/A   |                    | ___         |
| e. N/A   |                    | ___         |
| 10. Ceiling types  |                    |             |
| a. Under Attic   | R=30.0, 2155.0 ft² | ___         |
| b. N/A   |                    | ___         |
| c. N/A   |                    | ___         |
| 11. Ducts(Leak Free)   |                    |             |
| a. Sup: Unc. Ret: Unc. AH(Sealed):OutdoorsSup. R=6.0, 175.0 ft |                    | ___         |
| b. N/A   |                    | ___         |
| 12. Cooling systems  |                    |             |
| a. Central Unit  | Cap: 42.0 kBtu/hr  | ___         |
|  | SEER: 12.00        | ___         |
| b. N/A   |                    | ___         |
| c. N/A   |                    | ___         |
| 13. Heating systems  |                    |             |
| a. Electric Heat Pump  | Cap: 40.0 kBtu/hr  | ___         |
|  | HSPF: 7.00         | ___         |
| b. N/A   |                    | ___         |
| c. N/A   |                    | ___         |
| 14. Hot water systems  |                    |             |
| a. Electric Resistance   | Cap: 50.0 gallons  | ___         |
|  | EF: 0.88           | ___         |
| b. N/A   |                    | ___         |
| c. Conservation credits  |                    | ___         |
| (HR-Heat recovery, Solar                                       |                    | ___         |
| DHP-Dedicated heat pump)                                       |                    | ___         |
| 15. HVAC credits   |                    | ___         |
| (CF-Ceiling fan, CV-Cross ventilation,                         |                    | ___         |
| HF-Whole house fan,  |                    | ___         |
| PT-Programmable Thermostat,                                    |                    | ___         |
| MZ-C-Multizone cooling,  |                    | ___         |
| MZ-H-Multizone heating)  |                    | ___         |

Glass/Floor Area: 0.12

Total as-built points: 27771

Total base points: 32645

**PASS**

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: CLAYTON E. BARROWSDATE: AUG 16 2004

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: \_\_\_\_\_

DATE: \_\_\_\_\_

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

BUILDING OFFICIAL: CLAYTON E. BARROWS

DATE: \_\_\_\_\_

SEE MANUFACTURER'S CONTRACT  
WITH FLORIDA DCA.

EnergyGauge® (Version: FLRCSB v3.4)

Modular Building Plans Examiner  
Florida License No. SMP-1



FLORIDA ENERGY EFFICIENCY CODE  
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A


Project Name:	1296-5251 F C241	Builder:	Romeo Builders,
Address:		Permitting Office:	Columbia
City, State:	, FL	Permit Number:	22357
Owner:	HOMES OF MERIT	Jurisdiction Number:	221000
Climate Zone:	Central		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 42.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 12.00
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft²)	2089 ft²	13. Heating systems	
7. Glass area & type	Single Pane Double Pane	a. Electric Heat Pump	Cap: 40.0 kBtu/hr
a. Clear glass, default U-factor	0.0 ft² 0.0 ft²		HSPF: 7.00
b. Default tint, default U-factor	0.0 ft² 0.0 ft²	b. N/A	
c. Labeled U-factor or SHGC	0.0 ft² 259.8 ft²	c. N/A	
8. Floor types		14. Hot water systems	
a. Raised Wood, Stem Wall	R=11.0, 2089.0ft²	a. Electric Resistance	Cap: 50.0 gallons
b. N/A			EF: 0.88
c. N/A		b. N/A	
9. Wall types		c. Conservation credits	
a. Frame, Wood, Exterior	R=19.0, 1760.0 ft²	(HR-Heat recovery, Solar	
b. N/A		DHP-Dedicated heat pump)	
c. N/A		15. HVAC credits	
d. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
e. N/A		HF-Whole house fan,	
10. Ceiling types		PT-Programmable Thermostat,	
a. Under Attic	R=30.0, 2155.0 ft²	MZ-C-Multizone cooling,	
b. N/A		MZ-H-Multizone heating)	
c. N/A			
11. Ducts(Leak Free)			
a. Sup: Unc. Ret: Unc. AH(Sealed):OutdoorsSup. R=6.0, 175.0 ft			
b. N/A			

Glass/Floor Area: 0.12

Total as-built points: 24794  
Total base points: 28754

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.	Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.
PREPARED BY: <u>R.E. GREGG</u>	
DATE: <u>AUG 18 2004</u>	
I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.	
OWNER/AGENT: _____	BUILDING OFFICIAL: <u>CLAYTON E. BARROWS</u>
DATE: _____	DATE: _____



