

Columbia County Building Permit Application

For Office Use Only Application # 0710-14 Date Received 10/4 By JW Permit # 26318
 Application Approved by - Zoning Official BLK Date 08.10.07 Plans Examiner OK JTH Date 10-5-07
 Flood Zone A Development Permit N/A Zoning RSF/MH-2 Land Use Plan Map Category RES. Low Dens.
 Comments MH to be removed 45 days after CO being issued Finish Floor to be 1 foot above Road
☒ NOC ☒ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Parent Parcel # ☐ Development Permit

Name Authorized Person Signing Permit Roxanne Napier Phone 719-7143
 Address 2109 W. US Hwy 90 Suite 170 PMB #338 Lake City, FL 32055
 Owners Name Tim + Jo Ragan Phone 365-0344
 911 Address 149 NW Pinellas Court Lake City, FL 32055
 Contractors Name Isaac Construction Phone 719-7143
 Address 2109 W US Hwy 90, Suite 170, PMB #338 Lake City, FL 32055
 Fee Simple Owner Name & Address _____
 Bonding Co. Name & Address _____
 Architect/Engineer Name & Address Will Myers/Mark Disarway
 Mortgage Lenders Name & Address Mercantile Bank
 Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy
 Property ID Number 22-35-16-02264-001 4X Estimated Cost of Construction \$125,000.00
 Subdivision Name _____ Lot _____ Block _____ Unit _____ Phase _____
 Driving Directions 90 W to Turner RD. Turn right + go 2 miles + cross RR track. Take immediate right onto Gerry Rd. Will be a dead end, T.R. on Pinellas, 3rd lot from end on left.
 Type of Construction Single Family Dwelling Number of Existing Dwellings on Property 0
 Total Acreage 0.8 Lot Size _____ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive
 Actual Distance of Structure from Property Lines - Front 25'-0" Side 10'-0" Side 10'-0" Rear 15'-0"
 Total Building Height 20'-0" Number of Stories 1 Heated Floor Area 1689 Roof Pitch 12
 TOTAL 1922

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.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Timothy A. Ragan
 Owner Builder or Authorized Person by Notarized Letter

STATE OF FLORIDA
 COUNTY OF COLUMBIA



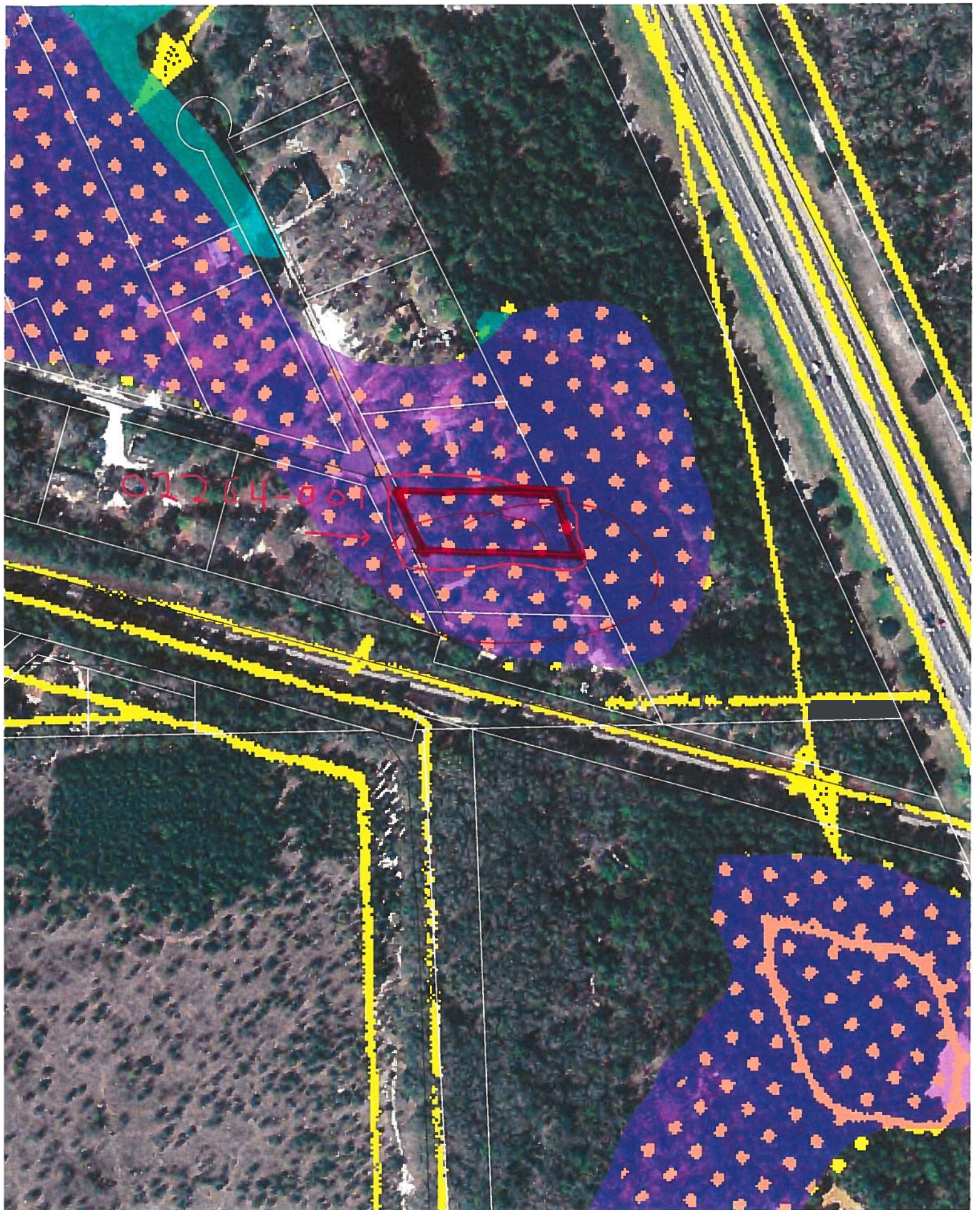
Barbara C. Webster
 Commission # DD329279
 Expires July 2, 2008
 Bonded Troy Fair - Insurance, Inc. 800-385-7015

Sworn to (or affirmed) and subscribed before me
 this 3rd day of Oct 2007

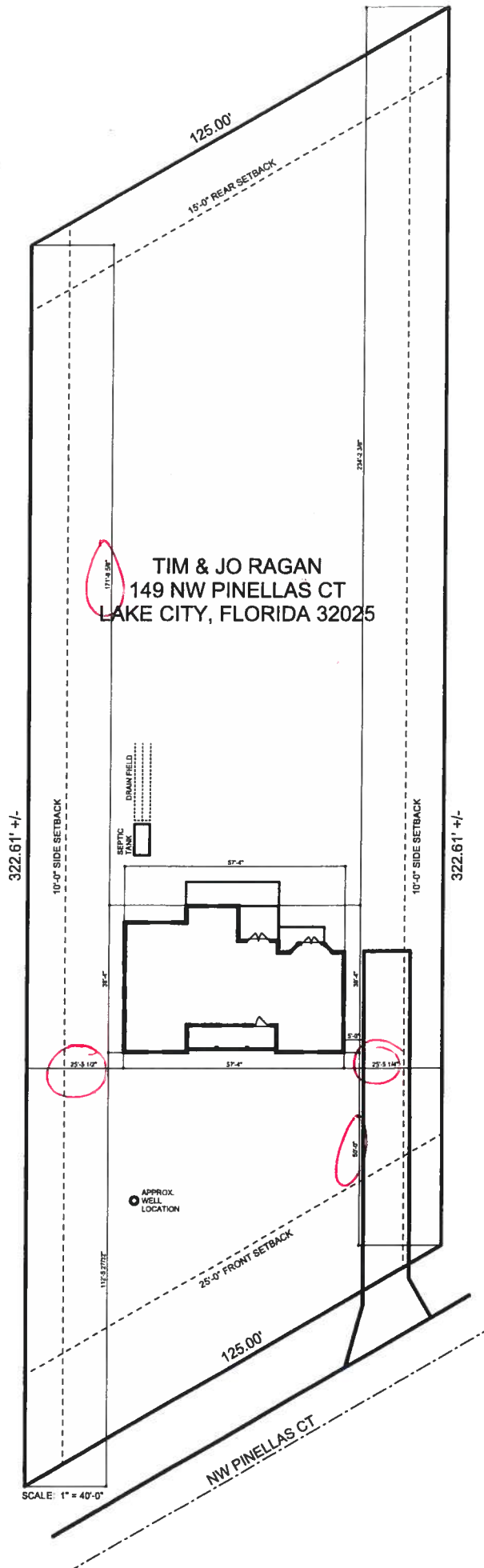
Personally known X or Produced Identification _____

