

DATE 05/21/2010

**Columbia County Building Permit**  
This Permit Must Be Prominently Posted on Premises During Construction**PERMIT**  
**000028592**

APPLICANT BO ROYALS PHONE 754-6737

ADDRESS 4068 US HIGHWAY 90 WEST LAKE CITY FL 32055

OWNER JOHN RUARK PHONE 305 232-1594

ADDRESS 232 SW DANA GLEN FT. WHITE FL 32038

CONTRACTOR MANUEL BRANNAN PHONE 386 590-3289

LOCATION OF PROPERTY 47S, TL ON 27, TR ON 138, TL ON RUM ISLAND RD, TR  
ON DANA GLEN, 2ND ON LEFT

TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES

FOUNDATION WALLS ROOF PITCH FLOOR

LAND USE & ZONING A-3 MAX. HEIGHT

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

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

PARCEL ID 26-7S-16-04335-004 SUBDIVISION

LOT BLOCK PHASE UNIT 0 TOTAL ACRES 5.00

IH0000868

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

EXISTING 10-221 BK HD Y

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

COMMENTS: ONE FOOT ABOVE THE ROADCheck # or Cash 30719**FOR BUILDING & ZONING DEPARTMENT ONLY**

(footer/Slab)

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

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

Framing date/app. by Insulation date/app. by

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

Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by Pool date/app. by

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

Pump pole date/app. by Utility Pole date/app. by M/H tie downs, blocking, electricity and plumbing date/app. by

Reconnection date/app. by RV date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00

MISC. FEES \$ 300.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 32.10 WASTE FEE \$ 83.75

FLOOD DEVELOPMENT FEE \$ 25.00 FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ 0.00 **TOTAL FEE** 490.85

INSPECTORS OFFICE Steve Reddy 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."

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.

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

NEW

WHEA  
☒ LICENSE NEEDED

30219

mark

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 1-10-08)

Zoning Official BLK 11.05.10

Building Official HO 5-6-10

AP# 1004-64

Date Received 4/30/10

By G

Permit # 28592

Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3

Comments \_\_\_\_\_

FEMA Map# N/A Elevation N/A Finished Floor 1st floor River N/A In Floodway N/A

☒ Site Plan with Setbacks Shown ☒ EH # 10-0221-M ☐ EH Release ☐ Well letter ☒ Existing well

☒ Recorded Deed or Affidavit from land owner ☒ Letter of Auth. from installer ☐ State Road Access

☐ Parent Parcel # \_\_\_\_\_ ☐ STUP-MH \_\_\_\_\_ ☐ F W Comp. letter

IMPACT FEES: EMS \_\_\_\_\_ Fire \_\_\_\_\_ Corr \_\_\_\_\_ Road/Code \_\_\_\_\_

School \_\_\_\_\_ = TOTAL Suspended ☒ VF

Property ID # 26-75-16-04335-004 Subdivision \_\_\_\_\_

- New Mobile Home ☒ Used Mobile Home \_\_\_\_\_ MH Size 24x52 Year 2010
- Applicant William "Bo" Royals Phone # 754-6737
- Address 4068 W. Hwy 90 West Lake City FL 32055
- Name of Property Owner John & Sara Ruark Phone# 305-232-1594
- 911 Address 232 SW DANA Gln. Fort White, FL.
- Circle the correct power company - FL Power & Light - Clay Electric  
(Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home John & Sara Ruark Phone # 305-232-1594  
Address 232 SW Dana Gln. Fort White, FL. 32038
- Relationship to Property Owner \_\_\_\_\_
- Current Number of Dwellings on Property 0
- Lot Size 5 acres Total Acreage 5 ACRES
- 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 (OWES)
- Driving Directions to the Property 47 south to 27 turn left to CR 138 Turn Rt.  
turn left on Rum island terrace to sw Dana Glen turn Rt.  
1st fenced property on left 232
- 480 Name of Licensed Dealer/Installer Marvel Brannon Phone # 386-590-3289
- Installers Address 5107 CR 252, WELLBORN, FL 32094
- License Number IN 0000868 Installation Decal # 772

