This Instrument Prepared by & return to:

Name.

TRISH LANG, an employee of

NORTH CENTRAL FLORIDA TITLE,

LLC

Address:

343 NW COLE TERRACE, SUITE 101 LAKE CITY, FLORIDA 32055

File No. 09Y-03011TL

Parcel I.D. #: 08355-511

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 18th day of May, A.D. 2009, by SUBRANDY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, having its principal place of business at 1286 WEST US 90, P.O. BOX 513, LAKE CITY, FLORIDA 32056-0513, hereinafter called the grantor, to GERALD W. MEADS, A MARRIED PERSON, whose post office address is 649 NE DOUBLE RUN ROAD, LAKE CITY, FLORIDA, 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" Include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

Lot 11, EAGLES RIDGE, Phase 2, according to the map or plat thereof as recorded in Plat Book 7, Page 172-173, of the 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to 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, 2008.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Regina Simpkins

Printed Name.

Witness Signature

Printed Name

STATE OF FLORIDA COUNTY OF COLUMBIA SUBRANDY LIMITED PARTNERSHIP

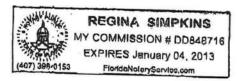
By:

Name: BRADLEY N. DICKS Title: GENERAL PARTNER

The foregoing instrument was acknowledged before me this 18th day of May, 2009, by BRADLEY N. DICKS as GENERAL PARTNER of SUBRANDY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP. He is personally known to me or has produced _______ as identification.

ublic

My commission expires 1-4-13



DATE <u>06/0</u>	1/2009	Colui	nbia County Bu	uilding Permit	estruction	PERMIT 000027843
A DDI ICANIT	DO DOV		be Frommently Posted	PHONE	754-6737	000027843
APPLICANT ADDRESS	BO ROYA 4068	US HIGHWAY 9	nw	LAKE CITY	734-0737	FL 32055
OWNER	GERALD			PHONE	755-6562	
ADDRESS	368	SE VALERIE CT		LAKE CITY		FL 32025
CONTRACTO		NUEL BRANNAN	-	PHONE	570-3289	_
LOCATION O	1000		AVE., TR 100,, TR CR 245		NIE.	-
Location	1 TROTER		ERIE CT, PROPERTY A			
TYPE DEVEL	OPMENT	MH,UTILITY	EST	IMATED COST OF CO	NSTRUCTION	0.00
HEATED FLO	OR AREA		TOTAL ARE	Α	HEIGHT _	STORIES
FOUNDATION	ν	WA	LLS R	OOF PITCH	F	LOOR
LAND USE &	ZONING	RR		MAX	. HEIGHT	
Minimum Set I	Back Requir	rments: STREE	T-FRONT 25.00	REAR	15.00	SIDE 10.00
NO. EX.D.U.	1	FLOOD ZONI	<u>x</u>	DEVELOPMENT PER	MIT NO.	
PARCEL ID	15-4S-17-	-08355-511	SUBDIVISION	1		
LOT	BLOCK	PHASE	UNIT	тотл	AL ACRES3	.10
			IH0000868	1.5/	/	
Culvert Permit	No.	Culvert Waiver	Contractor's License Num	ber	Applicant/Owne	r/Contractor
EXISTING		09-305	CS	<u>+</u>	HD	N
Driveway Conr	nection	Septic Tank Numb	er LU & Zonin	g checked by App	proved for Issuan	ce New Resident
COMMENTS:	EXISTIN	G MH TO BE REM	OVED, ONE FOOT ABOV	E THE ROAD		J. Committee
			=		(1	
					Check # or C	Cash 29288
		FOR E	BUILDING & ZONIN	G DEPARTMENT	ONLY	(footer/Slab)
Temporary Pov	ver		Foundation		Monolithic	(Iootti olao)
		date/app. by		date/app. by		date/app. by
Under slab roug	gh-in plumb	-	Slab		Sheathing	/Nailing
Framing			app. by	date/app. by		date/app. by
rranning	date/ap	pp. by	Insulationdate	app. by		
D 1: 1				0.000	ectrical rough-in	
Rough-in plum	bing above	slab and below wood		ate/app. by	ootiioai rougii iii	date/app. by
Heat & Air Due	-		Peri. beam (Linte		Pool	••
		late/app. by	SERVICE STATE OF	date/app. by		date/app. by
Permanent pow		ate/app. by	C.O. Final	ate/app. by	Culvert	date/app. by
Pump pole		Utility Pole		owns, blocking, electricit	y and plumbing	
	late/app. by		late/app. by		2:	date/app. by
Reconnection			RV	date/app. by	Re-roof	
		date/app. by		date app. by		date/app. by
BUILDING PE		date/app. by	CERTIFICATION FFF	The state of the s	SURCHARG	
BUILDING PE	RMIT FEE	\$ 0.00	CERTIFICATION FEE	E \$ 0.00	SURCHARG	E FEE \$ 0.00
MISC. FEES \$	RMIT FEE	\$ ZONIN	G CERT. FEE \$ 50.00	E\$ 0.00 FIRE FEE \$ 0.00	WAS	E FEE \$ 0.00 TE FEE \$ 67.00
	RMIT FEE 250.00 LOPMENT	\$ ZONIN	===	E\$ 0.00 FIRE FEE \$ 0.00	WAS	E FEE \$ 0.00

