



ONE FOOT RISE REPORT

Prepared for:

GLENN & TERRY ANDRUS

559 S.W. Brothers Lane
Lake City, FL

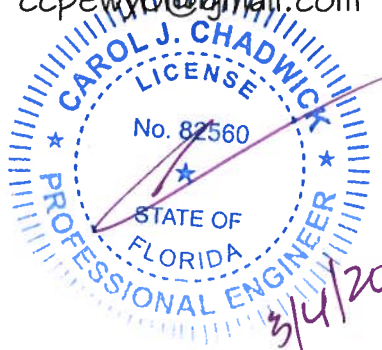
Section 12, Township 4 South, Range 16 East

Columbia County, Florida

March 2, 2020

Prepared by:

Carol Chadwick, P.E.
307.680.1772
ccpewyo@gmail.com



CC Job FL20031

TABLE OF CONTENTS

Project Description	2
Analysis	5
Conclusion	5
One Foot Rise Certification	6
Location Map	7
SRWMD Flood Report	8
Columbia County Property Appraiser Map & Deed	9
FEMA Firm & Firmette	10

PROJECT DESCRIPTION

Glenn and Terry Andrus would like to permit improvements to 559 SW Brothers Lane, Lake City, FL located in Section 12, Township 4 South, Range 16 East, Columbia County, Florida. The parcel number for the property is 12-45-16-02642-002. The permit will be for the construction of a new 20' by 48' structure. Cannon Creek runs on the east side of the property. The proposed structure is located approximately 180 feet from Cannon Creek.



Photo 1. Proposed building site looking north from Brothers Lane.



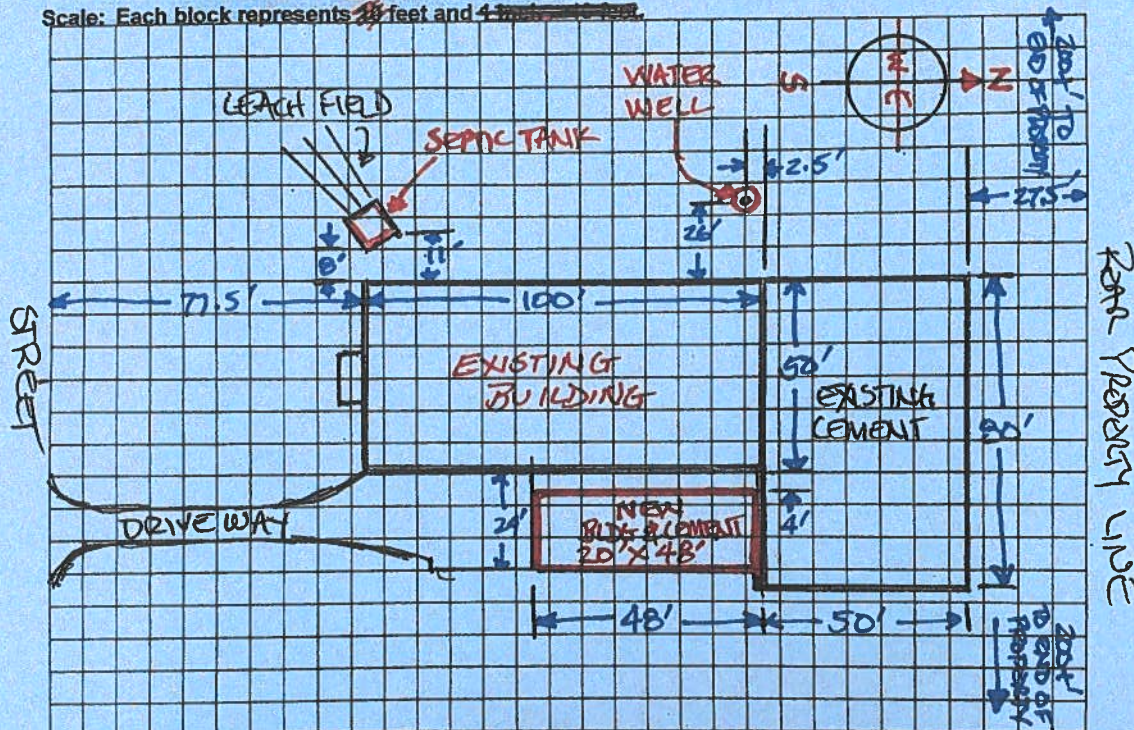
Photo 2. Proposed building site.