Isaac Brinkworth
 Contractor Signature
 Contractors License Number CBC 059323
 Competency Card Number _____
 NOTARY STAMP/SEAL

Barbara C. Webster
 Notary Signature



07/0-14



Columbia County Property Appraiser

DB Last Updated: 8/2/2007

2007 Proposed Values

Tax Record

Property Card

Interactive GIS Map

New Super Homestead Taxable Value Calculator

Parcel: 22-3S-16-02264-001 HX

Print

Owner & Property Info

Search Result: 1 of 1

Owner's Name	RAGAN TIMOTHY J & JO ELLA		
Site Address	PINELLAS		
Mailing Address	149 NW PINELLAS COURT LAKE CITY, FL 32055		
Use Desc. (code)	MOBILE HOM (000200)		
Neighborhood	22316.00	Tax District	2
UD Codes	MKTA06	Market Area	06
Total Land Area	0.800 ACRES		
Description	COMM SW COR OF SEC, RUN E 1755.20 FT, NW 363.59 FT FOR POB, RUN NW 125.15 FT, W 308.52 FT, SE 125 FT, E 308.86 FT TO POB. EX W 25 FT FOR RD R/W. ORB 727-293, 780-1678, 782-1932		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (2)	\$20,432.00	Just Value	\$48,130.00
Ag Land Value	cnt: (0)	\$0.00	Class Value	\$0.00
Building Value	cnt: (1)	\$24,598.00	Assessed Value	\$36,377.00
XFOB Value	cnt: (2)	\$3,100.00	Exempt Value	(code: HX) \$25,000.00
Total Appraised Value		\$48,130.00	Total Taxable Value	\$11,377.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
11/22/1993	782/1932	WD	I	Q		\$35,000.00
9/24/1993	780/1678	WD	I	U	02	\$0.00
8/3/1990	727/293	WD	V	U	32	\$11,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1990	WD or PLY (08)	1288	1480	\$24,598.00

Note: All S.F. calculations are based on exterior building dimensions.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0021	BARN,FR AE	0	\$1,500.00	1.000	0 x 0 x 0	(.00)
0190	FPLC PF	1993	\$1,600.00	1.000	0 x 0 x 0	(.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
----------	------	-------	-------------	----------	-----------

000102	SFR/MH (MKT)	.800 AC	1.00/1.00/1.20/1.00	\$23,040.00	\$18,432.00
009945	WELL/SEPT (MKT)	1.000 UT - (.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

Columbia County Property Appraiser

DB Last Updated: 8/2/2007

1 of 1

Disclaimer

This information was derived from data which was compiled by the Columbia County Property Appraiser's Office solely for the government purpose of property assessment. The information shown is a **work in progress** and 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 finalized for ad-valorem assessment purposes.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

[Scroll to Top](#)

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COMM SW COR OF SEC, RUN E          RAGAN TIMOTHY J & JO ELLA          22-3S-16-02264-001          Columbia Cou
1755.20 FT, NW 363.59 FT FOR        149 NW PINELLAS COURT
POB, RUN NW 125.15 FT, W            LAKE CITY, FL 32055
308.52 FT, SE 125 FT, E 308.86

PRINTED 8/01/2007 13:08
APPR 5/15/2003 DF

BUSE 000800 MOBILE HME          AE? Y          1288 HTD AREA          107.800 INDEX          22316.00 DIST 2          PUSE 000:
MOD 2 MOBILE HME BATH          2.00          1336 EFF AREA          30.184 E-RATE          100.000 INDX          STR 22- 3S- 16
EXW 08 WD OR PLY FIXT          40326 RCN          1990 AYB          MKT AREA 06
% N/A BDRM          3          61.00 %GOOD          24,598 B BLDG VAL          1990 EYB          (PUD1
RSTR 03 GABLE/HIP RMS          AC          .800
RCVR 03 COMP SHNGL UNITS          FIELD CK:          NTCD
% N/A C-W%          LOC: 149 PINELLAS CT NW          APPR CD
INTW 05 DRYWALL HGHT          3          CNDO
% N/A PMTR          3          SUBD
FLOR 14 CARPET STYS          1.0          3          IUOP1993 I          3          BLK
20% 08 SHT VINYL ECON          3          1          1          3          LOT
HTTP 03 FORCED AIR FUNC          3          2          2          3          MAP# 43
A/C 03 CENTRAL SPCD          3          I          I          3          HX
QUAL 05 05 DEPR 09          3          +-----48-----+-----16-----+-----8-----+          3          TXD1 002
FNDN N/A UD-1 N/A          3          IBAS1993          I          3
SIZE N/A UD-2 N/A          3          I          I          3          BLDG TRA
CEIL N/A UD-3 N/A          3          I          I          3          BAS1993=W8 UOP1993=N12 I
ARCH N/A UD-4 N/A          3          2          2          3          E56 N23$.
FRME 01 NONE UD-5 N/A          3          3          3          3
KTCH 01 01 UD-6 N/A          3          I          I          3
WNDO N/A UD-7 N/A          3          I          I          3
CLAS N/A UD-8 N/A          3          +-----56-----+          3
OCC N/A UD-9 N/A          3
COND 03 03 % N/A          3
SUB A-AREA % E-AREA SUB VALUE          3          PERMIT:
BAS93 1288 100 1288 23714          3          NUMBER DESC
UOP93 192 25 48 884          3
          3          SALE
          3          BOOK PAGE DATE
          3          782 1932 11/22/199:
          3          GRANTOR ALVINA FULWOOD
          3          GRANTEE TIMOTHY RAGAN
          3          780 1678 9/24/199:
          3          GRANTOR FULWOOD
          3          GRANTEE FULWOOD-PFAFF

TOTAL 1480 1336 24598 -----
--EXTRA FEATURES--          FIELD CK:
AE BN CODE DESC LEN WID HGHT QTY QL YR ADJ UNITS UT PRICE ADJ UT PR SPCD %
Y 1 0190 FPLC PF 1 1993 1.00 1.000 UT 1600.000 1600.000 1
Y 0021 BARN,FR AE 1 0000 1.00 1.000 UT 1500.000 1500.000 1

LAND DESC ZONE ROAD {UD1 {UD3 FRONT DEPTH FIELD CK:
AE CODE TOPO UTIL {UD2 {UD4 BACK DT ADJUSTMENTS UNITS UT PRICE ADJ UT PR
Y 000102 SFR/MH RSFMH1 0002 1.00 1.00 1.20 1.00 .800 AC 19200.000 23040.0
0002 0003
Y 009945 WELL/SEPT 00 0002 1.00 1.00 1.00 1.00 1.000 UT 2000.000 2000.0
0002 0003

SALE - .80 AC WITH IMP          SALE - JOINT TENANTS
SALE - .88 AC
2007

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THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

93-13629

FILED AND RECORDED IN PUBLIC
COUNTY, FL

1993 NOV 23 PM 3:53

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Grantee #1 S.S. No. [REDACTED]

Grantee #2 S.S. No. [REDACTED]

Property Appraiser's
Parcel Identification No.
[REDACTED]

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY [REDACTED] D.C.