PERMIT

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."

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 THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

1 5:1	V , ,
/ :	PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION
	For Office Use Only (Revised 1-10-08) Zoning Official 5 20-09
į.	AP# 0905.30 Date Received 5/19/09 By Permit # 27843
1	Flood Zone Development Permit Zoning R Land Use Plan Map Category RVLD
1	Comments cristing MH do be heard
i	FEMA Map# Elevation Finished Floor River In Floodway
!	
	Recorded Deed of Affidavit from land owner Letter of Auth. from installer State Road Access
	□ Parent Parcel # □ STUP-MH □ F W Comp. letter
11	MPACT FEES: EMS Fire Corr Road/Code
	School= TOTAL
Pi	roperty ID# 15-45.17-08355. SII Subdivision Eagles Ridge (Hidden Acres)
	New Mobile Home Used Mobile Home MH Size 16 x 7 6 Year 2008
	Applicant William "Bo" Royals Phone # (384) 754-6737
•	Address 4048 U.S. Hwy 90 West, Lake City, Fr. 32055
	911 Address 368 SE Valerie Court, LAIR City, FC. 32025
	Circle the correct power company - FL Power & Light - Clay Electric
	(Circle One) - Suwannee Valley Electric - Progress Energy
	(ended one) <u>Sawannee valley Electric</u> - <u>Progress Ellergy</u>
	Name of Owner of Mobile Home <u>Gerald Meads</u> Phone # 755. 4542
	Address 1849 NE Double Run Rd. LAKe City, FL. 32025
	Relationship to Property Owner
	Current Number of Dwellings on Property
	Lot Size 2.120 Total Acreage 2.120
*	Do you : Have Existing Drive or Private Drive (Blue Road Sign) or need Culvert Permit (Putting in a Culvert) or Culvert Waiver (Circle one) (Not existing but do not need a Culvert permit (Not existing but do not
•	Is this Mobile Home Replacing an Existing Mobile Home . Yes Charbe 67.00 washe
	Driving Directions to the Property Hwy 90 East to Baya AVE. Turn Rt. go to Hwy 100
	turn Rt. go to CR 245 turn Rt. go approx 2 mile to Hidden acres
	turn Rt go to 1st rd on Left (Bonnie) turn Lett go to stopsign
	tum LI on Bennie. Go to valerie ST. turn rt. Property Dend.
	Name of Licensed Dealer/Installer Manuel Spanna Phone #3 > 6-570-3289
	Installers Address 5/07 CR252 Wellson Fla 52074
•	License Number 6000 \$ 6 \$ Installation Decal # 362 030
	TI, CANL, of 0 (C.22 AD

Shearwall	Manufacturer Stabilizing Device W. Lateral Arms Ma	
Sidewall Sud	Stabilizing Device (LSD)	
OTHER TIES Number	TIEDOWN COMPONENTS	
within 2' of end of home spaced at 5' 4" oc	sp	
FRAME TIES		
6	Opening Pier pad size 4 ft	I to that in at 1 steel
x 26 67	List all marriage wall openings greater than 4 foot and their pier pad sizes below.	an Line Control of the Control of th
20 x 20 17 3/16 x 25 3/16 441 17 1/2 x 25 1/2 446 24 x 24 576	wall openings 4 foot or greater. Use this symbol to show the piers.	marriage wall plers within 2' of end of home per Rule 15C
1/4	(required by the mfg.)	
5	Perimeter pier pad size // CX////	
- (0	I-beam pier pad size	
POPULAR PAD SIZES	PIER PAD SIZES	
œ (80 80 80	
ည်ထုံ	7 ¹ 6 ¹ 8 ¹ 8 ² 8 ²	
ထ္ ထ္ ~	6 8 6 7	Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)
(576)*	(342) (400)	ypical pier spacing peacapple cap
22" x 22" 24" X 24" 26" x 26"	Footer	M
OMES	Roof System:TypicalHinged PIER SPACING TABLE FOR USED HOMES	I understand Lateral Arm Systems cannot be used on any home (new or used)
56	Serial # \\21694	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
2030	Double wide	lanufacturer Horton Length x width 16176
Wind Zone III	Wind Zone II	Lake City, Pr. 32025
	Home is installed in accordance with Rule 15-C	ne 368 SE Valeriz Ct.
<u>z</u>	Home installed to the Manufacturer's Installation Manual	COOCS 6X
\	New Home Used Home	Marie Serve license " Corone 18
	\	TERMIT NUMBER

