

DATE 06/30/2005

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000023345

APPLICANT LINDA RODER PHONE 752-2281

ADDRESS 387 SW KEMP COURT LAKE CITY FL 32024

OWNER JOSH NICKELSON PHONE \_\_\_\_\_

ADDRESS 1875 SW LESLIE GLENN LAKE CITY FL 32025

CONTRACTOR DAVID BLANK PHONE 755-1982

LOCATION OF PROPERTY SISTERS WELCOME ROAD, TL ON LESLIE GLENN, 13TH LOT ON RIGHT

TYPE DEVELOPMENT SFD, UTILITY ESTIMATED COST OF CONSTRUCTION 56250.00

HEATED FLOOR AREA 1125.00 TOTAL AREA 1449.00 HEIGHT .00 STORIES 1

FOUNDATION CONC WALLS FRAMED ROOF PITCH 4/12 FLOOR SLAB

LAND USE & ZONING RSF-2 MAX. HEIGHT 13

Minimum Set Back Requirments: STREET-FRONT 25.00 REAR 15.00 SIDE 10.00

NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 01-4S-16-02709-003 SUBDIVISION QUAIL HEIGHT

LOT 3 BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES \_\_\_\_\_

000000723 25.00 CGC061733 Linda Roder

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

CULVERT X-05-0183 BK Y

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

COMMENTS: ONE FOOT ABOVE THE ROAD

Check # or Cash 1684

## 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 \$ 285.00 CERTIFICATION FEE \$ 7.25 SURCHARGE FEE \$ 7.25

MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ \_\_\_\_\_ WASTE FEE \$ \_\_\_\_\_

FLOOD ZONE DEVELOPMENT FEE \$ \_\_\_\_\_ CULVERT FEE \$ 25.00 TOTAL FEE 374.50

INSPECTORS OFFICE Hale T. Edler 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.



Josh Nickelson

CIC#1684

## Columbia County Building Permit Application

374.50

Revised 9-23-04

For Office Use Only Application # 0504-24 Date Received 4/8/05 By JW Permit # 723/23345  
Application Approved by - Zoning Official BLK Date 29.04.05 Plans Examiner OK JTH Date 4-21-05  
Flood Zone X Development Permit N/A Zoning RSF-2 Land Use Plan Map Category Res. Low Den.  
Comments no C & E plan. No proof of ownership or letter of Authorization from Josh Nickelson allowing SE Developers to build house

Applicants Name Linda Roder Phone 752-2281  
Address 387 S.W. Kemp Ct. Lake City FL 32024  
Owners Name Southeastern Developers Josh Nickelson Phone \_\_\_\_\_  
911 Address 1875 S.W. Leslie Glenn Lake City FL 32025  
Contractors Name David Blank Phone 755-1982  
Address 341 S.W. Ring Ct. Suite 102 Lake City FL 32025  
Fee Simple Owner Name & Address NA  
Bonding Co. Name & Address NA  
Architect/Engineer Name & Address Will Myers/Nick Geister  
Mortgage Lenders Name & Address NA

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy  
Property ID Number 01-45-16-02709-003 Estimated Cost of Construction 50,000  
Subdivision Name Quail Heights Lot 3 Block 1 Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions CR 391 (Sisters Welcome Rd) go L on Leslie Glenn, 13th lot down on R

Type of Construction SFD Number of Existing Dwellings on Property 0  
Total Acreage \_\_\_\_\_ Lot Size \_\_\_\_\_ Do you need a Culvert Permit or Culvert Waiver or Have an Existing Drive  
Actual Distance of Structure from Property Lines - Front 40' Side 22'2" Side 22'2" Rear 51'4"  
Total Building Height 13'2" Number of Stories 1 Heated Floor Area 1125 Roof Pitch 4-12

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.**

Owner Builder or Agent (Including Contractor) Linda R. Roder  
Commission #DD303275  
Expires: Mar 24, 2008  
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me