FLORIDA ENERGY EFFICIENCY CODE  
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name:	1296-5251 F C241	Builder:	
Address:		Permitting Office:	
City, State:	, FL	Permit Number:	
Owner:	HOMES OF MERIT	Jurisdiction Number:	
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 42.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 12.00
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	Yes	c. N/A	
6. Conditioned floor area (ft²)	2089 ft²	13. Heating systems	
7. Glass area & type	Single Pane Double Pane	a. Electric Heat Pump	Cap: 40.0 kBtu/hr
a. Clear glass, default U-factor	0.0 ft² 0.0 ft²		HSPF: 7.00
b. Default tint, default U-factor	0.0 ft² 0.0 ft²	b. N/A	
c. Labeled U-factor or SHGC	0.0 ft² 259.8 ft²	c. N/A	
8. Floor types		14. Hot water systems	
a. Raised Wood, Stem Wall	R=11.0, 2089.0ft²	a. Electric Resistance	Cap: 50.0 gallons
b. N/A			EF: 0.88
c. N/A		b. N/A	
9. Wall types		c. Conservation credits	
a. Frame, Wood, Exterior	R=19.0, 1760.0 ft²	(HR-Heat recovery, Solar	
b. N/A		DHP-Dedicated heat pump)	
c. N/A		15. HVAC credits	
d. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
e. N/A		HF-Whole house fan,	
10. Ceiling types		PT-Programmable Thermostat,	
a. Under Attic	R=30.0, 2155.0 ft²	MZ-C-Multizone cooling,	
b. N/A		MZ-H-Multizone heating)	
c. N/A			
11. Ducts(Leak Free)			
a. Sup: Unc. Ret: Unc. AH(Sealed):OutdoorsSup. R=6.0, 175.0 ft			
b. N/A			

Glass/Floor Area: 0.12

Total as-built points: 25428  
Total base points: 30283

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: CLAYTON E. BARROWS


DATE: AUG 16 2004

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: \_\_\_\_\_

DATE: \_\_\_\_\_

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.



DATE: \_\_\_\_\_

BUILDING OFFICIAL: CLAYTON E. BARROWS

DATE: \_\_\_\_\_

SEE MANUFACTURER'S CONTRACT WITH FLORIDA DCA.

EnergyGauge® (Version: FLRCSB v3.4)

Modular Building Plans Examiner  
Florida License No. 2048-1



- Romeo Builders Inc. -  
4102 Birch St  
Macclenny FL 32063

I, Sal Rameo, give Roger  
Roberson the permission to  
pull the permit for the  
Walkely project in Columbia  
County (Morning Star Glen).

If you have any questions,  
feel free to call 904 251-4693  
and ask for Sal Rameo.

Thank again,

Sal Rameo  
President,

msw



Inst:2004021979 Date:09/30/2004 Time:15:15  
YMK DC, P. DeWitt Cason, Columbia County B:1026 P:2530

22357

**NOTICE OF COMMENCEMENT**

PERMIT # 22357  
 Tax Folio/Parcel ID 34-58-16-03752-209  
 State: Florida  
 County: Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in the notice of commencement.

1. Description of property (legal description of property, lot, block and street address if available):

1140 S.W. Morningstar Gln. Ft. White, FL 32038

2. General description of improvement: New Modular

- a. Owner Name: Lee and Jo Ann Walkley  
 Owner Address: 1140 S.W. Morningstar Gln Ft. White, FL 32038  
 b. Interest in property: OWNER  
 c. Name and address of fee simple title holder (if other than owner):

3. Contractor: (Qualifier name & address) Romeo Salvatore Anthony  
4122 Birch St. Mercury FL 32003

4. Surety: Name and address: N/A Amount of bond \$

5. Lender: (name & address) N/A

6. Persons 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: (name & address): Contractor

7. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: (name & address)

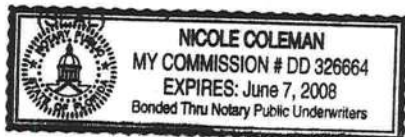
8. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)

Roger Robertson  
 Signature of owner

STATE OF FLORIDA  
 COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 23 day of September 2004  
 by Roger Robertson who is personally known to me or who has produced  
Personally Known as identification.

Nicole Coleman  
 Notary Public





**COLUMBIA COUNTY**  
**FLORIDA**

**M/H OCCUPANCY**

**COLUMBIA COUNTY, FLORIDA**

**Department of Building and Zoning Inspection**

*This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.*

Parcel Number 35-5S-16-03752-209

Building permit No. 000022357

Permit Holder ROMEO BUILDERS

Owner of Building LEE WALKLEY

Location: 1140 SW MORNINGSTAR GLN, FT WHITE, FL 32038



Date: 11/12/2004

*Harry Dickie*

Building Inspector

**POST IN A CONSPICUOUS PLACE**  
*(Business Places Only)*