Spoke

36  
5/21

Spoke  
to  
office  
5/11

# PERMIT NUMBER

# PERMIT WORKSHEET

Installer Manuel Branan License # 0000868

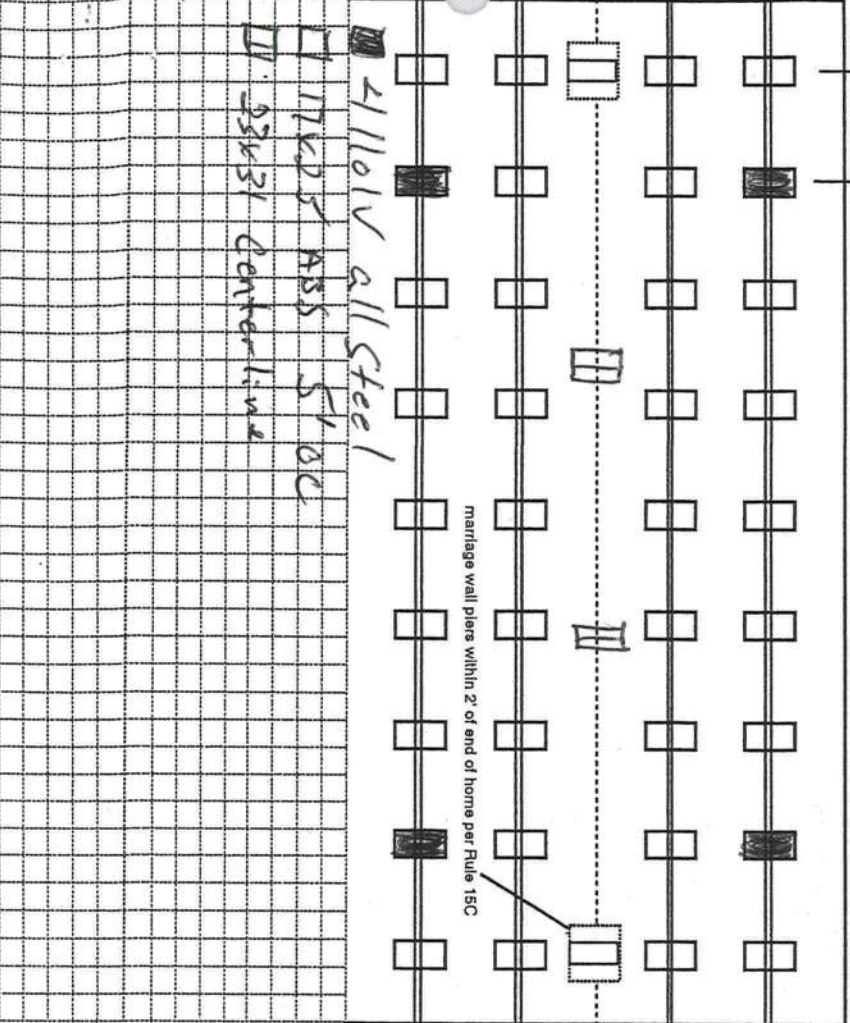
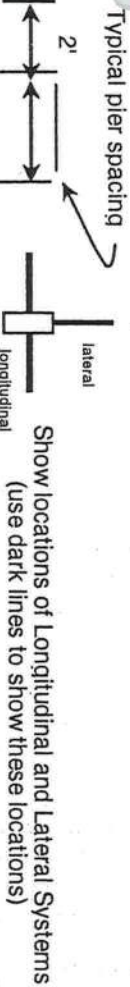
Address of home being installed 232 S.W. Dana Gin. Fort White, FL

Manufacturer Horton Length x width 24x52

**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 MB



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 # 772

Triple/Quad ☐ Serial # 4402348

Roof System: ☒ Typical ☐ Hinged

## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	16' x 16" (256)	18 1/2" x 18 1/2" (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' 6"	6'	7'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'
2500 psf	7' 6"	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'

\* Interpolated from Rule 15C-1 pier spacing table.

## PIER PAD SIZES

I-beam pier pad size 17x25

Perimeter pier pad size 16x16

Other pier pad sizes (required by the mfg.) 23x31

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

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

## POPULAR PAD SIZES

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening 12'

Pier pad size 23x31

## 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 O.T.

Longitudinal Stabilizing Device w/ Lateral Arms

Manufacturer O.T.

## OTHER TIES

Number 23

Sidewall

Longitudinal

Marriage wall

Shearwall

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

X 1.5 X 1.5 X 1.5

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 1.5 X 1.5 X 1.5

TORQUE PROBE TEST

The results of the torque probe test is 285 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.

PHS Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Blayne J. Banner

Date Tested

4-20-10

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. 15C

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 ✓  
Water drainage: Natural ✓ Swale ✓ Pad ✓ Other ✓

Fastening multi wide units

Floor: Type Fastener: lags Length: 6" Spacing: 18"  
Walls: Type Fastener: self-drilling Length: 4" Spacing: 24"  
Roof: Type Fastener: lags Length: 6" Spacing: 24"  
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

PHS

Type gasket foam

Installed:

Between Floors Yes ✓  
Between Walls Yes ✓  
Bottom of ridgebeam Yes ✓

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ✓ Pg. 15C  
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

Blayne J. Banner Date 4-20-10

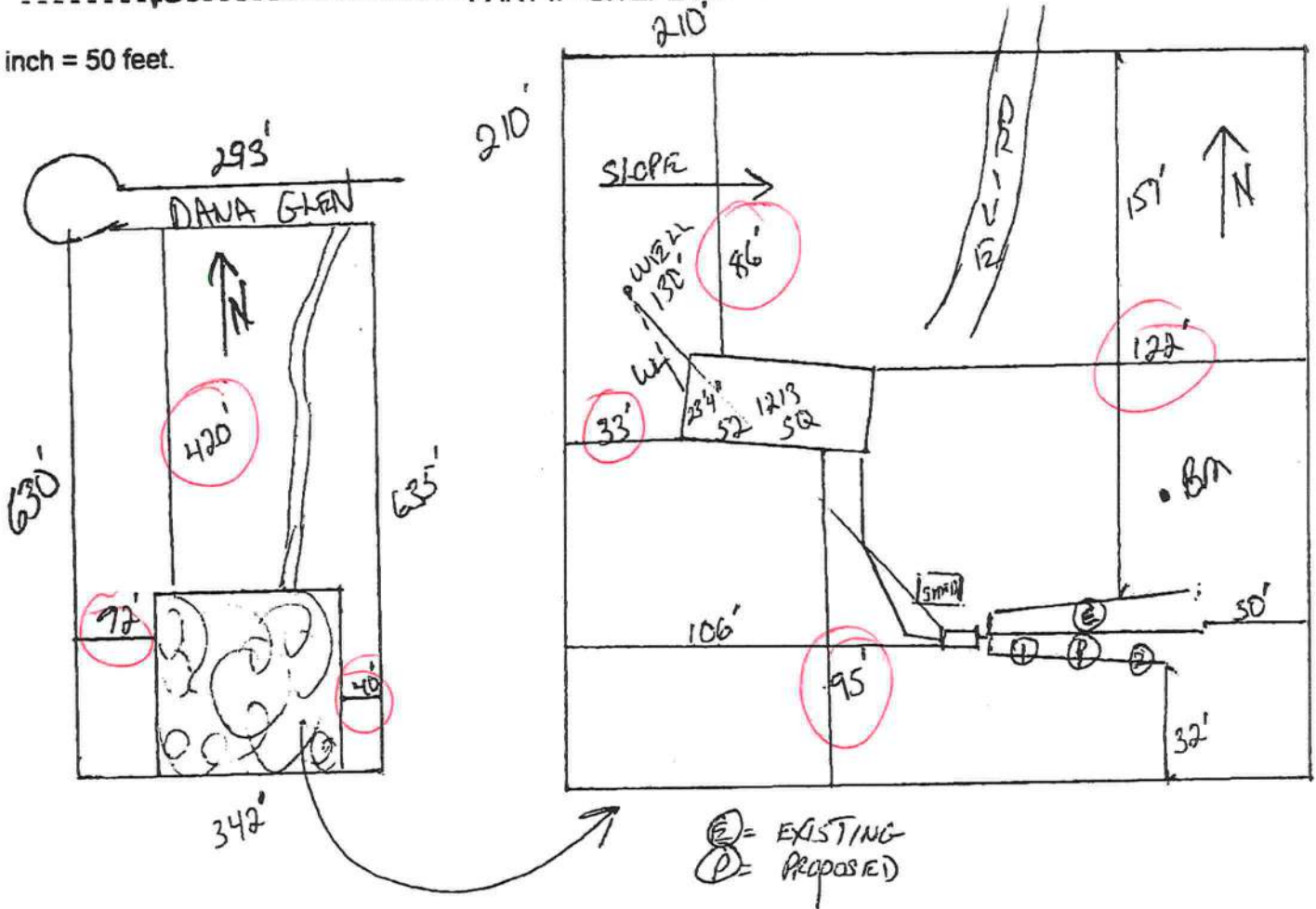
**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT**