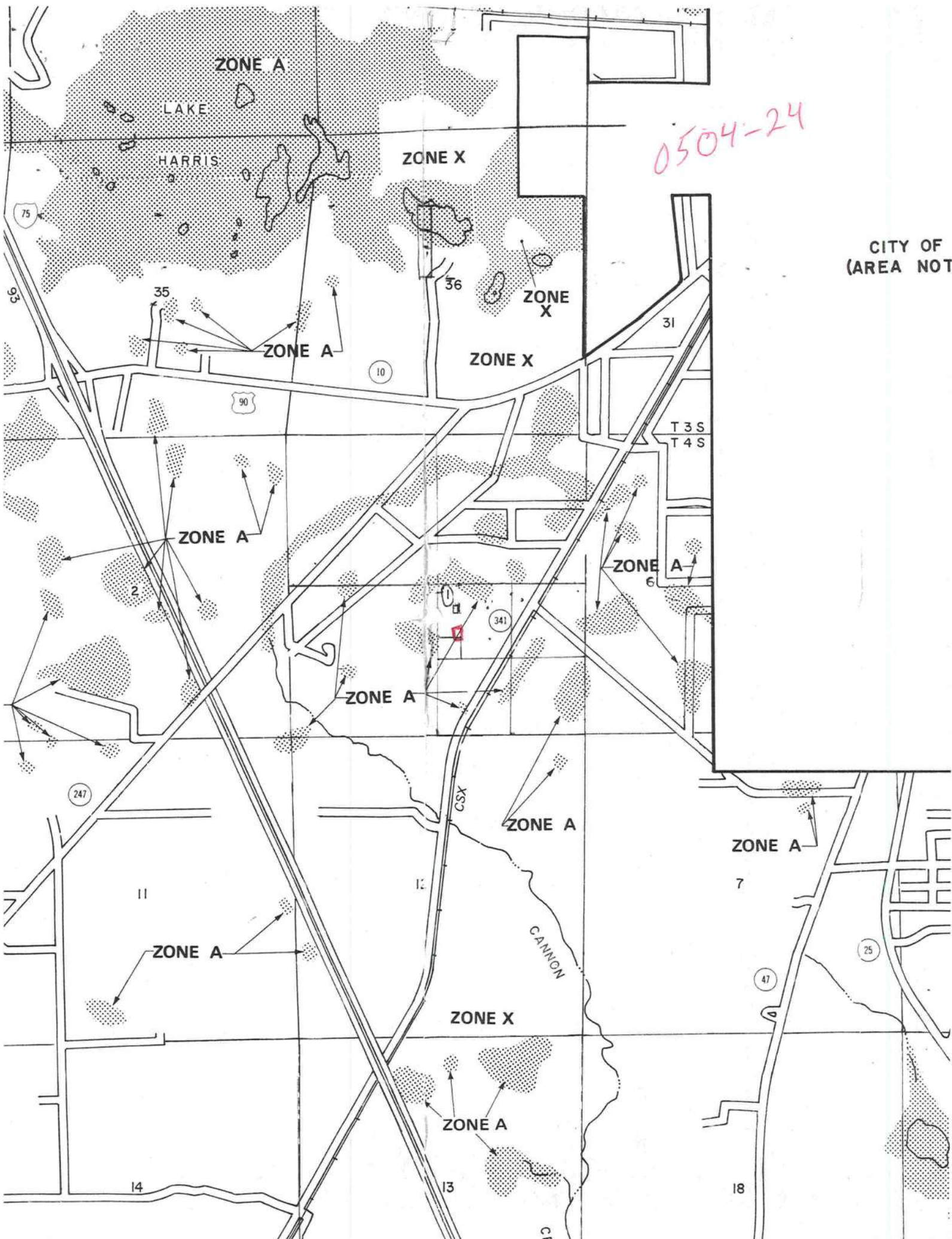
this 8th day of April 2005.

Personally known ✓ or Produced Identification \_\_\_\_\_

David Blank  
Contractor Signature  
Contractors License Number CC061732  
Competency Card Number \_\_\_\_\_  
NOTARY STAMP/SEAL

Linda Roder  
Notary Signature





0504-24

CITY OF  
(AREA NOT



FLORIDA ENERGY EFFICIENCY CODE  
FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs  
Residential Whole Building Performance Method A

Project Name:	Southeast Developers Group	Builder:	Southeast Developers Group
Address:		Permitting Office:	
City, State:	Lake City, FL 32025-	Permit Number:	23345
Owner:	Spec House	Jurisdiction Number:	221000
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 35.0 kBtu/hr
3. Number of units, if multi-family	1		SEER: 11.00
4. Number of Bedrooms	3	b. N/A	
5. Is this a worst case?	No	c. N/A	
6. Conditioned floor area (ft²)	1125 ft²		
7. Glass area & type		13. Heating systems	
a. Clear - single pane	0.0 ft²	a. Electric Heat Pump	Cap: 35.0 kBtu/hr
b. Clear - double pane	173.0 ft²		HSPF: 6.80
c. Tint/other SHGC - single pane	0.0 ft²	b. N/A	
d. Tint/other SHGC - double pane	0.0 ft²	c. N/A	
8. Floor types		14. Hot water systems	
a. Slab-On-Grade Edge Insulation	R=0.0, 137.0(p) ft	a. Electric Resistance	Cap: 50.0 gallons
b. N/A			EF: 0.90
c. N/A		b. N/A	
9. Wall types		c. Conservation credits	
a. Frame, Wood, Exterior	R=13.0, 883.0 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, 1125.0 ft²	MZ-C-Multizone cooling,	
b. N/A		MZ-H-Multizone heating)	
c. N/A			
11. Ducts			
a. Sup: Unc. Ret: Unc. AH: Interior	Sup. R=6.0, 35.0 ft		
b. N/A			