OFFICIAL RECORD
10782 PG 1932

WARRANTY DEED

THIS INDENTURE, made this 22nd day of November, 1993, BETWEEN ALVINA FULWOOD, unmarried, and JOHN PFAFF, III, who does not reside on the property conveyed herein, whose post office address is 8809 Old Plank Road, Jacksonville, Florida, of the County of Duval, State of Florida, grantor*, and TIMOTHY J. RAGAN and his wife, JO ELLA RAGAN, whose post office address is Route 5, Box 506, Lake City, FL 32055, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten 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:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 22: Commence at the SW corner of said Section 22 and run North 88°53'00" East along the South boundary thereof, 1755.20 feet to a concrete monument; thence North 24°50'25" West, 363.59 feet for a Point of Beginning; thence continue North 24°50'25" West, 125.15 feet; thence North 88°36'33" West, 308.52 to the center of a 50 foot street; thence South 24°42'10" East along said centerline, 125.0 feet; thence South 88°36'33" East, 308.86 feet to the Point of Beginning.

SUBJECT TO the Westerly 25 feet for road right-of-way.

SUBJECT TO an easement over and across the Northerly 10 feet thereof.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

DEED TAX STAMP 245.00

INTANGIBLE TAX
P. DEWITT GASON, CLERK OF
COURTS, COLUMBIA COUNTY

BY M K L2 D.C.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Deette F. Brown
(First Witness)
Deette F. BROWN
Printed Name

Alvina Fulwood (SEAL)
ALVINA FULWOOD

Mirtle Ann McElroy
(Second Witness)
MYRTLE ANN MCELROY
Printed Name

John Pfaff, III (SEAL)
JOHN PFAFF, III

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of November, 1993, by ALVINA FULWOOD and JOHN PFAFF, III, who are personally known to me or who have produced _____ as identification and who did not take an oath.

My Commission Expires:

Deette F. Brown
Notary Public
Printed, typed, or stamped name:



DEETTE F. BROWN
MY COMMISSION # 00 87961 EXPIRES
October 22, 1994

EX 0782 PG1933
OFFICIAL RECORDS

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF: COLUMBIA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of Property: LONG LEGAL ATTACHED
149 NW PINELLAS COURT LAKE CITY, FL 32055

2. General Description of Improvements: Residential Construction

3. Name and Address of Owner: JO E. RAGAN & TIMOTHY J. RAGAN
149 NW PINELLAS CT.
LAKE CITY, FL 32055

Interest In Property: Fee Simple

Name and Address of Fee Simple Titleholder (If other than owner): N/A

4. Name and Address of Contractor: ISAAC CONSTRUCTION
0 PMB 338, 2109 W. US HWY 90
0 LAKE CITY, FL 32055

5. Name and Address of Surety on payment bond, if any, and amount of such bond: N/A

Amount of Bond: \$0

6. Name and Address of Lender:

MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK
425 22nd Avenue North
St. Petersburg, FL 33704

Attention: AnnMarie Hoambrecker

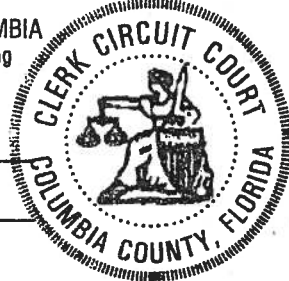
STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.

P. DeWITT CASON, CLERK OF COURTS

By Sharon Feagles
Deputy Clerk

Date 09-27-2007



Inst 200712021925 Date: 9/27/2007 Time: 11:43 AM
19 DC, P. DeWitt Cason, Columbia County Page 1 of 2

7. Persons 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:

MERCANTILE BANK, A DIVISION OF CAROLINA FIRST BANK
425 22nd Avenue North
St. Petersburg, FL 33704

File No. 07-0341/Ragan

Schedule A

Legal Description

Section 22, Township 3 South, Range 16 East, Columbia County, Florida: Commence at the SW corner of said Section 22 and run North $88^{\circ}53'00''$ East along the South boundary thereof, 1755.20 feet to a concrete monument; thence North $24^{\circ}50'25''$ West, 363.59 feet for a Point of Beginning; thence continue North $24^{\circ}50'25''$ West, 125.15 feet; thence North $88^{\circ}36'33''$ West, 308.52 to the center of a 50 foot street; thence South $24^{\circ}42'10''$ East along said centerline, 125.0 feet; thence South $88^{\circ}36'33''$ East, 308.86 feet to the Point of Beginning.

JK JHR

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Community Affairs
Residential Whole Building Performance Method A

Project Name:	Isaac Construction - Ragan	Builder:	Isaac Construction LLC
Address:	149 NW Pinellas Court	Permitting Office:	Columbia
City, State:	Lake City, FL 32024-	Permit Number:	26318
Owner:	Tim & Jo Ragan	Jurisdiction Number:	221000
Climate Zone:	North		

1. New construction or existing	New	12. Cooling systems	
2. Single family or multi-family	Single family	a. Central Unit	Cap: 34.0 kBtu/hr SEER: 13.00
3. Number of units, if multi-family	1	b. N/A	
4. Number of Bedrooms	3	c. N/A	
5. Is this a worst case?	No		
6. Conditioned floor area (ft²)	1689 ft²	13. Heating systems	
7. Glass type ¹ and area: (Label reqd. by 13-104.4.5 if not default)		a. Electric Heat Pump	Cap: 34.0 kBtu/hr HSPF: 7.70
a. U-factor:	Description Area	b. N/A	
(or Single or Double DEFAULT)	7a. (Dble Default) 228.3 ft²	c. N/A	
b. SHGC:			
(or Clear or Tint DEFAULT)	7b. (Clear) 228.3 ft²	14. Hot water systems	
8. Floor types		a. Electric Resistance	Cap: 80.0 gallons EF: 0.90
a. Slab-On-Grade Edge Insulation	R=5.0, 208.0(p) ft	b. N/A	
b. N/A		c. Conservation credits	
c. N/A		(HR-Heat recovery, Solar	
9. Wall types		DHP-Dedicated heat pump)	
a. Frame, Wood, Exterior	R=13.0, 1535.7 ft²	15. HVAC credits	PT,
b. N/A		(CF-Ceiling fan, CV-Cross ventilation,	
c. N/A		HF-Whole house fan,	
d. N/A		PT-Programmable Thermostat,	
e. N/A		MZ-C-Multizone cooling,	
10. Ceiling types		MZ-H-Multizone heating)	
a. Under Attic	R=30.0, 1750.0 ft²		
b. N/A			
c. N/A			
11. Ducts(Leak Free)			
a. Sup: Unc. Ret: Unc. AH: Interior	Sup. R=6.0, 35.0 ft		
b. N/A			

Glass/Floor Area: 0.14

Total as-built points: 19493

Total base points: 23756

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: [Signature]DATE: 9.4.07

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: _____

DATE: _____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.



BUILDING OFFICIAL: _____

DATE: _____

¹ Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.

SUMMER CALCULATIONS**Residential Whole Building Performance Method A - Details**

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

BASE				AS-BUILT									
GLASS TYPES .18 X Conditioned X BSPM = Points Floor Area				Overhang Type/SC Ornt Len Hgt Area X SPM X SOF = Points									
.18	1689.0	18.59	5652.0	1.Double, Clear	W	1.5	8.0	30.0	38.52	0.96	1107.0		
				2.Double, Clear	W	1.5	10.0	9.0	38.52	0.98	339.0		
				3.Double, Clear	W	10.5	8.0	40.0	38.52	0.47	725.0		
				4.Double, Clear	SW	1.5	8.0	10.0	40.16	0.95	379.0		
				5.Double, Clear	W	1.5	8.0	33.3	38.52	0.96	1230.0		
				6.Double, Clear	NW	1.5	8.0	10.0	25.97	0.96	250.0		
				7.Double, Clear	N	1.5	8.0	6.0	19.20	0.97	111.0		
				8.Double, Clear	E	1.5	8.0	20.0	42.06	0.96	805.0		
				9.Double, Clear	E	7.5	8.0	13.3	42.06	0.53	299.0		
				10.Double, Clear	E	7.5	8.0	30.0	42.06	0.53	673.0		
				11.Double, Clear	E	7.5	8.0	9.0	42.06	0.53	201.0		
				12.Double, Clear	S	1.5	8.0	15.0	35.87	0.92	496.0		
				13.Double, Clear	S	1.5	8.0	2.7	35.87	0.92	88.0		
				As-Built Total:				228.3				6703.0	
				WALL TYPES Area X BSPM = Points				Type R-Value Area X SPM = Points					
Adjacent	0.0	0.00	0.0	1. Frame, Wood, Exterior	13.0	1535.7	1.50	2303.5					
Exterior	1535.7	1.70	2610.7										
Base Total:		1535.7	2610.7	As-Built Total:		1535.7		2303.5					
DOOR TYPES Area X BSPM = Points				Type Area X SPM = Points									
Adjacent	0.0	0.00	0.0	1.Exterior Insulated	20.0	4.10	82.0						
Exterior	20.0	6.10	122.0										
Base Total:		20.0	122.0	As-Built Total:		20.0		82.0					
CEILING TYPES Area X BSPM = Points				Type R-Value Area X SPM X SCM = Points									
Under Attic	1689.0	1.73	2922.0	1. Under Attic	30.0	1750.0	1.73 X 1.00	3027.5					
Base Total:		1689.0	2922.0	As-Built Total:		1750.0		3027.5					
FLOOR TYPES Area X BSPM = Points				Type R-Value Area X SPM = Points									
Slab	208.0(p)	-37.0	-7696.0	1. Slab-On-Grade Edge Insulation	5.0	208.0(p)	-36.20	-7529.6					
Raised	0.0	0.00	0.0										
Base Total:		-7696.0	As-Built Total:		208.0		-7529.6						