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number _____

PART II - SITEPLAN

Scale: Each block represents ^{8.2} 20 feet and 4 inches.



Notes: THIS PLAN ILLUSTRATES APPROX 1 ACRE OF 3.3 ACRE PROPERTY
LOCATED AT 559 SW BROTHERS CAVE

Site Plan submitted by: _____
Plan Approved _____ Not Approved _____ Date _____
By _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DH 4015, 08/09 (Obsoletes previous editions which may not be used) Incorporated: 64E-6.001, FAC
(Stock Number: 5744-002-4015-6)

Page 2 of 4

Photo 3. Site plan provided by owner.

ANALYSIS

The attached Suwannee River Water Management District Flood Report shows the base flood elevation at 111.1. The area of the flood plain 100' upstream and 100' downstream is 108,416 s.f. or 2.5 acres. The area of the proposed structure is 960 s.f. The proposed structure's area is 0.89 percent of the flood plain which will not cause a rise in the base flood elevation.

CONCLUSION

Calculations show no increase in the base flood elevation.

ONE FOOT RISE CERTIFICATION

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpcwyo@gmail.com

March 4, 2020

ONE FOOT RISE CERTIFICATION

Owner: Glenn & Terry Andrus

Property Address: 559 S.W. Brothers Lane
Lake City, FL 32025

Property Description: Section 12, Township 4 South, Range 16 East
Columbia County, Florida

Proposed Structure in
Floodway: 20' x 48' structure

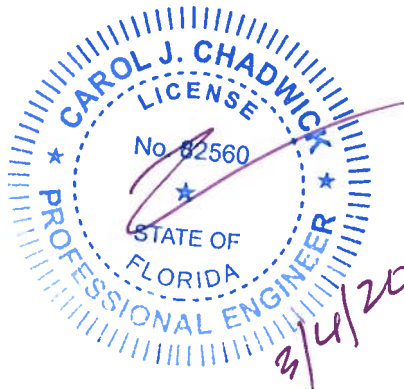
Elevation of 100-year flood: 111.1 feet (FEMA)

Community Panel: 12023 0293D

I hereby certify that the construction of the proposed structure will not obstruct flow or cause more than a 1.00 foot rise in the 100-year flood elevation.

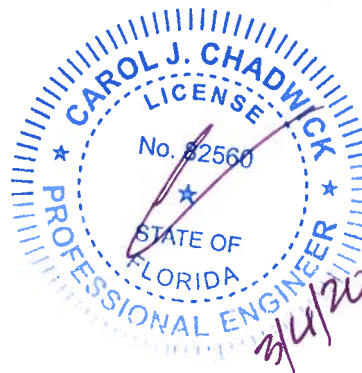
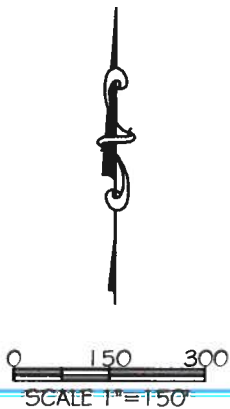
Carol Chadwick, P.E.

CC Job FL20031

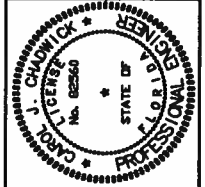


LOCATION MAP

559 SW BROTHERS LANE, LAKE CITY, FL
SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FL



CAROL CHADWICK P.E.
Principal Engineer
3206 SW 7th Parkway, Glendale
Lake County, FL 32023
305-886-7722
carolc@csd.com
www.carolchadwick.com
FLORIDA ENGINEERING
OREGON • CALIFORNIA • N.C. • FLA.