Glass/Floor Area: 0.15	Total as-built points: 21657	PASS
	Total base points: 24801	

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

PREPARED BY: Will Myers

DATE: 6.24.04

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:

DATE:





# HALL'S PUMP & WELL SERVICE, INC.

SPECIALIZING IN 4"-6" WELLS



DONALD AND MARY HALL  
OWNERS

PHONE (904) 752-1854  
FAX (904) 755-7022  
~~XXXXXX~~ FIRST STREET  
LAKE CITY, FLORIDA 32055  
904 NW Main Blvd.

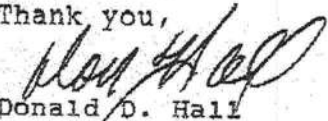
June 12, 2002

## NOTICE TO ALL CONTRACTORS

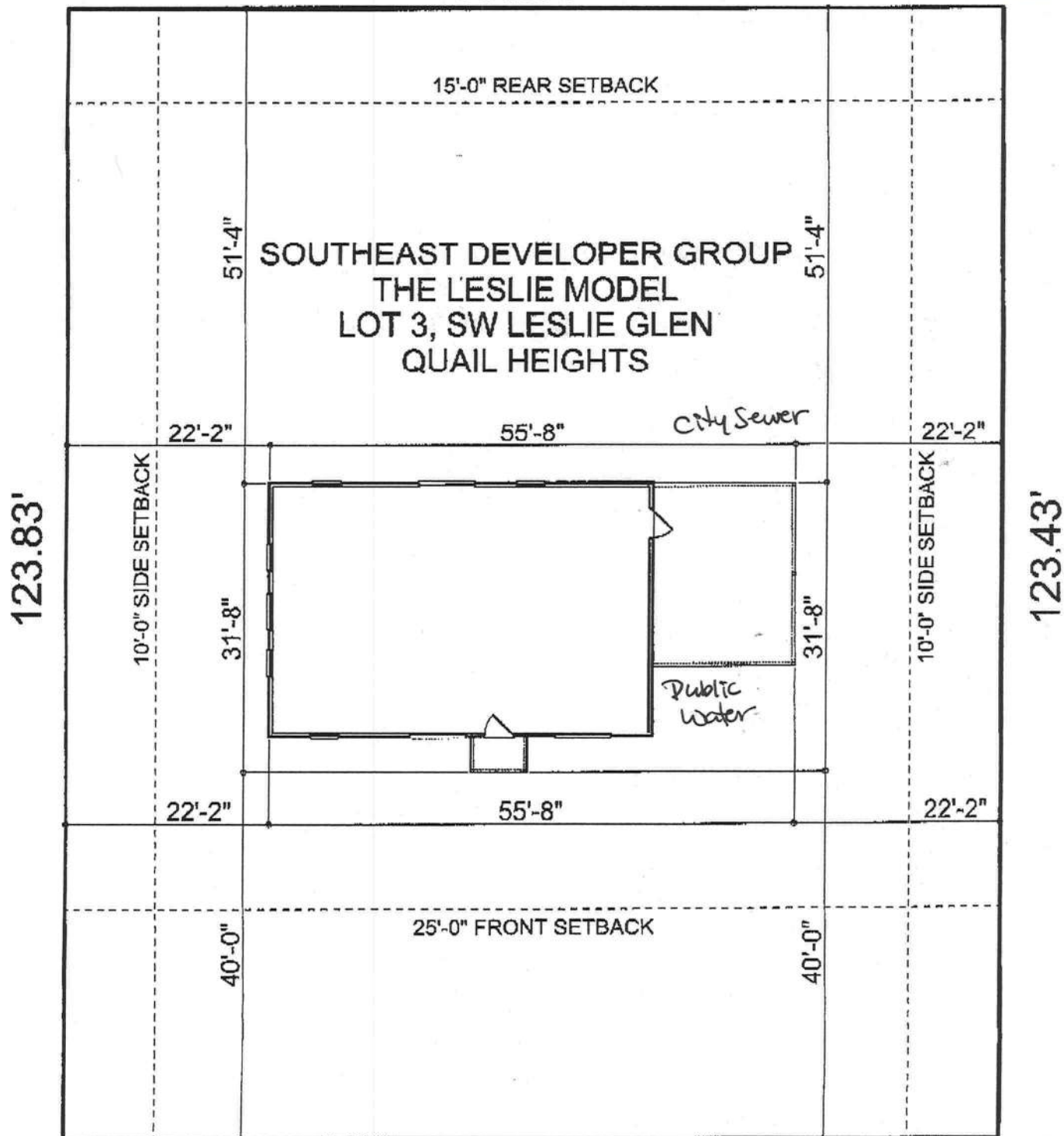
Please be advised that due to the new building codes we will use a large capacity diaphragm tank on all new wells. This will insure a minimum of one (1) minute draw down or one (1) minute refill. If a smaller diaphragm tank is used then we will install a cycle stop valve which will produce the same results.