Permit Application Number \_\_\_\_\_

*Blank*

----- PART II - SITEPLAN -----

Scale: 1 inch = 50 feet.



Notes: 1 of 5 Acres

Site Plan submitted by: *[Signature]*

**MASTER CONTRACTOR**

Plan Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_ County Health Department

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

## Assignment of Authority

I, Manuel Brannan, License # 0000868 do hereby

Authorize William "Bo" Royals to act on my behalf in all

Aspects of pulling a move on permit.

Sworn and Subscribed before me this 20<sup>th</sup> day of April,  
2010. County of Columbia, State of Florida.

Signature Manuel Brannan

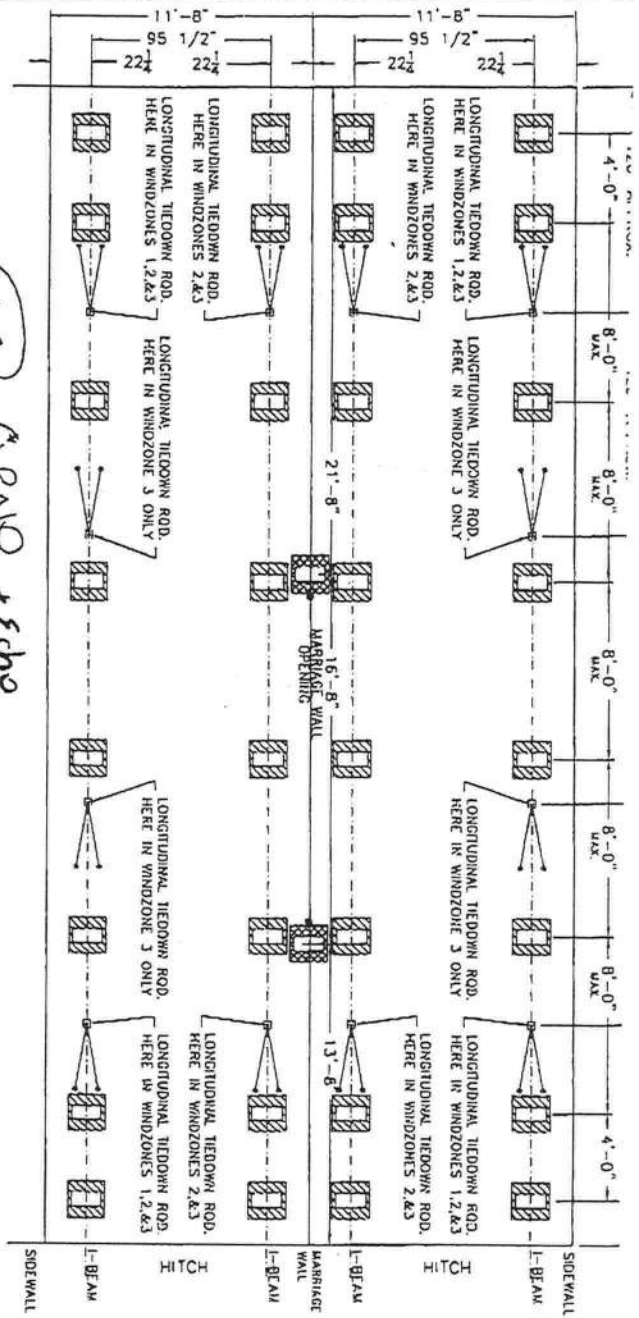
Date 4-20-10

Notary William P. Crews

Commission Expires 8/8/11



WILLIAM P. CREWS  
MY COMMISSION # DD 703246  
EXPIRES: August 8, 2011  
Bonded Thru Budget Notary Services