26" x 26" (676)

nd true based on the on given with this permit worksheet instructions and or Rule 15C-1 & 2

Installer Signature a Date 15-15-09

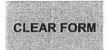
Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg.

Assignment of Authority

I, Manuel Scanan, License # 0000868 do hereby
Authorize Bo Royals to act on my behalf in all
Aspects of pulling a move on permit.
Sworn and Subscribed before me this 18 day of May.
Signature Manuel Date 5-18-09 Notary Lell Commission Expires 8/8/11
WILLIAM P. CRIEWS WY COMMISSION # DD 703246 EXPIRES: August 8, 2011 Bonded Thru Budget Notary Services

Ro's Mobile Home Sales & Service, ...

4068 West U.S. Highway 90 LAKE CITY, FLORIDA 32055 (386) 754-6737 • Fax: (386) 758-7764



BUYER(S) Gerald Meads						PHONE	(386) 755	5-6562	DATE	
ADDRESS 649 NE Double F	Run Rd.						SA	LESPERSON Edw	vin Ha	nson
DELIVERY ADDRESS TBD Lake City, F	L									
MAKE & Horton CLG					YEAR 2008	BEDROOMS 2 L	76 W 1	Street Contract Contr	ze 16	STOCK NUMBER
SERIAL NUMBER H216945G				✓ NEW ☐ USED	COLOR		PROPOS	ED DELIVERY DATE		KEY NUMBERS
DATE OF BIRTH		DRIVE	R'S LIC	ENSE			BASE PRI	CE OF UNIT	\$	47,500.00
BUYER 08/21/59	BUYE	R M320-2	99-59-3	01-0		OPTIONAL EQU	JIPMENT			0.00
CO-BUYER	CO-BL	JYER				PROCESSING I	FEE			0.00
LOCATION	R-VALUE	THICKNESS	TYPI	E OF INSUL	ATION		SI	JB-TOTAL	\$	47,500.00
CEILING	30	8.1		Cellulose		PERMITS / FHA	FEES			2,700.00
EXTERIOR	11	3.5	Anna and and	Fiberglass		SALES TAX				2,850.00
FLOORS	11	3.5		Fiberglass		COLUMBIA COL	JNTY SUR	ΓAX		50.00
THIS INSULATION INFORM	NATION WA	S FURNISHED	BY TH		TURER	NON-TAXABLE	ITEMS			
AND IS DISCLOSED IN CO.						VARIOUS FEES	AND INSU	IRANCE		350.00
RULE 16CRF, SECTION 460				1 1 D L O O 1 1 1 1 1		PROCESSING				250.00
Delivery & Setup standard		igh. (1 pad and	d 2 solic	blocks). Ar	vthing	CASH	PURCHAS	E PRICE	5	53,700.00
over standard is customer				,,,,,	,	TRADE-IN ALLO		\$	1	
Unfurnished AXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			×××			LESS BAL. DUE		s	-//	
Water & Sewer is run und		moriou				NET ALLOWAN		\$ 0.0	10	
		ectrical water	& sewe	r hook-up		CASH DOWN P		\$ 250.0		
Customer responsible for any gas, electrical, water & sewer hook-up. Wheels and axles deleted from sale price of home.					CASHASAGREED	CARAMINE CONTRACT	\$ 250.0	<u>" (/</u>		
Customer responsible for permits.							250.00			
Homeowner's manual loca		ufactured Hon	10			LLOO	TOTALOR	SUB-TOTAL	-	53,450.00
OPTIONAL EC		and the same of th	-	SODIES				30b-101AL	- 4	55,450.00
	UIF WENT,	LABOR AND	MOUES	1		Unpaid Balance	of Cook S	ale Price	\$	E2 4E0 00
AC/ Heat Pump 13 Seer FHA Standard White Skirt	ina		1	\$		REMARKS:	oi Casii a	ale Filce	9	53,450.00
Two Sets of Code Steps	irig					CUSTOMER IS	RESPONSI	BLE FOR ALLO	WAN	CE OVERAGES.
FHA Fees: Engineering C	artificata Ir	anostiona								
Water Test, Soil Treatmen				 		1				
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Nothing Else Follows						COST & PRE-		ο ψτ,700.00 Ο	1 00	I EI O O EO O II TO
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						Liquidated Dan 10% of the cash	nages are	agreed to be	\$	or
BALANCE CARE	HED TO OPT	ONAL EQUIDME	NT	\$	0.00					THIS AGREEMENT.
DESCRIPTION OF	CED TO OP II	ONAL EQUIPIVIE	MAKE	1.0	0.00	MODEL				YEAR
TRADE-IN	Грепросия	CIZE					Jarous			
COLOR	BEDROOMS	SIZE	NO.				SERIAL NO.			
AMOUNT TO OWNG \$	OM.			AN	Y DEBT B	UYER OWES ON	TRADE-IN IS	S TO BE PAID BY	/П с	EALER BUYER
Buyer is purchasing the a		ribed manufac	tured h							
the Buyer's trade-in is free						quipmont and a	0000001100	, the modrane		, , , , , , , , , , , , , , , , , , , ,
THE REVERSE SIDE of						ND CONDITIO	NS. inclu	ding, but not	limite	ed to, provisions
regarding WARRANTY, E								J.		
Dealer and Buyer ackno						conditions prin	ted on the	e other side of	of this	agreement are
agreed to as part of this a										
The agreement contains t										
has been made which is				nt. Buyer(s)	acknowl	edge receipt of	a copy o	of this agreem	ent a	nd that Buyer(s)
have read and understand	the back of	f this agreeme	ent.				. 0		,	
Royals Mobile	Home Sale	e & Sanina li	30	20 E4F12 mm	(II)	NEDX DU	eld i	Mead	2	BUYER
Not Valid Unless Signed and Accep				DEALER d Agent	39222	IAL SECURITY NO.	261	, 57	,	7021
S Organia and Abbut		or any or an		4			201			BUYER
Ву					-	NED X			,	BUTER
					500	HAL SECURITY NO			.1	