SUMMER CALCULATIONS**Residential Whole Building Performance Method A - Details**

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

BASE				AS-BUILT			
INFILTRATION Area X BSPM = Points				Area X SPM = Points			
1689.0 10.21 17244.7				1689.0 10.21 17244.7			
Summer Base Points: 20855.3				Summer As-Built Points: 21831.1			
Total Summer X System = Cooling Points Multiplier Points				Total X Cap X Duct X System X Credit = Cooling Component Ratio Multiplier Multiplier Multiplier Points (System - Points) (DM x DSM x AHU)			
20855.3 0.3250 6778.0				(sys 1: Central Unit 34000btuh ,SEER/EFF(13.0) Ducts:Unc(S),Unc(R),Int(AH),R6.0(INS) 21831 1.00 (1.09 x 1.000 x 0.91) 0.260 0.950 5348.6 21831.1 1.00 0.992 0.260 0.950 5348.6			

WINTER CALCULATIONS**Residential Whole Building Performance Method A - Details**

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

BASE				AS-BUILT							
GLASS TYPES											
.18 X Conditioned X BWPM = Points Floor Area				Type/SC	Overhang Ornt Len Hgt		Area X WPM X WOF = Points				
.18	1689.0	20.17	6132.0	1.Double, Clear	W	1.5	8.0	30.0	20.73	1.01	628.0
				2.Double, Clear	W	1.5	10.0	9.0	20.73	1.01	187.0
				3.Double, Clear	W	10.5	8.0	40.0	20.73	1.19	990.0
				4.Double, Clear	SW	1.5	8.0	10.0	16.74	1.03	172.0
				5.Double, Clear	W	1.5	8.0	33.3	20.73	1.01	698.0
				6.Double, Clear	NW	1.5	8.0	10.0	24.30	1.00	243.0
				7.Double, Clear	N	1.5	8.0	6.0	24.58	1.00	147.0
				8.Double, Clear	E	1.5	8.0	20.0	18.79	1.02	383.0
				9.Double, Clear	E	7.5	8.0	13.3	18.79	1.27	317.0
				10.Double, Clear	E	7.5	8.0	30.0	18.79	1.27	715.0
				11.Double, Clear	E	7.5	8.0	9.0	18.79	1.27	214.0
				12.Double, Clear	S	1.5	8.0	15.0	13.30	1.04	207.0
				13.Double, Clear	S	1.5	8.0	2.7	13.30	1.04	36.0
				As-Built Total:				228.3	4937.0		
WALL TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Adjacent	0.0	0.00	0.0	1. Frame, Wood, Exterior	13.0		1535.7	3.40		5221.4	
Exterior	1535.7	3.70	5682.1								
Base Total:				As-Built Total:		1535.7		5221.4			
DOOR TYPES Area X BWPM = Points				Type	Area X WPM = Points						
Adjacent	0.0	0.00	0.0	1.Exterior Insulated			20.0	8.40		168.0	
Exterior	20.0	12.30	246.0								
Base Total:				As-Built Total:		20.0		168.0			
CEILING TYPES Area X BWPM = Points				Type	R-Value		Area X WPM X WCM = Points				
Under Attic	1689.0	2.05	3462.4	1. Under Attic	30.0		1750.0	2.05 X 1.00		3587.5	
Base Total:				As-Built Total:		1750.0		3587.5			
FLOOR TYPES Area X BWPM = Points				Type	R-Value		Area X WPM = Points				
Slab	208.0(p)	8.9	1851.2	1. Slab-On-Grade Edge Insulation	5.0		208.0(p)	7.60		1580.8	
Raised	0.0	0.00	0.0								
Base Total:				As-Built Total:		208.0		1580.8			

WINTER CALCULATIONS

Residential Whole Building Performance Method A - Details

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

BASE				AS-BUILT			
INFILTRATION Area X BWPM = Points				Area X WPM = Points			
1689.0 -0.59 -996.5				1689.0 -0.59 -996.5			
Winter Base Points: 16377.2				Winter As-Built Points: 14498.2			
Total Winter X System = Heating Points Multiplier Points				Total X Cap X Duct X System X Credit = Heating Component Ratio Multiplier Multiplier Multiplier Points (System - Points) (DM x DSM x AHU)			
16377.2 0.5540 9073.0				(sys 1: Electric Heat Pump 34000 btuh ,EFF(7.7) Ducts:Unc(S),Unc(R),Int(AH),R6.0 14498.2 1.000 (1.069 x 1.000 x 0.93) 0.443 0.950 6064.0 14498.2 1.00 0.994 0.443 0.950 6064.0			

WATER HEATING & CODE COMPLIANCE STATUS

Residential Whole Building Performance Method A - Details

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

BASE				AS-BUILT					
WATER HEATING									
Number of Bedrooms	X	Multiplier	= Total	Tank Volume	EF	Number of Bedrooms	X Tank Ratio	X Multiplier	X Credit Multiplier = Total
3		2635.00	7905.0	80.0	0.90	3	1.00	2693.56	1.00 8080.7
				As-Built Total:					8080.7

CODE COMPLIANCE STATUS

BASE				AS-BUILT				
Cooling Points	+ Heating Points	+ Hot Water Points	= Total Points	Cooling Points	+ Heating Points	+ Hot Water Points	= Total Points	
6778	9073	7905	23756	5349	6064	8081	19493	

PASS



Code Compliance Checklist

Residential Whole Building Performance Method A - Details

ADDRESS: 149 NW Pinellas Court, Lake City, FL, 32024-

PERMIT #:

6A-21 INFILTRATION REDUCTION COMPLIANCE CHECKLIST

COMPONENTS	SECTION	REQUIREMENTS FOR EACH PRACTICE	CHECK
Exterior Windows & Doors	606.1.ABC.1.1	Maximum: .3 cfm/sq. ft. window area; .5 cfm/sq. ft. door area.	
Exterior & Adjacent Walls	606.1.ABC.1.2.1	Caulk, gasket, weatherstrip or seal between: windows/doors & frames, surrounding wall; foundation & wall sole or sill plate; joints between exterior wall panels at corners; utility penetrations; between wall panels & top/bottom plates; between walls and floor. EXCEPTION: Frame walls where a continuous infiltration barrier is installed that extends from, and is sealed to, the foundation to the top plate.	
Floors	606.1.ABC.1.2.2	Penetrations/openings >1/8" sealed unless backed by truss or joint members. EXCEPTION: Frame floors where a continuous infiltration barrier is installed that is sealed to the perimeter, penetrations and seams.	
Ceilings	606.1.ABC.1.2.3	Between walls & ceilings; penetrations of ceiling plane of top floor; around shafts, chases, soffits, chimneys, cabinets sealed to continuous air barrier; gaps in gyp board & top plate; attic access. EXCEPTION: Frame ceilings where a continuous infiltration barrier is installed that is sealed at the perimeter, at penetrations and seams.	
Recessed Lighting Fixtures	606.1.ABC.1.2.4	Type IC rated with no penetrations, sealed; or Type IC or non-IC rated, installed inside a sealed box with 1/2" clearance & 3" from insulation; or Type IC rated with < 2.0 cfm from conditioned space, tested.	
Multi-story Houses	606.1.ABC.1.2.5	Air barrier on perimeter of floor cavity between floors.	
Additional Infiltration reqts	606.1.ABC.1.3	Exhaust fans vented to outdoors, dampers; combustion space heaters comply with NFPA, have combustion air.	

