

DATE 05/08/2019

Columbia County Building Permit

This Permit Must Be Prominently Posted on Premises During Construction

PERMIT

000038083

APPLICANT	LYNDON LUGUIRE		PHONE	386.752.4072	
ADDRESS	2230	SI. BAYA DR., ST. 101	LAKE CITY	FL	32025
OWNER	TOMMIE KEELING		PHONE	386.752.1235	
ADDRESS	480	SW ASCENA TER	LAKE CITY	FL	32024
CONTRACTOR	L. DON REED		PHONE	386.752.4072	
LOCATION OF PROPERTY	90-W TO SR. 247-S, TL TO TROY, TR TO ASCENA, TL ON R.				
TYPE DEVELOPMENT	ROOF OVERLAY/MH		ESTIMATED COST OF CONSTRUCTION	0.00	
HEATED FLOOR AREA			TOTAL AREA	HEIGHT	STORIES
FOUNDATION	WALLS		ROOF PITCH	4/12	FLOOR
LAND USE & ZONING			MAX. HEIGHT		
Minimum Set Back Requirements:	STREET-FRONT		REAR	SIDE	
NO. EX.D.U.	1	FLOOD ZONE	DEVELOPMENT PERMIT NO.		
PARCEL ID	10-4S-16-02860-013		SUBDIVISION		
LOT	BLOCK	PHASE	UNIT	TOTAL ACRES	1.65
CCC1330117			<i>Lyndon Luguire</i>		
Culvert Permit No.	Culvert Waiver	Contractor's License Number		Applicant Owner Contractor	
		JLW		N	
Driveway Connection	Septic Tank Number	LI & Zoning checked by	Approved for Issuance	New Resident	Time STOP No.
COMMENTS: NOC ON FILE.					
					Check # or Cash 3333

FOR BUILDING & ZONING DEPARTMENT ONLY

Temporary Power	Foundation	Monolithic	(Footer Slab)
date/app. by	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	Insulation		
date/app. by	date/app. by		
Rough-in plumbing above slab and below wood floor	Electrical rough-in		
date/app. by	date/app. by		
Heat & Air Duct	Peri. beam (1 intl)	Pool	
date/app. by	date/app. by	date/app. by	
Permanent power	C.O. Final	Culvert	
date/app. by	date/app. by	date/app. by	
Pump pole	Utility Pole	M/H tie downs, blocking, electricity and plumbing	
date/app. by	date/app. by	date/app. by	
Reconnection	RV	Re-roof	
date/app. by	date/app. by	date/app. by	

BUILDING PERMIT FEE \$	0.00	CERTIFICATION FEE \$	0.00	SURCHARGE FEES	0.00
MISC. FEES \$	75.00	ZONING CERT. FEE \$		FIRE FEE \$	0.00
PLAN REVIEW FEE \$		DP & FLOOD ZONE FEE \$		CULVERT FEE \$	
INSPECTORS OFFICE	<i>[Signature]</i>		CLERKS OFFICE	<i>[Signature]</i>	
TOTAL FEE					75.00

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.
 NOTICE: ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THIS PERMITTED DEVELOPMENT.

"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.

Columbia County Building Permit Application
Re-Roof's, Roof Repairs, Roof Over's

3333

For Office Use Only Application # 1905.30 Date Received 5/8 By [Signature] Permit # 38083

Plans Examiner _____ Date _____ ☒ NOC ☒ Deed or PA ☒ Contractor Letter of Auth. ☐ F W Comp. letter

☒ Product Approval Form ☐ Sub VF Form ☐ Owner POA ☐ Corporation Doc's and/or Letter of Auth.

Comments [Signature] KIC

FAX 386-755-7272

Applicant (Who will sign/pickup the permit) Lyndon Leguire Phone 386-752-4072

Address 2230 SE Baya Dr. Ste. 101 Lake City, FL 32025

Owners Name Tommie Keeling Phone 386-752-1235

911 Address 480 SW Ascena Terr. Lake City, FL 32024

Contractors Name Don Reed Construction, Inc Phone 386-752-4072

Address 2230 SE Baya Dr. Ste. 101 Lake City, FL 32025

Contractors Email ~~bevreed.drc@gmail.com~~ Kalie.drc@gmail.com ***Include to get updates for this job.