**24X52 3+2 GR-NP FOUNDATION PLAN** F.P. 11-24-108

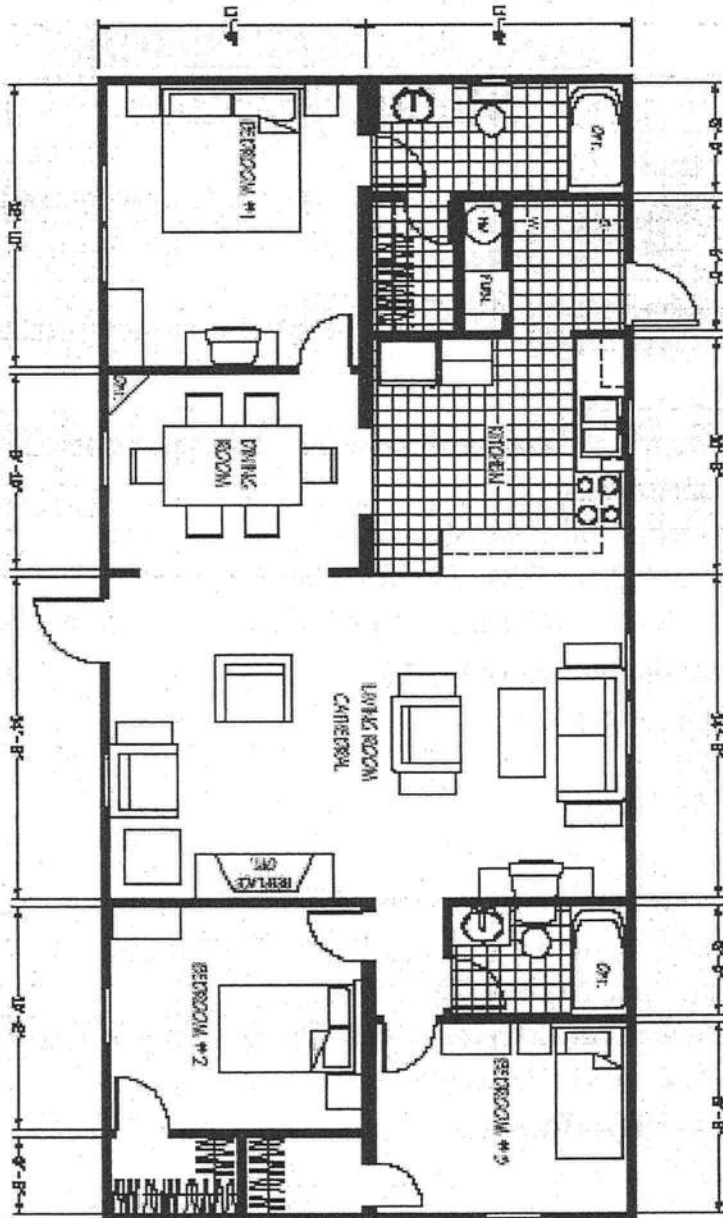
**NOTES:**

1. THIS FOUNDATION DIAGRAM IS FOR 95 1/2" I-BEAM SPACING ONLY.
2. ADDITIONAL PIERS ARE REQUIRED AT EXTERIOR WALL OPENINGS 48" IN WIDTH OR GREATER. (IE: GLASS SLIDING DOORS AND DOUBLE WINDOWS WITHOUT CENTER SUPPORT POST).
3. ADDITIONAL PIERS ARE REQUIRED AT ENDS OF ALL SHEARWALLS IN ACCORDANCE WITH THE SETUP MANUAL. SHEARWALLS ARE MARKED ON HOUSE WITH GREEN TIE DOWN BRACKETS. REFER TO SETUP MANUAL FOR ADDITIONAL INFORMATION.
4. MARRIAGE WALL PIERS (MULTI UNIT HOMES ONLY) ARE REQUIRED AT MARRIAGE WALL OPENINGS 48" IN WIDTH OR GREATER. MARRIAGE WALL PIER LOCATIONS SHOWN ON PLAN ARE OFFSET 12" MAX. TO ALLOW FOR VERTICAL ANCHORS.
5. MAXIMUM PIER SPACING IS 8'-0". ACTUAL REQUIRED PIER SPACING WILL VARY ACCORDING TO FOOTING SIZE AND SOIL CAPACITY. REFER TO SETUP MANUAL FOR ADDITIONAL INFORMATION.
6. LONGITUDINAL ANCHORS ARE REQUIRED ON ALL HOMES. LOCATION AND QUANTITY OF LONGITUDINAL ANCHORS WILL VARY ACCORDING TO WINDZONES. SEE ABOVE DRAWING. REFER TO LONGITUDINAL FRAME TIEDOWN INSTALLATION INFORMATION IN THE SETUP MANUAL.
7. THIS PLAN IS APPLICABLE FOR H.U.D. CODE HOMES ONLY AND IS ONLY INTENDED FOR THE MODEL NAMED. THIS PLAN MAY NOT BE APPLICABLE FOR CUSTOM VARIATIONS OF THIS MODEL. REFER TO SETUP MANUAL FOR ALL SETUP INFORMATION.

**PLAN KEY**

- INDICATES TYPICAL FRAME PIER (UNDERNEATH I-BEAMS) - REFER TO SETUP MANUAL FOR INFORMATION.
- INDICATES TYPICAL MARRIAGE WALL PIER (UNDERNEATH MARRIAGE WALL) WITH VERTICAL ANCHOR (BLACK DOT) - REFER TO SETUP MANUAL FOR INFORMATION.
- INDICATES TYPICAL LONGITUDINAL TIEDOWN LOCATION (UNDERNEATH I-BEAMS) - REFER TO SETUP MANUAL FOR INFORMATION.

**HORTON HOMES, INC.**  
 CALIFORNIA, CA 91024  
 TYPICAL H.U.D. FOUNDATION PLAN  
 DRAWN BY: [ ]  
 SCALE: N.T.S.  
 DATE: 01/10/01  
 REV: [ ]



24x52 5+2 MGR HOUSE NO. 21056  
APPROX. 1213 SQ. FT.