[illegible]

PREPARED FOR
GLENN & TERRY ANDRUS
325 Washington Ave. S
#10, 3F-00
Kent, WA 98032-5767
andrusgd@yahoo.com

ANDRUS LOCATION MAP
559 SW BROTHERS LANE
LAKE CITY, FL

PROJECT NO.	FL20031
DATE	MAR. 4, 2020
REVISION DATE	
SHEET	1 OF 1
	SHEETS

SRWMD FOOD REPORT

Suwannee River Water Management District Effective Flood Information Report



LOCATION

Date: 3-3-2020
Parcel: 12-4S-16-02942-002
County: COLUMBIA
STR: S012 T04 R16
 Columbia Flood Hazard Areas Status
 11/2/2018

FLOOD INFORMATION

Special Flood Hazard Area? (SFHA): Yes
Flood Zone(s): X-SHADED, AE FW
Floodway: Yes
1% Annual Chance Flood Elev (BFE): 111.1 (feet)
10% Annual Chance Flood Elev: Not Available
50% Annual Chance Flood Elev: Not Available
 Note: Elevations are based on NAVD88
FIRM Panel(s): 12023C0293D

- Effective Flood Zones described on Page 2
- SFHA - AE w/Floodway
 - SFHA - Zones AE, AH, AO
 - SFHA - Zone VE
 - SFHA - Zone A
 - 0.2 % (shaded X)
 - Wetlands
 - FIRM Panel
 - State Lands
 - Counties
 - SRWMD
 - Parcels
 - Depressions
 - BFE
 - Cross Sections

The Federal Emergency Management Agency (FEMA) maintains information about map features, such as street locations and names, in or near designated flood hazard areas. The information herein represents the best available data as of the effective date shown. The applicable Flood Insurance Study and a Digital Flood Insurance Rate Map is available online (<http://www.srwmdfloodreport.com>). To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to also consult the FEMA Map Service Center at 1-800-358-9616 (<http://www.msc.fema.gov>) for information on available products associated with this FIRM panel. Available products from the Map Service Center may include previously issued Letters of Map Change. Requests to revise flood information in or near designated flood hazard areas may be provided to FEMA during the community review period on preliminary maps, or through the Letter of Map Change process for effective maps.

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066

COLUMBIA COUNTY PROPERTY APPRAISER MAP & DEED

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 2/11/2020

Parcel: << 12-4S-16-02942-002 >>

Owner & Property Info

Owner	ANDRUS GLENN D & TERRY G 559 SW BROTHERS LN LAKE CITY, FL 32025		
Site	559 BROTHERS LN, LAKE CITY		
Description	COMM NE COR OF SE1/4, RUN S 1411 FT FOR POB, CONT S 285.49 FT, W 524.82 FT, N 284.38 FT, E 524.88 FT TO POB, EX COMM AT NE COR OF SE1/4, RUN S 1411 FT FOR POB, CONT S 285.49 FT, W 48 FT, NWRLY TO POB. ORB 808-1118, (GRANT OF ESMNTS IN ORB 1280-2100, 1280-...more>>>		
Area	3.28 AC	S/T/R	12-4S-16
Use Code	SINGLE FAM (000100)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
 Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$74,920	Mkt Land (1)	\$74,920
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$189,229	Building (1)	\$192,489
XFOB (1)	\$2,500	XFOB (1)	\$2,500
Just	\$266,649	Just	\$269,909
Class	\$0	Class	\$0
Appraised	\$266,649	Appraised	\$269,909
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$266,649	Assessed	\$269,909
Exempt	\$0	Exempt	\$0
county:\$266,649		county:\$269,909	
city:\$266,649		city:\$269,909	
other:\$266,649		other:\$269,909	
school:\$266,649		school:\$269,909	
Total Taxable		Total Taxable	

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/26/2014	\$270,000	1287/0398	WD	I	Q	01
7/25/1995	\$37,900	808/1118	WD	V	Q	
1/1/1978	\$11,400	394/0658	03	V	Q	

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2000	2000	6448	\$192,489

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2000	\$2,500.00	1.000	50 x 50 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	3.280 AC	1.00/1.00 1.00/0.90	\$22,841	\$74,920

Prepared by and return to: S AKINS

Frontier Title Group, LLC

5225 8th Street

Zephyrhills, FL 33542

as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Inst:201412020487 Date:12/31/2014 Time:4:11 PM

Doc Stamp-Deed:1890.00

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1287 P:398

Folio Number(s): 124S16-02942-002

File No.: 2014-350

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED effective the 26th day of December, 2014 by Henry J. Grenfell, Married
hereinafter called the Grantor, whose post office address is 199 Mooney Court, Loris, SC 29569, to Glenn D.
Andrus and Terry G. Andrus whose post office address is 559 SW Brothers Lane, 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 corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00)
Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County,
Florida, viz:

SEE ATTACHED EXHIBIT "A" - LEGAL

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this
shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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 whomsoever; and that said land is
free of all encumbrances, except as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Print Name:

Tamar Gore

Witness Signature

Print Name:

Ksenia v. Marloue

STATE OF: ~~FLORIDA~~ South Carolina
COUNTY OF: ~~COLUMBIA~~ Horry

The foregoing instrument was acknowledged before me this 26th day of December, 2014 by Henry J
Grenfell who is/are personally known to me or has/have produced SC driver license as identification and
who did not take an oath.