If you have any questions please feel free to call our office anytime.

Thank you,

  
Donald D. Hall  
DDH/jk

1875 SW Leslie Glenn  
100.00' Lake City, Fl. 32025

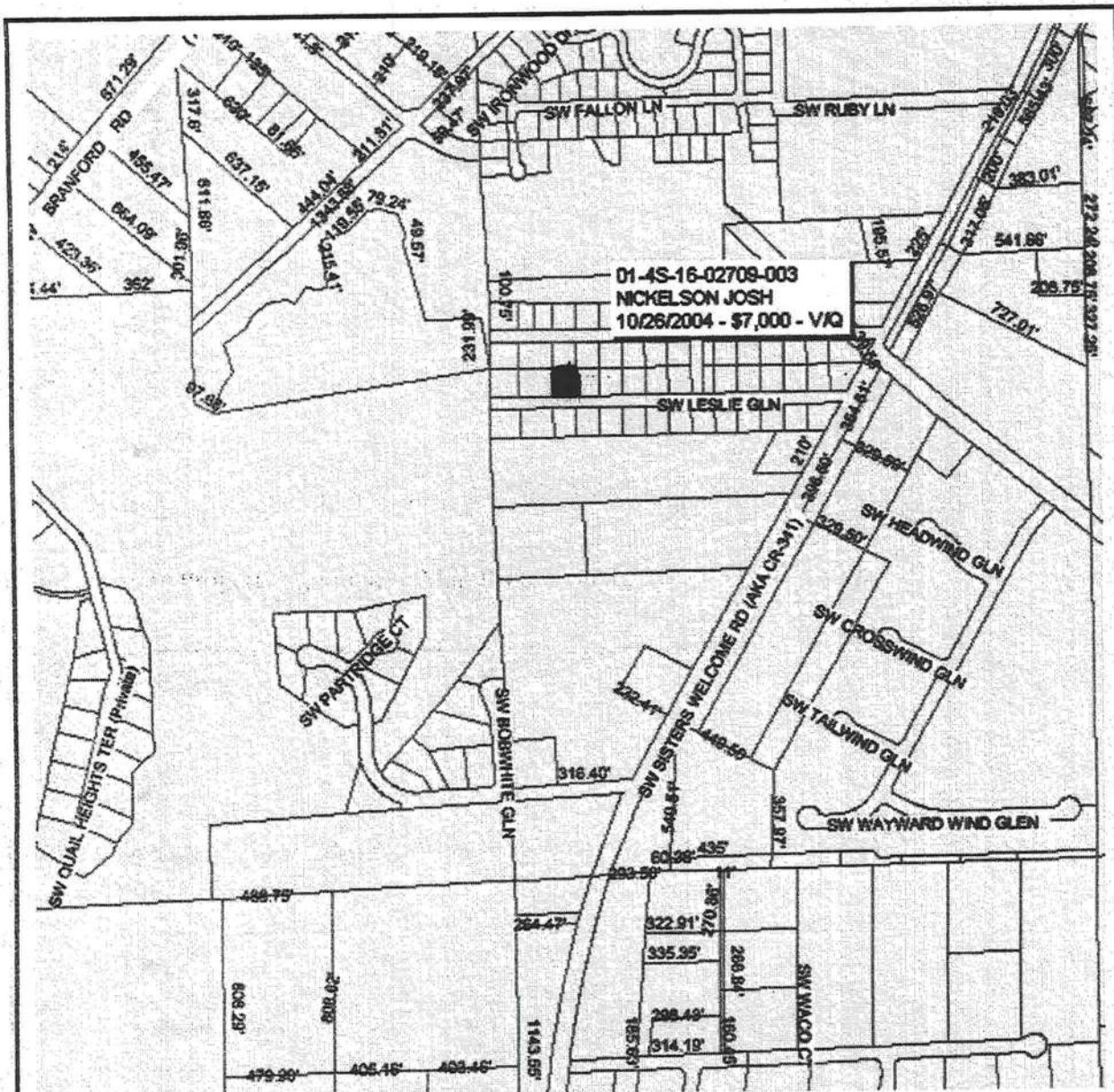


SCALE: NTS

100.00'

LESLIE DRIVE





### Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

**PARCEL: 01-4S-16-02709-003 - CLUBS/LODG (007700)**

LOT 3 BLOCK 1 QUAIL HEIGHTS S/D. ORB 411-283, 879-719, WD 1031-1009.

Name:	NICKELSON JOSH	LandVal	\$5,180.00
Site:	LESLIE	BldgVal	\$0.00
Mail:	341 SW RING CT	ApprVal	\$5,180.00
	LAKE CITY, FL 32025	JustVal	\$5,180.00
Sales	10/26/2004 \$7,000.00 V / Q	Assd	\$5,180.00
Info	10/21/2004 \$100.00 V / U	Exmpt	\$0.00
	4/22/1999 \$0.00 V / U	Taxable	\$5,180.00

0 0.05 0.1 0.15 mi



This information, GIS Map Updated: 3/7/2005, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



14289

## CORPORATE WARRANTY DEED

THIS INDENTURE, Made the 26<sup>th</sup> of October, 2004, by  
The Lake City Community College Foundation, Inc., a Florida Corporation  
A corporation existing under the laws of the State of Nevada and having its principal place of business at:  
Rt. 10, Box 1030, Lake City, FL 32025, hereinafter called the Grantor,

To:

Josh Nickelson

whose post office address is :341 SW Ring Court, Lake City, FL 32025

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 and in 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: Tax ID# R02709-003

Lot 3, Block 1, Quail Heights Subdivision, as per plat thereof recorded in Plat Book 3, Page 104, Public Records of Columbia County, Florida.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**IN WITNESS WHEREOF**, the said grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Lake City Community College Foundation, Inc.

Rhonda B. Green  
witness

BY:

Don Kennedy  