**HORTON**  
**HOMES, INC.**

PLANS NOT TO SCALE  
ALL DIMENSIONS APPROXIMATE

\$

*All Prices Include: Delivery & Set Up*

A/C Heat Pump

Standard White Skirting

Two Sets of Code Steps

Prepared by and return to:

Annette Carr

Haile Title Company, LLC

P.O. Box 159 25125 W. Newberry Rd., Ste. A

Newberry, FL 32669

352-472-7373

File Number: N06-169

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 31st day of October, 2006 between Allen Emrich, a single man, and Bonnie Matz, a single woman whose post office address is 929 S.W. Elim Church Road, Fort White, FL 32038, grantor, and John D. Ruark and Sarah H. Ruark, husband and wife whose post office address is 9500 S.W. 188 Terrace, Miami, FL 33157, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SE 1/4, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN NORTH 89°9'22" EAST, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SE 1/4, 328.02 FEET TO THE POINT OF BEGINNING; RUN NORTH 0°41'53" WEST, 630.98 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 40 FEET; RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 51.12 FEET; THENCE RUN NORTH 89°9'10" EAST, 295.34 FEET; THENCE RUN SOUTH 0°42'24" EAST, 635.04 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4; RUN SOUTH 89°9'52" WEST, ALONG THE SOUTH LINE OF SE 1/4 OF SE 1/4 342.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 60 FOOT PRIVATE ROAD DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEG. 41 MIN. 20 SEC. EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 666.71 FEET; THENCE NORTH 88 DEG. 49 MIN. 10 SEC. EAST, 308.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CUL-DE-SAC WHOSE RADIUS IS 40 FEET AND AN INCLUDED ANGLE OF 131 DEG. 18 MIN. 33 SEC.; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 91.67 FEET TO THE END OF SAID CURVE; THENCE NORTH 89 DEG. 09 MIN. 10 SEC. EAST, 921.55 FEET TO THE WEST RIGHT OF WAY OF RUM ISLAND ROAD, A COUNTY MAINTAINED ROAD; THENCE S 00 DEG. 43 MIN. 29 SEC. WEST, ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 89 DEG. 09 MIN. 10 SEC. WEST, 921.68 FEET TO A POINT ON SAID CUL-DE-SAC WITH A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND AN INCLUDED ANGLE OF 131 DEG. 18 MIN. 33 SEC.; THENCE ALONG THE ARC OF SAID CUL-DE-SAC AN ARC DISTANCE OF 91.55 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 26-75-16-04-335-004

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the grantor 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, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christopher Vargas  
Witness Name: Christopher Vargas

Allen Emrich (Seal)  
Allen Emrich

Annette Carr  
Witness Name: ANNETTE CARR

Bonnie Matz By Judy Wilson as Attorney in fact  
Bonnie Matz

State of Florida  
County of Alachua

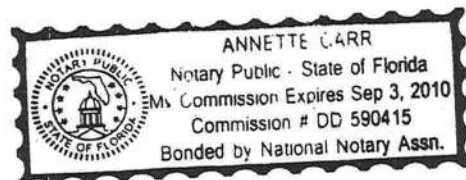
The foregoing instrument was acknowledged before me this 31st day of October, 2006 by Allen Emrich and Bonnie Matz, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Annette Carr  
Notary Public

Printed Name: ANNETTE CARR

My Commission Expires: \_\_\_\_\_



# Columbia County Property Appraiser

DB Last Updated: 3/29/2010

## 2009 Tax Roll Year

Parcel: 26-7S-16-04335-004

[<< Next Lower Parcel](#)
[Next Higher Parcel >>](#)
[Tax Collector](#)
[Tax Estimator](#)
[Property Card](#)
[Parcel List Generator](#)
[Interactive GIS Map](#)
[Print](#)

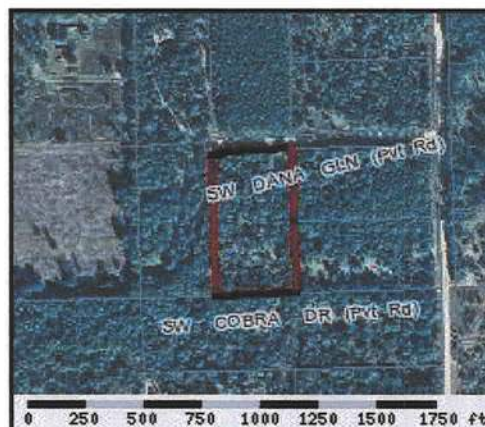
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Search Result: 2 of 5

Next &gt;&gt;

### Owner & Property Info

Owner's Name	RUARK JOHN D & SARAH H		
Mailing Address	9500 SW 188 TERRACE MIAMI, FL 33157		
Site Address	188 TERRACE		
Use Desc. (code)	MISC RES (000700)		
Tax District	3 (County)	Neighborhood	26716
Land Area	5.000 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMM SW COR OF SE1/4 OF SE1/4, RUN E 328.02 FT FOR POB, RUN N 630.98 FT, NE ALONG A CURVE 51.12 FT, E 293.34 FT, S 635.04 FT, W 342.97 FT TO POB. ORB 556-682, 614-525, 630-648, JTWRS 659-108 & 659-109, 811-377, WD 995-2680, SWD 1046-1515, CORR WD 1102-1272, WD 1102-1276, QCD 1103-2612			



### Property & Assessment Values

2009 Certified Values		
<b>Mkt Land Value</b>	cnt: (0)	\$40,475.00
<b>Ag Land Value</b>	cnt: (2)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (1)	\$1,440.00
<b>Total Appraised Value</b>		\$41,915.00
<b>Just Value</b>		\$41,915.00
<b>Class Value</b>		\$0.00
<b>Assessed Value</b>		\$41,915.00
<b>Exempt Value</b>		\$0.00
<b>Total Taxable Value</b>	Cnty: \$41,915 Other: \$41,915   Schl: \$41,915	

