

CAROL CHADWICK, P.E.

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January 14, 2021

Bryan Zecher

Bryan Zecher Construction

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re: ELEVATION LETTER – 458 SW PINEHURST DRIVE, LAKE CITY, FL

As requested, I inspected the building site for the proposed construction at the above referenced site. The foundation had been constructed at the time of the inspection. The photo was taken from Pinehurst Drive looking east at the building site.



Per the LIDAR data on the Columbia County website, the existing ground elevation at the building site is 103.5 +/- and the elevation of the street centerline varies from 103.0 +/- to 99.0 +/- . The finished floor elevation of the slab is 104.2 +/-.

Per the Forest Country 6th Addition Plat, the minimum finished floor elevation is listed as 105.50. The finished floor elevation is 1.30' lower than the plat elevation; however, the existing finished floor elevation is sufficient to protect the structure against water damage from a base flood event. The site will be graded to channel direct precipitation runoff from the home and to the street.

I certify that the existing finished floor elevation listed above will protect the structure against water damage from a base flood event, as defined in Article 8 of the Land Development Regulations.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Carol Chadwick, PE
cn=Carol Chadwick, PE,
o=This item has been
electronically signed and
sealed by Carol Chadwick,
PE using a digital
signature., ou,
email=ccpewyo@gmail.co
m, c=US
2021.01.14 20:26:35 -05'00'

Carol Chadwick, P.E.

attachments: Property Card, Aerial Photo

Columbia County Property Appraiser

updated: 7/20/2020

2020 Working Values

Parcel: 22-4S-16-03087-122

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

<< Next Lower Parcel

Next Higher Parcel >>

2019 TRIM (pdf)

[Interactive GIS Map](#)

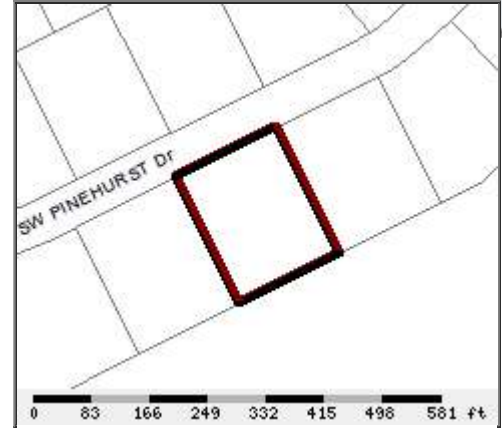
Print

Owner & Property Info

<< Prev

Search Result: 4 of 4

Owner's Name	THOMSON SHANE R		
Mailing Address	247 SW LONG LEAF DR LAKE CITY, FL 32024		
Site Address	458 SW PINEHURST DR		
Use Desc. (code)	VACANT (000000)		
Tax District	3 (County)	Neighborhood	22416
Land Area	0.730 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 22 FOREST COUNTRY 6TH ADDITION. WD 1338-610, WD 1358-2322, WD 1359-1526, WD 1373-680, WD 1401-1639,			



Property & Assessment Values

2019 Certified Values		
Mkt Land Value	cnt: (0)	\$26,200.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$26,200.00
Just Value		\$26,200.00
Class Value		\$0.00
Assessed Value		\$26,200.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$26,200 Other: \$26,200 Schl: \$26,200	

2020 Working Values			(...Hide Values)
Mkt Land Value	cnt: (0)	\$26,200.00	
Ag Land Value	cnt: (1)	\$0.00	
Building Value	cnt: (0)	\$0.00	
XFOB Value	cnt: (0)	\$0.00	
Total Appraised Value		\$26,200.00	
Just Value		\$26,200.00	
Class Value		\$0.00	
Assessed Value		\$26,200.00	
Exempt Value		\$0.00	
Total Taxable Value	Cnty: \$26,200 Other: \$26,200 Schl: \$26,200		

NOTE: 2020 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
6/5/2020	1413/638	WD	V	Q	01	\$33,000.00
12/19/2019	1401/1639	WD	V	U	30	\$28,800.00
11/16/2018	1373/680	WD	V	Q	01	\$30,000.00
5/8/2018	1359/1526	WD	V	U	11	\$100.00
4/23/2018	1358/2322	WD	V	Q	01	\$58,000.00
5/17/2017	1338/610	WD	V	U	11	\$0.00

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)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1 LT - (0000000.730AC)	1.00/1.00/1.00/1.00	\$26,200.00	\$26,200.00