Notary Public

Printed Notary Name:

My Commission Expires:

Juanita B Gore
5-3-2021

(SEAL)

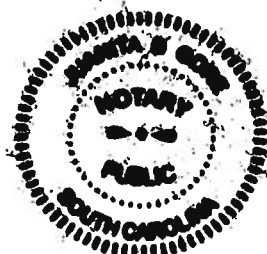


EXHIBIT "A" – LEGAL DESCRIPTION

A part of the SE 1/4 of Section 12, Township 4 South, Range 16 East, more particularly described as follows:

Commence at the NE corner of said SE 1/4 and run S 0°34'25" E, along the East line thereof, 1411.00 feet for a POINT OF BEGINNING, thence continue S 0°34'25" E, along said East line, 285.49 feet, thence S 87°41'47" W, 524.82 feet, thence N 0°34'25" W, 284.38 feet, thence N 87°34'33" E, 524.86 feet to the POINT OF BEGINNING, Columbia County, Florida.

LESS AND EXCEPT: A part of the SE 1/4 of Section 12, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at the NE corner of said SE 1/4 and run S 0°34'25" E, 1411.00 feet to the POINT OF BEGINNING, thence continue S 0°34'25" E, 285.49 feet, thence S 87°41'47" W, 46.0 feet, thence Northwesterly to the POINT OF BEGINNING

NOTE: Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

FEMA FIRM & FIRMETTE

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible additional or additional flood hazard information.

To obtain more detailed information in areas where Basic Flood Elevations (BFEs) and flood boundaries have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Subwater Elevations Data under Summary of Flood Insurance Study (FIS) report that accompanies the FIS report. Users should be aware that BFEs shown on the FIS report represent the most current available data. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Flood elevation data presented in the FIS report should be used in conjunction with the Flood Insurance Study report.

boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations and were not intended to represent actual floodway boundaries. Floodway boundaries and area percentages for the Flood Insurance Study report for the area are provided.

Center areas not in Special Flood Hazard Areas may be protected by flood insurance under the National Flood Insurance Program. Flood Insurance Study reports are available from the National Flood Insurance Administration.

The projection used in the preparation of this map was Florida State Plane NAD83 North zone (FSPCONS 0003). Horizontal datum was NAD 83, GRS1980 spheroid. Differences in datum, spheroid or projection used in the production of Florida far adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FPMAP.

of 1989. These surveys must be compared to structures and ground elevations referenced to the same vertical datum. For information regarding the National Geospatial Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geospatial Survey website at <http://www.ngs.noaa.gov> or contact The National Geospatial Survey at the following email:

NGS Information Services
NOAA.NGSD12

National Geographic Survey
 822AC-3, 80322
 1215 East-Holt Highway
 Silver Spring, Maryland 20910-5282
 (201) 713-3542

To obtain current elevation, description, and/or location information for bench marks, please contact the information Service Branch of the National Geographic Society, 1145 17th St., NW, Washington, DC 20036-2153.

Base map information shown on this map, provided in digital format by the Base Agency of Florida, Department of Transportation, was published by U.S. Department of Agriculture, Service Center Agencies in 2010 at a scale of 1:12000.