Columbia County Property Appraiser DB Last Updated: 4/27/2009

Parcel: 15-4S-17-08355-511

2009 Preliminary Values

Tax Record

Property Card

Interactive GIS Map

<< Prev

Search Result: 42 of 120

Next >>

Owner & Property Info

Owner's Name	SUBRANDY LIMITED PARTNERSHIP					
Site Address	VALERIE					
Mailing Address	P O BOX 513 LAKE CITY, FL 32056					
Use Desc. (code)	MOBILE HOM (000200)					
Neighborhood	015417.06	Tax District	2			
UD Codes	мкта06	Market Area	06			
Total Land Area	2.120 ACRES		•			
Description	LOT 11 EAGLES RIDGE S/D PHASE 2. AFD 1039- 2440, CT 1163-465					

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (2)	\$24,750.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$22,585.00
XFOB Value	cnt: (1)	\$1,600.00
Total Appraised Value		\$48,935.00

Just Value	\$48,935.00
Class Value	\$0.00
Assessed Value	\$48,935.00
Exemptions	\$0.00
Total Taxable Value	County: \$48,935.00 City: \$48,935.00 Other: \$48,935.00 School: \$48,935.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale Vimp	Sale Qual	Sale RCode	Sale Price
11/19/2008	1163/465	ст	Ī	U	01	\$100.00
9/14/2004	1039/2440	AG	V	U	01	\$22,500.00

Building Characteristics

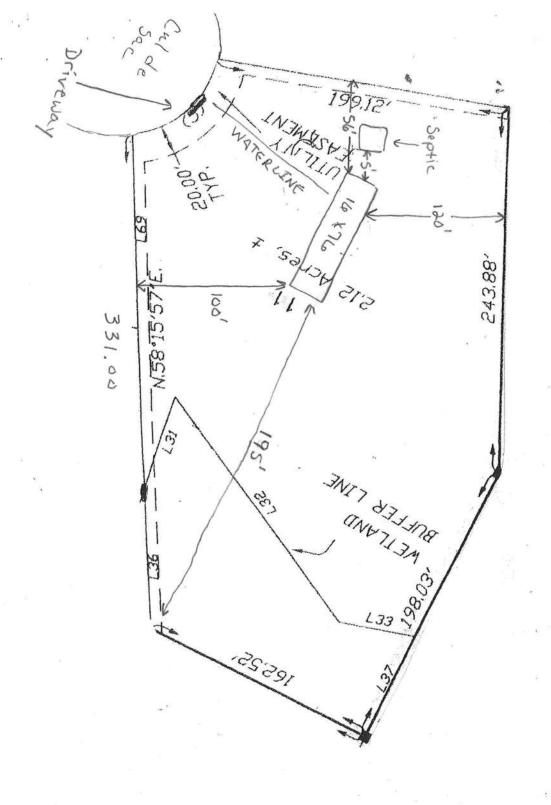
Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SFR MANUF (000200)	1996	Vinyl Side (31)	924	924	\$22,585.00
	Note: All S.F. calculat	ions are bas	ed on exterior b	uilding dimensi	ons.	