### 2010 Working Values

**NOTE:**  
2010 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

### Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
10/31/2006	<a href="#">1102/1276</a>	WD	V	Q		\$70,000.00
5/20/2005	<a href="#">1046/1515</a>	WD	V	U	08	\$30,000.00
9/25/2003	<a href="#">995/2680</a>	WD	V	U	03	\$100.00
9/18/1995	<a href="#">811/377</a>	CT	V	U	11	\$0.00
8/5/1988	<a href="#">659/109</a>	WD	V	Q		\$13,500.00
8/14/1987	<a href="#">630/648</a>	WD	V	Q		\$12,500.00
2/1/1985	<a href="#">556/682</a>	WD	V	Q		\$12,500.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0296	SHED METAL	2007	\$1,440.00	0000120.000	10 x 12 x 0	(000.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000700	MISC RES (MKT)	5 AC	1.00/1.00/1.00/1.00	\$6,925.50	\$34,627.00
009945	WELL/SEPT (MKT)	1 UT - (0000000.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

Columbia County Property Appraiser

DB Last Updated: 3/29/2010

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2 of 5

Next &gt;&gt;

**DISCLAIMER**

This information 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.

# Royals Mobile Home Sales & Service, Inc.

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

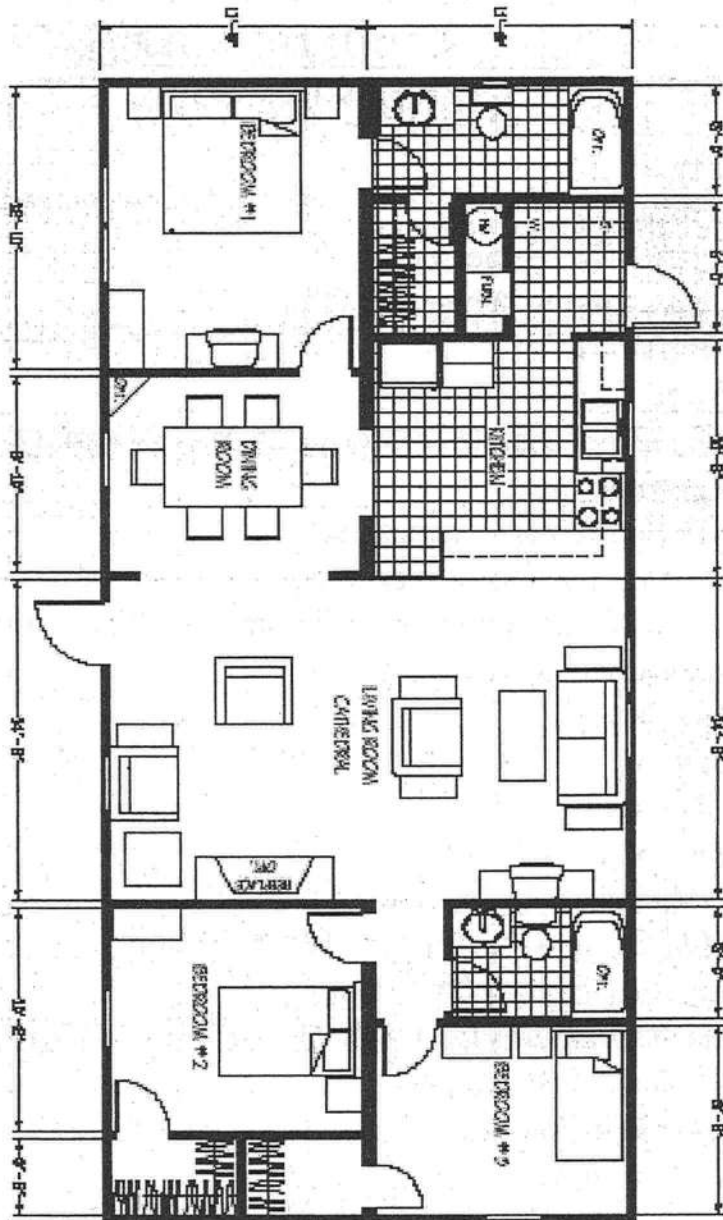
His 5525816  
Her 3052812045

CLEAR FORM

BUYER(S) <b>John AND SARAH RUARK</b>		PHONE <b>305 432 1594</b>		DATE <b>4/17/10</b>	
ADDRESS <b>9500 SW 188 Terr MIAMI FL 33157</b>		SALESPERSON <b>CAT</b>			
DELIVERY ADDRESS <b>232 SW DANA Glen Fort White FL</b>					
MAKE & MODEL <b>Horton / MGR</b>		YEAR <b>2010</b>	BEDROOMS <b>3</b>	FLOOR SIZE <b>52' x 24'</b>	HITCH SIZE <b>56' x 24'</b>
SERIAL NUMBER <b>H402348</b>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR <b>Pearl</b>	PROPOSED DELIVERY DATE <b>ASAP</b>		STOCK NUMBER
DATE OF BIRTH		DRIVER'S LICENSE		BASE PRICE OF UNIT <b>\$37,900</b>	
BUYER		BUYER		OPTIONAL EQUIPMENT	
CO-BUYER		CO-BUYER		PROCESSING FEE <b>250.00</b>	
LOCATION	R-VALUE	THICKNESS	TYPE OF INSULATION		SUB-TOTAL \$
CEILING	<b>30</b>				<b>Tag &amp; Title 350.00</b>
EXTERIOR	<b>11</b>				<b>SALES TAX 2274.00</b>
FLOORS	<b>11</b>				<b>COLUMBIA COUNTY SURTAX 50.00</b>
THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CRF, SECTION 460.16.				NON-TAXABLE ITEMS	
Delivery & Setup standard 3 blocks high. (1 pad and 2 solid blocks). Anything over standard is customer's responsibility.				VARIOUS FEES AND INSURANCE	
Unfurnished <b>XXXXXX</b> Furnished				<b>Permits + septic 1,500.00</b>	
Water & Sewer is run under home.				CASH PURCHASE PRICE <b>\$42,324.00</b>	
Customer responsible for any gas, electrical, water & sewer hook-up.				TRADE-IN ALLOWANCE \$	
Wheels and axles deleted from sale price of home.				LESS BAL. DUE on above \$	
Customer responsible for permits.				NET ALLOWANCE \$	
Homeowner's manual located in Manufactured Home.				CASH DOWN PAYMENT <b>\$1000.00</b>	
				CASH AS AGREED SEE REMARKS \$	
				LESS TOTAL CREDITS \$	
				SUB-TOTAL \$	
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES				Unpaid Balance of Cash Sale Price <b>\$41324.00</b>	
<b>Permits + septic pump</b>				REMARKS:	
<b>Standard SKIRT FINISH</b>				CUSTOMER IS RESPONSIBLE FOR ALLOWANCE OVERAGES.	