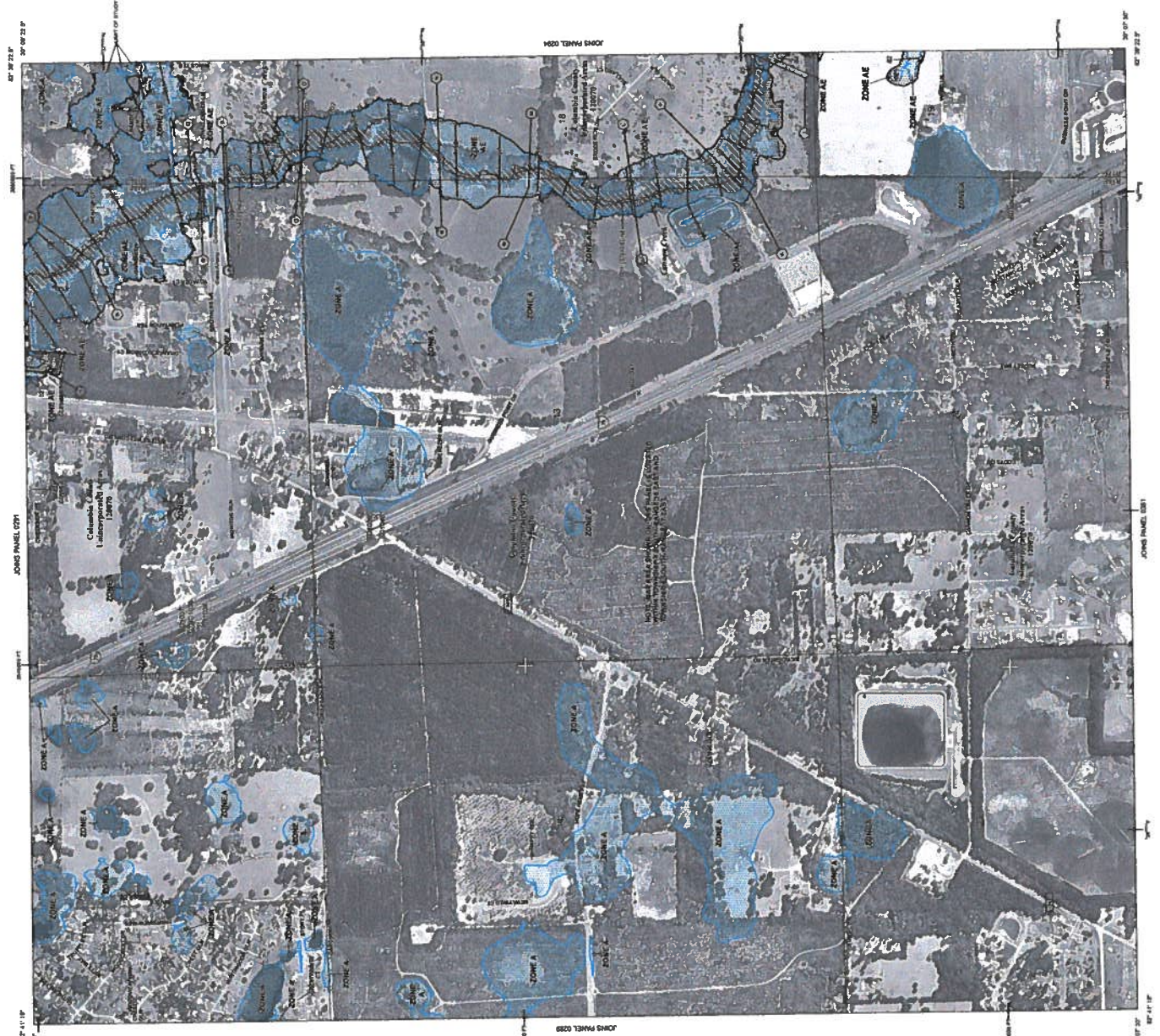
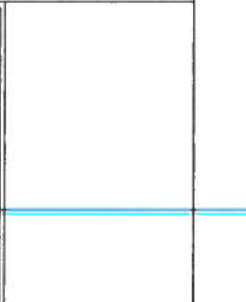
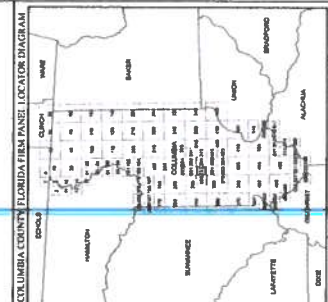
Corporate limits shown in the map are based on the best data available at the time of publication. Incomplete changes due to annexations or de-annexations may have occurred after this data was published. Map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the **representative printed map** index for an overview map of the country showing the layout of map panels, community map repository addresses, and a listing of communities able to contain National Flood Insurance Program policies for each community as well as a listing of the panels on which each community is located.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-3277) or visit the FEMA website at <http://www.fema.gov/nfi>.