6A-22 OTHER PRESCRIPTIVE MEASURES (must be met or exceeded by all residences.)

COMPONENTS	SECTION	REQUIREMENTS	CHECK
Water Heaters	612.1	Comply with efficiency requirements in Table 612.1.ABC.3.2. Switch or clearly marked circuit breaker (electric) or cutoff (gas) must be provided. External or built-in heat trap required.	
Swimming Pools & Spas	612.1	Spas & heated pools must have covers (except solar heated). Non-commercial pools must have a pump timer. Gas spa & pool heaters must have a minimum thermal efficiency of 78%.	
Shower heads	612.1	Water flow must be restricted to no more than 2.5 gallons per minute at 80 PSIG.	
Air Distribution Systems	610.1	All ducts, fittings, mechanical equipment and plenum chambers shall be mechanically attached, sealed, insulated, and installed in accordance with the criteria of Section 610. Ducts in unconditioned attics: R-6 min. insulation.	
HVAC Controls	607.1	Separate readily accessible manual or automatic thermostat for each system.	
Insulation	604.1, 602.1	Ceilings-Min. R-19. Common walls-Frame R-11 or CBS R-3 both sides. Common ceiling & floors R-11.	

Tested sealed ducts must be certified in this house.

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE SCORE* = 87.9

The higher the score, the more efficient the home.

Tim & Jo Ragan, 149 NW Pinellas Court, Lake City, FL, 32024-

1. New construction or existing	New	___	12. Cooling systems		
2. Single family or multi-family	Single family	___	a. Central Unit	Cap: 34.0 kBtu/hr	___
3. Number of units, if multi-family	1	___		SEER: 13.00	___
4. Number of Bedrooms	3	___	b. N/A		___
5. Is this a worst case?	No	___	c. N/A		___
6. Conditioned floor area (ft²)	1689 ft²	___			___
7. Glass type ¹ and area: (Label reqd. by 13-104.4.5 if not default)		___			___
a. U-factor:	Description Area		13. Heating systems		
(or Single or Double DEFAULT)	7a. (Dble Default) 228.3 ft²	___	a. Electric Heat Pump	Cap: 34.0 kBtu/hr	___
b. SHGC:		___		HSPF: 7.70	___
(or Clear or Tint DEFAULT)	7b. (Clear) 228.3 ft²	___	b. N/A		___
8. Floor types		___	c. N/A		___
a. Slab-On-Grade Edge Insulation	R=5.0, 208.0(p) ft	___			___
b. N/A		___	14. Hot water systems		
c. N/A		___	a. Electric Resistance	Cap: 80.0 gallons	___
9. Wall types		___		EF: 0.90	___
a. Frame, Wood, Exterior	R=13.0, 1535.7 ft²	___	b. N/A		___
b. N/A		___	c. Conservation credits		___
c. N/A		___	(HR-Heat recovery, Solar		___
d. N/A		___	DHP-Dedicated heat pump)		___
e. N/A		___	15. HVAC credits	PT, ___	___
10. Ceiling types		___	(CF-Ceiling fan, CV-Cross ventilation,		___
a. Under Attic	R=30.0, 1750.0 ft²	___	HF-Whole house fan,		___
b. N/A		___	PT-Programmable Thermostat,		___
c. N/A		___	MZ-C-Multizone cooling,		___
11. Ducts(Leak Free)		___	MZ-H-Multizone heating)		___
a. Sup: Unc. Ret: Unc. AH: Interior	Sup. R=6.0, 35.0 ft	___			___
b. N/A		___			___

I certify that this home has complied with the Florida Energy Efficiency Code For Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: _____ City/FL Zip: _____



**NOTE: The home's estimated energy performance score is only available through the FLA/RES computer program. This is not a Building Energy Rating. If your score is 80 or greater (or 86 for a US EPA/DOE EnergyStar™ designation), your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Energy Gauge Rating. Contact the Energy Gauge Hotline at 321/638-1492 or see the Energy Gauge web site at www.fsec.ucf.edu for information and a list of certified Raters. For information about Florida's Energy Efficiency Code For Building Construction, contact the Department of Community Affairs at 850/487-1824.*

1 Predominant glass type. For actual glass type and areas, see Summer & Winter Glass output on pages 2&4.
EnergyGauge® (Version: FLRCPB v4.5.2)

Energy Code Compliance

Duct System Performance Report

Project Name: Isaac Construction - Ragan Address: 149 NW Pinellas Court City, State: Lake City, FL 32024- Owner: Tim & Jo Ragan Climate Zone: North	Builder: Isaac Construction LLC Permitting Office: Permit Number: Jurisdiction Number:
--	---

Total Duct System Leakage Test Results

CFM25 Total Duct Leakage Test Values			
Line	System	Duct Leakage Total	Duct Leakage to Outdoors
1	System1	_____ cfm25(tot)	_____ cfm25(out)
2	System2	_____ cfm25(tot)	_____ cfm25(out)
3	System3	_____ cfm25(tot)	_____ cfm25(out)
4	System4	_____ cfm25(tot)	_____ cfm25(out)
5	Total House Duct System Leakage	Sum lines 1-4 _____ Divide by _____ (Total Conditioned Floor Area) = _____ (Q _{n,tot}) <input type="checkbox"/> Receive credit if Q _{n,tot} ≤ 0.03	Sum lines 1-4 _____ Divide by _____ (Total Conditioned Floor Area) = _____ (Q _{n,out}) <input type="checkbox"/> Receive credit if Q _{n,out} ≤ 0.03 AND Q _{n,tot} ≤ 0.09

I hereby certify that the above duct testing performance results demonstrate compliance with the Florida Energy Code requirements in accordance with Section 610.1.A.1, Florida Building Code, Building Volume, Chapter 13 for leak free duct system credit.