Fee Simple Owner Name & Address _____

Bonding Co. Name & Address _____

Architect/Engineer Name & Address _____

Mortgage Lenders Name & Address _____

Property ID Number 10-45-16-02860-013

Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____

Driving Directions Head N. on NE Hernando Ave toward NE Justice St, TL onto NE Madison St, TL at 1st cross st onto N. Marion Ave, TR onto US-90 W/W Duval, TL onto FL-2475, TR onto Troy St, TL onto SW Ascena Terr, House on right

Construction of (circle) Re-Roof - Roof repairs - Roof Overlay or Other _____

Cost of Construction \$8,056 _____ Commercial OR ☒ Residential

Type of Structure (House; Mobile Home; Garage; Exxon) _____

Roof Area (For this Job) SQ FT 3124 Roof Pitch 4 /12, _____ /12 Number of Stories _____

Is the existing roof being removed No If NO Explain _____

Type of New Roofing Product (Metal; Shingles; Asphalt Flat) Metal

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. **CODE: 2014 Florida Building Code.**

Columbia County Building Permit Application

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

TIME LIMITATIONS OF PERMITS: 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 work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Tommy E Keelley
Print Owners Name

Tommy E Keelley
Owners Signature

****Property owners must sign here before any permit will be issued.**

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Don Keelley
Contractor's Signature

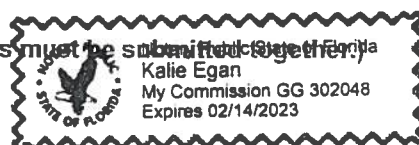
Contractor's License Number CCC1330117
Columbia County
Competency Card Number _____

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 30 day of April 2019

Personally known ☒ or Produced Identification _____

Kalie Egan
State of Florida Notary Signature (For the Contractor)

SEAL:



As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCTURAL METAL	Tri - County	Metal	4595.3 R2
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

Contractor OR Agent Signature

Date

NOTES:

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 3/29/2019

Parcel: << **10-4S-16-02860-013** >>

Aerial Viewer

Pictometry

Google Maps

Owner & Property InfoResult: 2 of
2

Owner	KEELING TOMMIE F SR & M WYNETTE KEELING 480 SW ASCENA TERR LAKE CITY, FL 32024		
Site	480 ASCENA TER, LAKE CITY		
Description*	COMM AT SW COR OF SEC, RUN N 385.13 FT TO N R.W OF EXISTING ROAD, NE ALONG N R/W 631.14 FT N 229.2 FT FOR POB, CONT N 200 FT, E 360.85 FT TO W R/W OF GRADED RD, S ALONG R/W 200 FT, W 359.85 FT TO POB ORB 956-1532 & 1064-298 AKA LOT 11 P D HORNES UNR S/D QC ...more>>>		
Area	1.65 AC	S/T/R	10-4S-16E
Use Code**	MOBILE HOM (000200)	Tax District	3

*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

2018 Certified Values		2019 Working Value	
Mkt Land (2)	\$11,161	Mkt Land (2)	\$11,161
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$41,921	Building (1)	\$41,921
XFOB (4)	\$1,650	XFOB (4)	\$1,650
Just	\$54,732	Just	\$54,732
Class	\$0	Class	\$0
Appraised	\$54,732	Appraised	\$54,732
SOH Cap [?]	\$817	SOH Cap [?]	\$817
Assessed	\$53,915	Assessed	\$53,915
Exempt	HX H3 OTHER \$53,915	Exempt	HX H3 OTHER \$53,915
Total Taxable	county:\$0 city:\$25,000 other:\$25,000 school:\$28,915	Total Taxable	county:\$0 city:\$25,000 other:\$25,000 school:\$28,915



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

10-45-16-02860-013

Clerk's Office Stamp

Inst: 201912010617 Date: 05/08/2019 Time: 8:44AM
Page 1 of 1 B: 1384 P: 373, P. DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): 10-45-16-02860-013
 - a) Street (job) Address: 480 SW Ascena Terr. Lake City, FL 32024
2. General description of improvements: Metal
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 - a) Name and address: Tommie Keeling 480 SW Ascena Terr. Lake City, FL 32024
 - b) Name and address of fee simple titleholder (if other than owner): _____
 - c) Interest in property: Owner
4. Contractor Information: Don Reed Construction, Inc 2230 SE Baya Dr. Ste. 101 Lake City, FL 32025
 - a) Name and address: _____
 - b) Telephone No.: 386-752-4072
5. Surety Information (if applicable, a copy of the payment bond is attached):
 - a) Name and address: _____
 - b) Amount of Bond: _____
 - c) Telephone No.: _____
6. Lender:
 - a) Name and address: _____
 - b) Phone No.: _____
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
 - a) Name and address: _____
 - b) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
 - a) Name: _____ OF _____
 - b) Telephone No.: _____
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): 90 days

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Tommie E. Keeling
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager.

Tommie E. Keeling
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 30 day of April, 2019, by:

(Name of Person) as _____ (Type of Authority) for Tommie Keeling
(name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature

Kalie Egan

No.