<b>2 SETS CODE STEPS</b>				<b>1000.00 IS NON Refundable</b>	
<b>13 SEER AC HEAT Pump</b>				<b>unless we cannot get payments</b>	
<b>Nothing else follows</b>				<b>\$300 or Less monthly.</b>	
<b>X John Ruark</b>				<b>Sarah J Ruark 4/17/10</b>	
BALANCE CARRIED TO OPTIONAL EQUIPMENT <b>\$0.00</b>				Liquidated Damages are agreed to be \$ or 10% of the cash price, whichever is greater.	
REFER TO PARAGRAPH #6 ON THE REVERSE SIDE OF THIS AGREEMENT.					
DESCRIPTION OF TRADE-IN		MAKE		MODEL	
COLOR	BEDROOMS	SIZE	TITLE	YEAR	
AMOUNT OWING \$	TO WHOM	X	NO.	SERIAL NO.	
ANY DEBT BUYER OWES ON TRADE-IN IS TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> BUYER					
Buyer is purchasing the above described manufactured home, the optional equipment and accessories, the insurance has been voluntary; the Buyer's trade-in is free from all claims whatsoever, except as noted.					
THE REVERSE SIDE of this agreement contains ADDITIONAL TERMS AND CONDITIONS, including, but not limited to, provisions regarding WARRANTY, EXCLUSIONS AND LIMITATION OF DAMAGES.					
Dealer and Buyer acknowledge and certify that such additional terms and conditions printed on the other side of this agreement are agreed to as part of this agreement, the same as if printed above the signatures.					
The agreement contains the entire agreement between the Dealer and Buyer and no other representation or inducement, verbal or written, has been made which is not contained in this agreement. Buyer(s) acknowledge receipt of a copy of this agreement and that Buyer(s) have read and understand the back of this agreement.					
Royals Mobile Home Sales & Service, Inc. DEALER				SIGNED X <b>John Ruark</b> BUYER	
Not Valid Unless Signed and Accepted by an Officer of the Company or an Authorized Agent				SOCIAL SECURITY NO. <b>2</b>	
By				SIGNED X <b>Sarah J Ruark</b> BUYER	
				SOCIAL SECURITY NO. <b>2621140851</b>	

FORM 500LD<sup>®</sup>

A PLAIN LANGUAGE PURCHASE AGREEMENT Rev B 11/04



24x52 5+2 MGR HOUSE NO. 21056  
APPROX. 1213 SQ. FT.

**HORTON**  
**HOUSES, INC.**

PLANS TO SCALE  
ALL FINISHES & COLORS OPTIONAL

\$

*All Prices Include: Delivery & Set Up*

A/C Heat Pump  
Standard White Skirting  
Two Sets of Code Steps

PLANS, SPECIFICATIONS, AND PRICES SUBJECT TO CHANGE  
COPYRIGHT 2002, HORTON HOMES, INC. BAYTOWN, GA. (REVISED 6-20-02)



ROYALS MOBILE HOME SALES  
386/754-6737 FAX 386/758-7764  
PROPERTY LOCATOR

Customer John + Sarah Ruark

Telephone (305) 232-1594  
HERS (305) 263-3732

Hes 305 281-2045  
Cell # (305) 525-8163

Work # (305) 856-6401

Email Sara.john@bellsouth.net

Make Horton

Model M6R

Serial# H402348 GL+R

DOD \_\_\_\_\_

Size 24 X 52

Physical

Address 232 SW Dana Glen

FT. white, FL. 32038

Mailing

Address 9500 SW 188 Terrace - Cutler Bay, FL 33157-7804

Directions:

I75 South to Exit 399 (High Springs)  
towards High Springs - Approx. 8 miles bear left onto US27 North  
Continue on US 27 through High Springs. Approx. 5 miles  
turn left on CR138 (flashing yellow light)  
Approx. 2 miles turn left on Rum Island Terrace  
Approx. 1/2 to 1 mile turn right on SW Dana Glen (1st street)  
1st Fenced property on the left 232 (on right)

05-04-10:10:40AM;