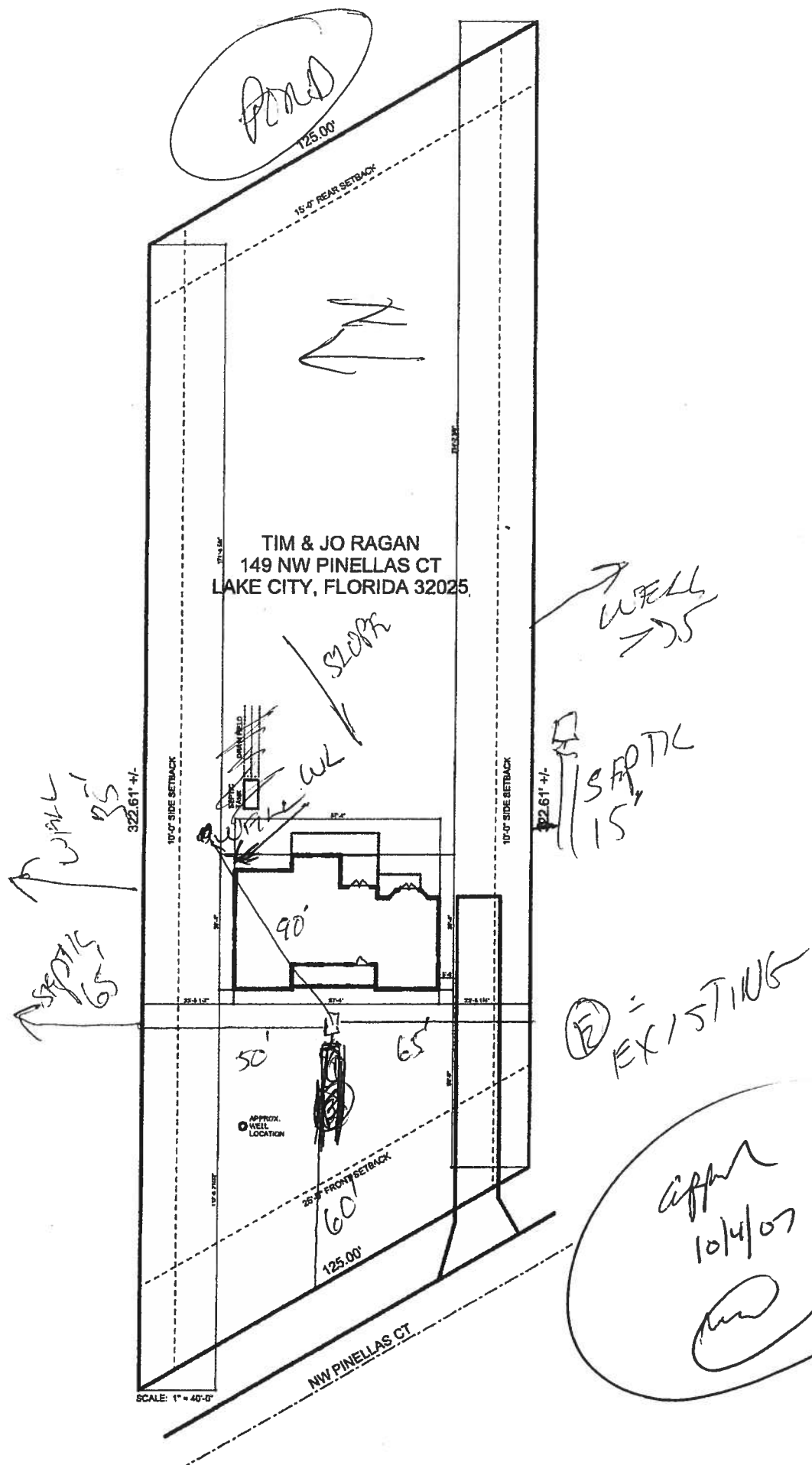
Signature: _____
Printed Name: _____
Florida Rater Certification #: _____
DATE: _____

Florida Building Code requires that testing to confirm leak free duct systems be performed by a Class 1 Florida Energy Gauge Certified Energy Rater. Certified Florida Class 1 raters can be found at: <http://energygauge.com/search.htm>



BUILDING OFFICIAL: _____
DATE: _____

87.774-E





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

07-774-
PERMIT NO. AP399964
DATE PAID: 10-2-07
FEE PAID: 125.00
RECEIPT #: 354614

APPLICATION FOR:

[] New System [X] Existing System [] Holding Tank [] Innovative
[] Repair [] Abandonment [] Temporary []

APPLICANT: Timothy & Ella Ragan

AGENT: ROCKY FORD, A & B CONSTRUCTION

TELEPHONE: 386-497-2311

MAILING ADDRESS: P.O. BOX 39 FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: na BLOCK: na SUB: na PLATTED: NA

PROPERTY ID #: 22-3S-16-02264-001 ZONING: R-1 I/M OR EQUIVALENT: [Y] [N]

PROPERTY SIZE: .8 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [] <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y] [N] DISTANCE TO SEWER: FT

PROPERTY ADDRESS: 149 NW Pinellas Court, LC, FL, 32055

DIRECTIONS TO PROPERTY: 90 West, TR on Turner Road, TR on NW Jerri Place, TR on Pinellas Court, 1st Drive on left

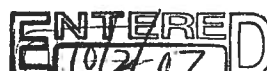
BUILDING INFORMATION

[X] RESIDENTIAL [] COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	<u>1689</u>	
2				
3				

[X] Floor/Equipment Drains [X] Other (Specify)

SIGNATURE: Rocky Ford DATE: 10/2/2007





Lake City (386) 755-3611
Gainesville (352) 494-5751
Fax (386) 755-3685
Toll Free 1-800-616-4707

Notice of Intent for Preventative Treatment for Termites
(as required by Florida Building Code (FBC) 104.2.6)

Aspen Pest Control, Inc.
(386) 755-3611
State License # - JB109476
State Certification # - JF104376

(Ragan) 149 NW Pinellas Ct. Lake City, Fl. (Isaac Construction)

Address of Treatment or Lot/Block of Treatment

Bora-Care Wood Treatment – 23% Disodium Octaborate Tetrahydrate

Method of Termite Prevention – Soil Barrier, Wood Treatment, Bait System, Other

Application onto Structural Wood

Description of Treatment

The above named structure will receive a complete treatment for the prevention of subterranean termites at the dried-in stage of construction. Treatment is done in accordance with the rules and laws established by the Florida Department of Agriculture and Consumer Services and according to EPA registered label directions as stated in Florida Building Code Section 1861.1.8.

Michelle Fischer
Authorized Signature

9-26-07
Date

Residential System Sizing Calculation

Summary

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

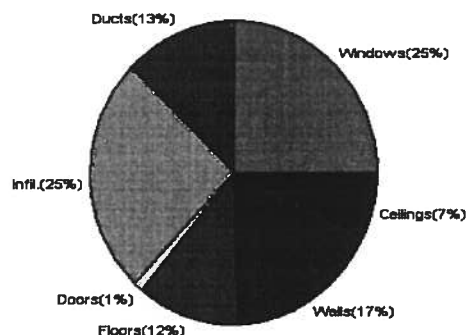
8/31/2007

Location for weather data: Gainesville - Defaults: Latitude(29) Altitude(152 ft.) Temp Range(M)			
Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(54gr.)			
Winter design temperature	33 F	Summer design temperature	92 F
Winter setpoint	70 F	Summer setpoint	75 F
Winter temperature difference	37 F	Summer temperature difference	17 F
Total heating load calculation	29129 Btuh	Total cooling load calculation	41923 Btuh
Submitted heating capacity	% of calc Btuh	Submitted cooling capacity	% of calc Btuh
Total (Electric Heat Pump)	116.7 34000	Sensible (SHR = 0.75)	74.0 25500
Heat Pump + Auxiliary(0.0kW)	116.7 34000	Latent	113.8 8500
		Total (Electric Heat Pump)	81.1 34000

WINTER CALCULATIONS

Winter Heating Load (for 1689 sqft)

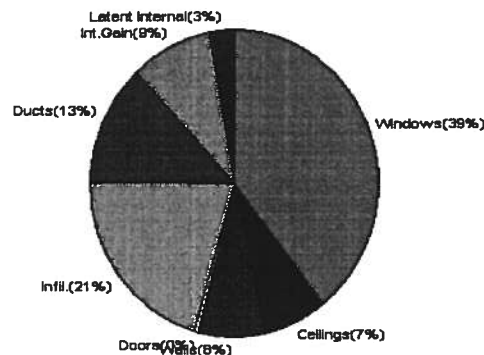
Load component		Load	
Window total	228 sqft	7350	Btuh
Wall total	1536 sqft	5043	Btuh
Door total	20 sqft	259	Btuh
Ceiling total	1750 sqft	2062	Btuh
Floor total	208 sqft	3402	Btuh
Infiltration	180 cfm	7298	Btuh
Duct loss		3716	Btuh
Subtotal		29129	Btuh
Ventilation	0 cfm	0	Btuh
TOTAL HEAT LOSS		29129	Btuh



SUMMER CALCULATIONS

Summer Cooling Load (for 1689 sqft)

Load component		Load	
Window total	228 sqft	16544	Btuh
Wall total	1536 sqft	3203	Btuh
Door total	20 sqft	196	Btuh
Ceiling total	1750 sqft	2898	Btuh
Floor total		0	Btuh
Infiltration	158 cfm	2934	Btuh
Internal gain		3780	Btuh
Duct gain		4902	Btuh
Sens. Ventilation	0 cfm	0	Btuh
Total sensible gain		34456	Btuh
Latent gain(ducts)		506	Btuh
Latent gain(infiltration)		5761	Btuh
Latent gain(ventilation)		0	Btuh
Latent gain(internal/occupants/other)		1200	Btuh
Total latent gain		7467	Btuh
TOTAL HEAT GAIN		41923	Btuh