Don Kennedy, Chairman/President

Rhonda B. Green  
Yvonne Skinner  
witness

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 Don Kennedy, well known to be the Chairman/President, respectively of The Lake City Community College Foundation, Inc, named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested .

WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of October, 2004.

Rhonda B. Green  
RHONDA B. GREEN  
COMMISSIONER OF PUBLIC



May 11 05 09:25a

City of Lake City

(904)-752-4896

p.1

**CITY OF LAKE CITY**

150 NW Alachua Street  
Lake City, FL 32055  
Phone: 386-752-2031  
Fax: 386-752-4896

DATE:

May 11, 2005

To:

Linda

At:

N FL Permit Svcs

Phone:

Fax:

752-2282

From:

Deena Davis (Customer Service)

At:

City of Lake City

Regarding:

1875 SW Leslie Glen

Pages:

1 including cover page

Comments:

According to Richard Lee, Public Works  
Construction Director, water and sewer  
services are available to 1875 SW Leslie Glen.  
Please make application at City Hall. Tap  
and impact fees, at a total of \$2,151.00, will  
be required.

Thanks!Deena

If you have questions or do not receive all pages, please call Deena Davis at 386-752-2031 x244



Notice of Authorization

David Blank do hereby authorize Linda Roder

to be my representative and act on my behalf in all aspects of applying for a any

permit to be located in Columbia County. The name of the home owner is any

Dave W. Blank  
Contractors Signature

12-13-04

Date

Sworn to and subscribed before me this 13 day of December, 2004.

Linda R. Roder  
Notary Public

My Commission expires: 3-24-08

Commission No. DD303275

Personally Known ☒

Produced ID (Type): \_\_\_\_\_



Linda R. Roder  
Commission #DD303275  
Expires: Mar 24, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.