A&B

7380 704

STATE OF FLORIDA  
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

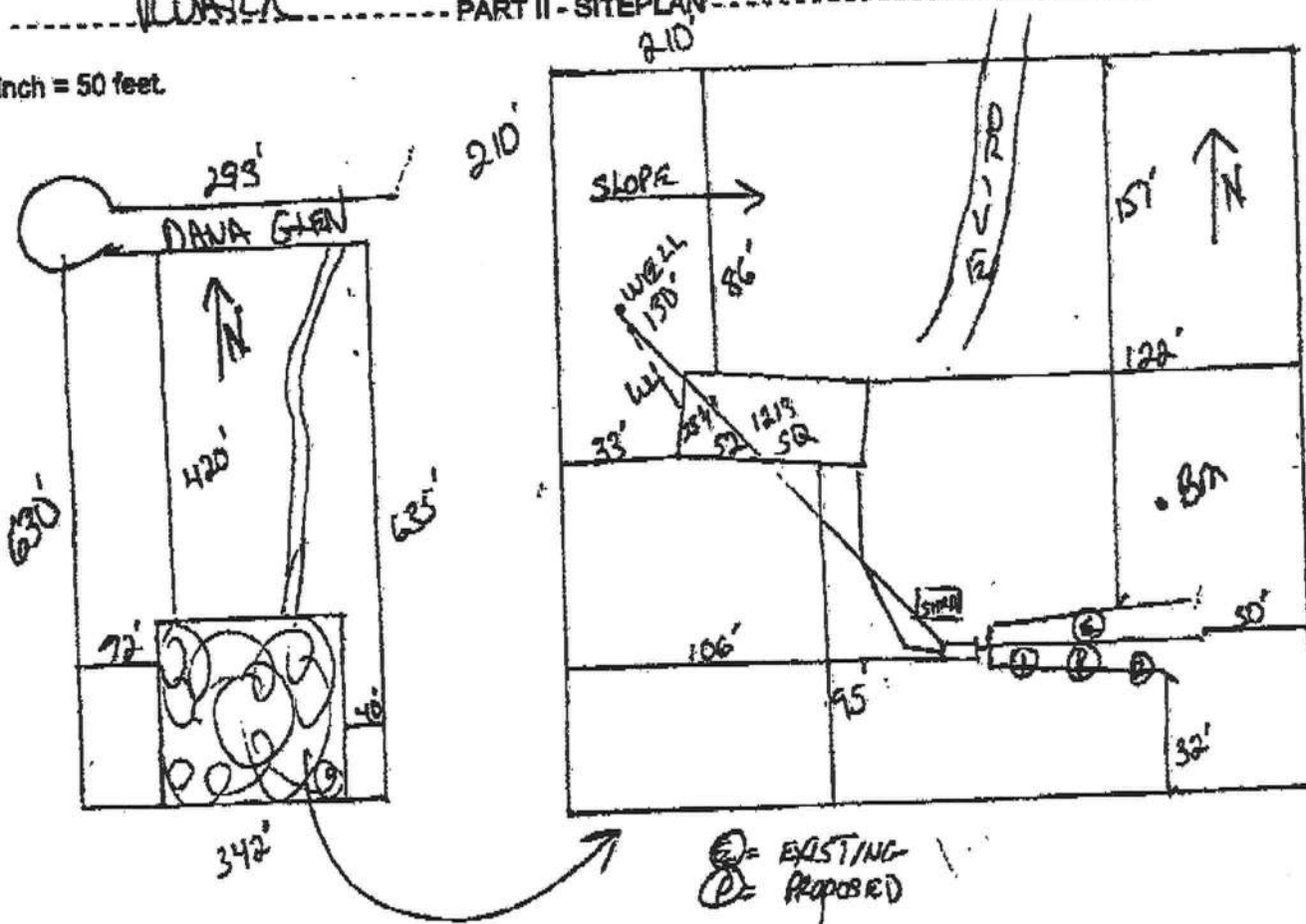
Permit Application Number

10-02211

*Mark*

PART II - SITEPLAN

Scale: 1 Inch = 50 feet.



Notes:

1 of 5 Acres

Site Plan submitted by:

Plan Approved

By

Not Approved

Columbia CHD

MASTER CONTRACTOR

Date 5/4/10

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

JAN-06-1996 00:21

JAN-23-1996 23:22

P.02/02

P.02/02

SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER \_\_\_\_\_ CONTRACTOR Mansel Brannen PHONE 590-3289

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

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 #40 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.

<input checked="" type="checkbox"/> ELECTRICAL	Print Name <u>JOHN RUARK</u>	Signature <u>[Signature]</u>	Phone # <u>305-525-8163</u>
<input checked="" type="checkbox"/> MECHANICAL/A/C	Print Name <u>Timothy D. Shatto</u>	Signature <u>[Signature]</u>	Phone # <u>386-496-8224</u>
<input checked="" type="checkbox"/> PLUMBING/GAS	Print Name <u>JOHN RUARK</u>	Signature <u>[Signature]</u>	Phone # <u>305-525-8163</u>
<input type="checkbox"/> ROOFING	Print Name _____	Signature _____	Phone # _____
<input type="checkbox"/> SHEET METAL	Print Name _____	Signature _____	Phone # _____
<input type="checkbox"/> FIRE SYSTEM/SPRINKLER	Print Name _____	Signature _____	Phone # _____
<input type="checkbox"/> SOLAR	Print Name _____	Signature _____	Phone # _____
<input type="checkbox"/> MASON			
<input type="checkbox"/> CONCRETE FINISHER			
<input type="checkbox"/> FRAMING			
<input type="checkbox"/> INSULATION			
<input type="checkbox"/> STUCCO			
<input type="checkbox"/> DRYWALL			
<input type="checkbox"/> PLASTER			
<input type="checkbox"/> CABINET INSTALLER			
<input type="checkbox"/> PAINTING			
<input type="checkbox"/> ACOUSTICAL CEILING			
<input type="checkbox"/> GLASS			
<input type="checkbox"/> CERAMIC TILE			
<input type="checkbox"/> FLOOR COVERING			
<input type="checkbox"/> ALUM/VINYL SIDING			
<input type="checkbox"/> GARAGE DOOR			
<input type="checkbox"/> METAL BLDG. ERECTOR			

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.

# 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 26-7S-16-04335-004

Building permit No. 000028592

Permit Holder MANUEL BRANNAN

Owner of Building JOHN RUARK

Location: 232 SW DANA GLEN, FT. WHITE, FL

Date: 05/28/2010



Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)