Version 8
For Florida residences only

EnergyGauge® System Sizing

PREPARED BY:

DATE: 9.4.07

System Sizing Calculations - Winter

Residential Load - Whole House Component Details

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Winter Temperature Difference: 37.0 F

8/31/2007

Component Loads for Whole House

Window	Panes/SHGC/Frame/U	Orientation	Area(sqft)	X	HTM=	Load
1	2, Clear, Metal, 0.87	W	30.0		32.2	966 Btuh
2	2, Clear, Metal, 0.87	W	9.0		32.2	290 Btuh
3	2, Clear, Metal, 0.87	W	40.0		32.2	1288 Btuh
4	2, Clear, Metal, 0.87	SW	10.0		32.2	322 Btuh
5	2, Clear, Metal, 0.87	W	33.3		32.2	1073 Btuh
6	2, Clear, Metal, 0.87	NW	10.0		32.2	322 Btuh
7	2, Clear, Metal, 0.87	N	6.0		32.2	193 Btuh
8	2, Clear, Metal, 0.87	E	20.0		32.2	644 Btuh
9	2, Clear, Metal, 0.87	E	13.3		32.2	429 Btuh
10	2, Clear, Metal, 0.87	E	30.0		32.2	966 Btuh
11	2, Clear, Metal, 0.87	E	9.0		32.2	290 Btuh
12	2, Clear, Metal, 0.87	S	15.0		32.2	483 Btuh
13	2, Clear, Metal, 0.87	S	2.7		32.2	86 Btuh
Window Total			228(sqft)			7350 Btuh
Walls	Type	R-Value	Area	X	HTM=	Load
1	Frame - Wood - Ext(0.09)	13.0	1536		3.3	5043 Btuh
Wall Total			1536			5043 Btuh
Doors	Type		Area	X	HTM=	Load
1	Insulated - Exterior		20		12.9	259 Btuh
Door Total			20			259Btuh
Ceilings	Type/Color/Surface	R-Value	Area	X	HTM=	Load
1	Vented Attic/D/Shin	30.0	1750		1.2	2062 Btuh
Ceiling Total			1750			2062Btuh
Floors	Type	R-Value	Size	X	HTM=	Load
1	Slab On Grade	5	208.0 ft(p)		16.4	3402 Btuh
Floor Total			208			3402 Btuh
Envelope Subtotal:						18116 Btuh
Infiltration	Type	ACH X Volume(cuft)	walls(sqft)		CFM=	
	Natural	0.80	13512	1536	180.2	7298 Btuh
Ductload	(DLM of 0.146)					3716 Btuh
All Zones	Sensible Subtotal All Zones					29129 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

8/31/2007

WHOLE HOUSE TOTALS

	Subtotal Sensible	29129 Btuh
	Ventilation Sensible	0 Btuh
	Total Btuh Loss	29129 Btuh

EQUIPMENT

1. Electric Heat Pump	#	34000 Btuh
-----------------------	---	------------

Key: Window types (SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(Frame types - metal, wood or insulated metal)
(U - Window U-Factor or 'DEF' for default)
(HTM - ManualJ Heat Transfer Multiplier)
Key: Floor size (perimeter(p) for slab-on-grade or area for all other floor types)



Version 8
For Florida residences only

System Sizing Calculations - Winter

Residential Load - Room by Room Component Details

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Winter Temperature Difference: 37.0 F

8/31/2007

Component Loads for Zone #1: Main

Window	Panes/SHGC/Frame/U	Orientation	Area(sqft) X	HTM=	Load
1	2, Clear, Metal, 0.87	W	30.0	32.2	966 Btuh
2	2, Clear, Metal, 0.87	W	9.0	32.2	290 Btuh
3	2, Clear, Metal, 0.87	W	40.0	32.2	1288 Btuh
4	2, Clear, Metal, 0.87	SW	10.0	32.2	322 Btuh
5	2, Clear, Metal, 0.87	W	33.3	32.2	1073 Btuh
6	2, Clear, Metal, 0.87	NW	10.0	32.2	322 Btuh
7	2, Clear, Metal, 0.87	N	6.0	32.2	193 Btuh
8	2, Clear, Metal, 0.87	E	20.0	32.2	644 Btuh
9	2, Clear, Metal, 0.87	E	13.3	32.2	429 Btuh
10	2, Clear, Metal, 0.87	E	30.0	32.2	966 Btuh
11	2, Clear, Metal, 0.87	E	9.0	32.2	290 Btuh
12	2, Clear, Metal, 0.87	S	15.0	32.2	483 Btuh
13	2, Clear, Metal, 0.87	S	2.7	32.2	86 Btuh
Window Total			228(sqft)		7350 Btuh
Walls	Type	R-Value	Area X	HTM=	Load
1	Frame - Wood - Ext(0.09)	13.0	1536	3.3	5043 Btuh
Wall Total			1536		5043 Btuh
Doors	Type		Area X	HTM=	Load
1	Insulated - Exterior		20	12.9	259 Btuh
Door Total			20		259 Btuh
Ceilings	Type/Color/Surface	R-Value	Area X	HTM=	Load
1	Vented Attic/D/Shin	30.0	1750	1.2	2062 Btuh
Ceiling Total			1750		2062 Btuh
Floors	Type	R-Value	Size X	HTM=	Load
1	Slab On Grade	5	208.0 ft(p)	16.4	3402 Btuh
Floor Total			208		3402 Btuh
Zone Envelope Subtotal:					18116 Btuh
Infiltration	Type	ACH X Volume(cuft)	walls(sqft)	CFM=	
	Natural	0.80 13512	1536	180.2	7298 Btuh
Ductload	Pro. leak free, Supply(R6.0-Attic), Return(R6.0-Attic) (DLM of 0.146)				3716 Btuh
Zone #1	Sensible Zone Subtotal				29129 Btuh

Manual J Winter Calculations

Residential Load - Component Details (continued)

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

8/31/2007

WHOLE HOUSE TOTALS

	Subtotal Sensible	29129 Btuh
	Ventilation Sensible	0 Btuh
	Total Btuh Loss	29129 Btuh

EQUIPMENT

1. Electric Heat Pump	#	34000 Btuh
-----------------------	---	------------

Key: Window types (SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)
(Frame types - metal, wood or insulated metal)
(U - Window U-Factor or 'DEF' for default)
(HTM - ManualJ Heat Transfer Multiplier)

Key: Floor size (perimeter(p) for slab-on-grade or area for all other floor types)



Version 8
For Florida residences only

System Sizing Calculations - Summer

Residential Load - Whole House Component Details

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Summer Temperature Difference: 17.0 F