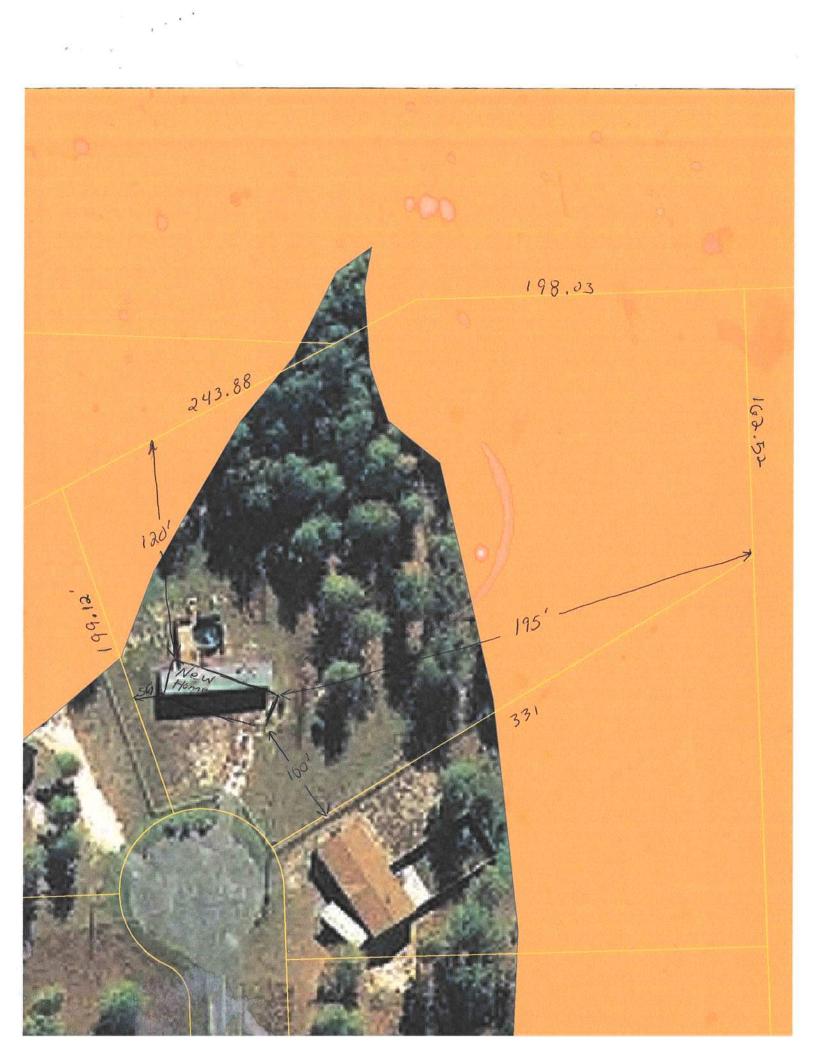
Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	2005	\$1,600.00	0000001.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000200	MBL HM (MKT)	0000001.000 LT - (0000002.120AC)	1.00/1.00/1.00/1.20	\$24,000.00	\$24,000.00
009947	SEPTIC (MKT)	0000001.000 UT - (0000000.000AC)	1.00/1.00/1.00/1.00	\$750.00	\$750.00







STATE OF FLORIDA DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number - PART II - SITE PLAN - -Scale: Each block represents 5 feet and 1 inch = 50 feet. Notes: Site Plan submitted by: Signature Plan Approved Not Approved _ County Health Departme



MI OCCUPAIC

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
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Building permit No. 000027843

Permit Holder MANUEL BRANNAN

Owner of Building GERALD MEADS

Location: 368 SE VALERIE CT., LAKE CITY, FL

Date: 06/04/2009

Building Inspector

POST IN A CONSPICUOUS PLACE (Business Places Only)