**Columbia County Building Department  
Culvert Permit**

**Culvert Permit No.  
000000723**

DATE 06/30/2005 PARCEL ID # 01-4S-16-02709-003  
APPLICANT LINDA RODER PHONE 752-2281  
ADDRESS 387 SW KEMP COURT LAKE CITY FL 32024  
OWNER JOSH NICKELSON PHONE \_\_\_\_\_  
ADDRESS 1875 SW LESLIE GLENN LAKE CITY FL 32025  
CONTRACTOR DAVID BLANK PHONE 755-1982  
LOCATION OF PROPERTY SISTERS WELCOME, TL ON LESLIE GLENN, 13TH LOT ON RIGHT  
\_\_\_\_\_  
\_\_\_\_\_  
SUBDIVISION/LOT/BLOCK/PHASE/UNIT QUAIL HEIGHTS 3  
SIGNATURE Linda Roder

**INSTALLATION REQUIREMENTS**



Culvert size will be 18 inches in diameter with a total length of 32 feet, leaving 24 feet of driving surface. Both ends will be mitered 4 foot with a 4 : 1 slope and poured with a 4 inch thick reinforced concrete slab.

INSTALLATION NOTE: Turnouts will be required as follows:

- a) a majority of the current and existing driveway turnouts are paved, or;
  - b) the driveway to be served will be paved or formed with concrete.
- Turnouts shall be concrete or paved a minimum of 12 feet wide or the width of the concrete or paved driveway, whichever is greater. The width shall conform to the current and existing paved or concreted turnouts.



Culvert installation shall conform to the approved site plan standards.



Department of Transportation Permit installation approved standards.



Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALL PROPER SAFETY REQUIREMENTS SHOULD BE FOLLOWED  
DURING THE INSTALLATION OF THE CULVERT.**

135 NE Hernando Ave., Suite B-21  
Lake City, FL 32055  
Phone: 386-758-1008 Fax: 386-758-2160

**Amount Paid 25.00**





**COLUMBIA COUNTY, FLORIDA**

# 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 01-4S-16-02709-003

Building permit No. 000023345

Use Classification SFD, UTILITY

Fire: 29.60

Permit Holder DAVID BLANK

Waste: 61.25

Owner of Building JOSH NICKELSON

Total: 90.85

Location: 1875 SW LESLIE GLEN (QUAIL HEIGHT, LOT 3)

Date: 05/17/2006



  
Building Inspector

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



23345

Inst:2005024886 Date:10/06/2005 Time:15:46

mk DC,P.Dewitt Cason,Columbia County B:1061 P: 1

This Instrument Prepared By:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
283 NW Cole Terrace  
Lake City, Florida 32055

## NOTICE OF COMMENCEMENT

### TO WHOM IT MAY CONCERN:

The undersigned hereby give notice that improvements will be made to certain real property and in accordance with Chapter 713.13, Florida Statutes, the following is provided in this Notice of Commencement:

1. Description of Property: Lot 3, Block 1, Quail Heights Subdivision, as per the plat thereof recorded in Plat Book 3, Page 104, Public Records of Columbia County, Florida.
2. General Description of Improvement: Single Family Dwelling
2. Owner Information: Josh Nickelson, 341 SW Ring Court, Lake City, Florida, 32025.
3. Contractor Information: Southeastern Developers Group, Inc., 341 SW Ring Court, Lake City, FL 32025.
4. The name and address of surety bond is: N/A
5. LENDER: Millennium Bank, 4340 Newberry Road, Gainesville, Florida 32607.
6. Persons within the State of Florida designated by Owner upon whom notices of other documents may be served as provided in Section 713.13(1)a.7., Florida Statutes: NONE
7. In addition to himself, Owner designates Laude Arnaldi, Vice President of Millennium Bank, 4340 Newberry Road, Gainesville, Florida 32607, is also designated to receive a copy of the Lienor's Notice as provided in Section 713.06(2)(b) Florida Statutes.
8. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified).

\*Owner is used for singular or plural as context requires.

Signed, sealed and delivered in the presence:

WITNESSES  
Clay Carver (Carry Hedy)

Josh Nickelson  
Josh Nickelson

WITNESS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

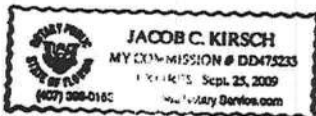
Before me, personally appeared Josh Nickelson, to me known to be the person(s) described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purpose therein expressed.

Witness my hand and official seal this 4 day of October, 2005.

(SEAL)

Jacob Kirsch  
NOTARY PUBLIC

My Commission Expires:



September, 25, 2009