FLORIDA FIRM PANEL LOCATOR DIAGRAM

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

[illegible][illegible]

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

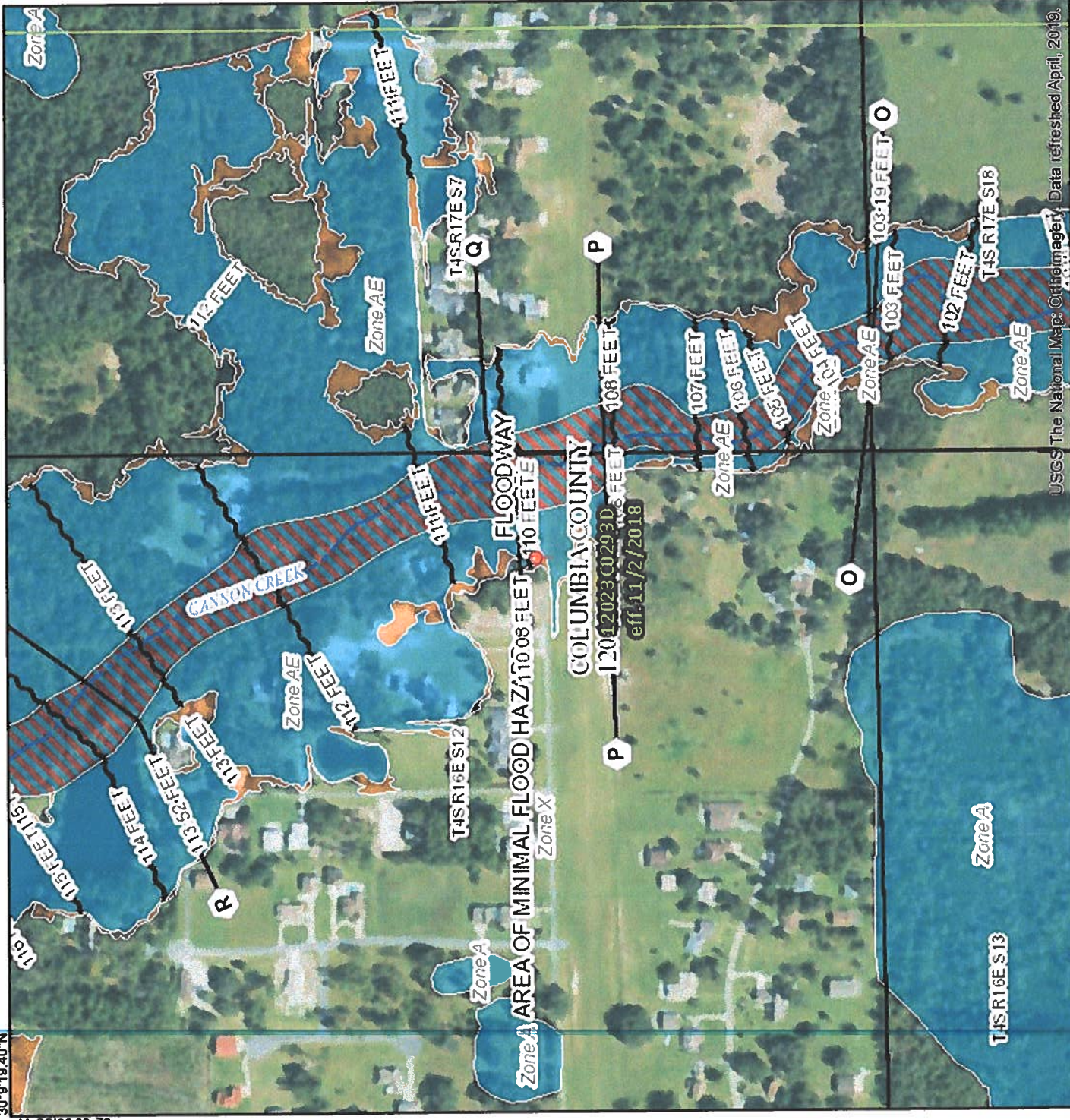
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/3/2020 at 7:51:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map of the United States Data refreshed April, 2019.

1:6,000

Feet

2,000

1,500

1,000

500

0

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N

82°39'21.60"W

30°19'40"N