8/31/2007

Component Loads for Whole House

Window	Type*	Ornt	Overhang		Window Area(sqft)			HTM		Load		
	Pn/SHGC/U/InSh/ExSh/IS		Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded			
1	2, Clear, 0.87, None,N,N	W	1.5ft	8ft.	30.0	0.0	30.0	29	80	2385	Btuh	
2	2, Clear, 0.87, None,N,N	W	1.5ft	10ft.	9.0	0.0	9.0	29	80	716	Btuh	
3	2, Clear, 0.87, None,N,N	W	10.5f	8ft.	40.0	40.0	0.0	29	80	1158	Btuh	
4	2, Clear, 0.87, None,N,N	SW	1.5ft	8ft.	10.0	0.0	10.0	29	63	625	Btuh	
5	2, Clear, 0.87, None,N,N	W	1.5ft	8ft.	33.3	0.0	33.3	29	80	2650	Btuh	
6	2, Clear, 0.87, None,N,N	NW	1.5ft	8ft.	10.0	0.0	10.0	29	60	600	Btuh	
7	2, Clear, 0.87, None,N,N	N	1.5ft	8ft.	6.0	0.0	6.0	29	29	174	Btuh	
8	2, Clear, 0.87, None,N,N	E	1.5ft	8ft.	20.0	0.0	20.0	29	80	1590	Btuh	
9	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	13.3	9.8	3.5	29	80	565	Btuh	
10	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	30.0	19.3	10.7	29	80	1407	Btuh	
11	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	9.0	3.7	5.3	29	80	530	Btuh	
12	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	15.0	15.0	0.0	29	34	434	Btuh	
13	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	2.7	2.7	0.0	29	34	77	Btuh	
	Excursion									3630	Btuh	
	Window Total				228 (sqft)					16544	Btuh	
Walls	Type		R-Value/U-Value		Area(sqft)			HTM		Load		
1	Frame - Wood - Ext		13.0/0.09		1535.7			2.1		3203 Btuh		
	Wall Total				1536 (sqft)					3203 Btuh		
Doors	Type				Area (sqft)			HTM		Load		
1	Insulated - Exterior				20.0			9.8		196 Btuh		
	Door Total				20 (sqft)					196 Btuh		
Ceilings	Type/Color/Surface		R-Value		Area(sqft)			HTM		Load		
1	Vented Attic/DarkShingle		30.0		1750.0			1.7		2898 Btuh		
	Ceiling Total				1750 (sqft)					2898 Btuh		
Floors	Type		R-Value		Size			HTM		Load		
1	Slab On Grade		5.0		208 (ft(p))			0.0		0 Btuh		
	Floor Total				208.0 (sqft)					0 Btuh		
			Envelope Subtotal:								22841 Btuh	
Infiltration	Type		ACH		Volume(cuft) wall area(sqft)			CFM=		Load		
	SensibleNatural		0.70		13512 1536			180.2		2934 Btuh		
Internal gain			Occupants		Btuh/occupant			Appliance		Load		
			6		X 230 +			2400		3780 Btuh		
			Sensible Envelope Load:								29555 Btuh	
Duct load			(DGM of 0.166)								4902 Btuh	
			Sensible Load All Zones								34456 Btuh	

Manual J Summer Calculations

Residential Load - Component Details (continued)

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

8/31/2007

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	Sensible Envelope Load All Zones	29555 Btuh
	Sensible Duct Load	4902 Btuh
	Total Sensible Zone Loads	34456 Btuh
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	34456 Btuh
	Latent infiltration gain (for 54 gr. humidity difference)	5761 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	506 Btuh
	Latent occupant gain (6 people @ 200 Btuh per person)	1200 Btuh
	Latent other gain	0 Btuh
	Latent total gain	7467 Btuh
	TOTAL GAIN	41923 Btuh

EQUIPMENT

1. Central Unit	#	34000 Btuh
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*Key: Window types (Pn - Number of panes of glass)

(SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)

(U - Window U-Factor or 'DEF' for default)

(InSh - Interior shading device: none(N), Blinds(B), Draperies(D) or Roller Shades(R))

(ExSh - Exterior shading device: none(N) or numerical value)

(BS - Insect screen: none(N), Full(F) or Half(H))

(Ornt - compass orientation)



Version 8
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System Sizing Calculations - Summer

Residential Load - Room by Room Component Details

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

Reference City: Gainesville (Defaults) Summer Temperature Difference: 17.0 F

8/31/2007

Component Loads for Zone #1: Main

Window	Type*	Omt	Overhang		Window Area(sqft)			HTM		Load	
	Pn/SHGC/U/InSh/ExSh/IS		Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded		
1	2, Clear, 0.87, None,N,N	W	1.5ft	8ft.	30.0	0.0	30.0	29	80	2385	Btuh
2	2, Clear, 0.87, None,N,N	W	1.5ft	10ft.	9.0	0.0	9.0	29	80	716	Btuh
3	2, Clear, 0.87, None,N,N	W	10.5f	8ft.	40.0	40.0	0.0	29	80	1158	Btuh
4	2, Clear, 0.87, None,N,N	SW	1.5ft	8ft.	10.0	0.0	10.0	29	63	625	Btuh
5	2, Clear, 0.87, None,N,N	W	1.5ft	8ft.	33.3	0.0	33.3	29	80	2650	Btuh
6	2, Clear, 0.87, None,N,N	NW	1.5ft	8ft.	10.0	0.0	10.0	29	60	600	Btuh
7	2, Clear, 0.87, None,N,N	N	1.5ft	8ft.	6.0	0.0	6.0	29	29	174	Btuh
8	2, Clear, 0.87, None,N,N	E	1.5ft	8ft.	20.0	0.0	20.0	29	80	1590	Btuh
9	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	13.3	9.8	3.5	29	80	565	Btuh
10	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	30.0	19.3	10.7	29	80	1407	Btuh
11	2, Clear, 0.87, None,N,N	E	7.5ft	8ft.	9.0	3.7	5.3	29	80	530	Btuh
12	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	15.0	15.0	0.0	29	34	434	Btuh
13	2, Clear, 0.87, None,N,N	S	1.5ft	8ft.	2.7	2.7	0.0	29	34	77	Btuh
Window Total						228 (sqft)			12914 Btuh		
Walls	Type	R-Value/U-Value			Area(sqft)			HTM		Load	
1	Frame - Wood - Ext	13.0/0.09			1535.7			2.1		3203 Btuh	
Wall Total						1536 (sqft)			3203 Btuh		
Doors	Type				Area (sqft)			HTM		Load	
1	Insulated - Exterior				20.0			9.8		196 Btuh	
Door Total						20 (sqft)			196 Btuh		
Ceilings	Type/Color/Surface	R-Value			Area(sqft)			HTM		Load	
1	Vented Attic/DarkShingle	30.0			1750.0			1.7		2898 Btuh	
Ceiling Total						1750 (sqft)			2898 Btuh		
Floors	Type	R-Value			Size			HTM		Load	
1	Slab On Grade	5.0			208 (ft(p))			0.0		0 Btuh	
Floor Total						208.0 (sqft)			0 Btuh		
Zone Envelope Subtotal:										19211 Btuh	
Infiltration	Type	ACH			Volume(cuft)			wall area(sqft)		CFM=	Load
	SensibleNatural	0.70			13512			1536		157.6	2934 Btuh
Internal gain	Occupants			Btuh/occupant			Appliance		Load		
	6			X 230 +			2400		3780 Btuh		
Sensible Envelope Load:										25925 Btuh	
Duct load	Prop. leak free, Supply(R6.0-Attic), Return(R6.0-Attic)							(DGM of 0.166)		4300 Btuh	
Sensible Zone Load										30225 Btuh	

The following window Excursion will be assigned to the system loads.

Windows	July excursion for System 1	
	Excursion Subtotal:	3630 Btuh

Manual J Summer Calculations

Residential Load - Component Details (continued)

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

8/31/2007

Duct load		602 Btuh
	Sensible Excursion Load	4232 Btuh

Manual J Summer Calculations

Residential Load - Component Details (continued)

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

Code Only
Professional Version
Climate: North

8/31/2007

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	Sensible Envelope Load All Zones	29555 Btuh
	Sensible Duct Load	4902 Btuh
	Total Sensible Zone Loads	34456 Btuh
	Sensible ventilation	0 Btuh
	Blower	0 Btuh
	Total sensible gain	34456 Btuh
	Latent infiltration gain (for 54 gr. humidity difference)	5761 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	506 Btuh
	Latent occupant gain (6 people @ 200 Btuh per person)	1200 Btuh
	Latent other gain	0 Btuh
	Latent total gain	7467 Btuh
	TOTAL GAIN	41923 Btuh

EQUIPMENT

1. Central Unit	#	34000 Btuh
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*Key: Window types (Pn - Number of panes of glass)

(SHGC - Shading coefficient of glass as SHGC numerical value or as clear or tint)

(U - Window U-Factor or 'DEF' for default)

(InSh - Interior shading device: none(N), Blinds(B), Draperies(D) or Roller Shades(R))

(ExSh - Exterior shading device: none(N) or numerical value)

(BS - Insect screen: none(N), Full(F) or Half(H))

(Ornt - compass orientation)



Version 8
For Florida residences only

Residential Window Diversity

MidSummer

Tim & Jo Ragan
149 NW Pinellas Court
Lake City, FL 32024-

Project Title:
Isaac Construction - Ragan

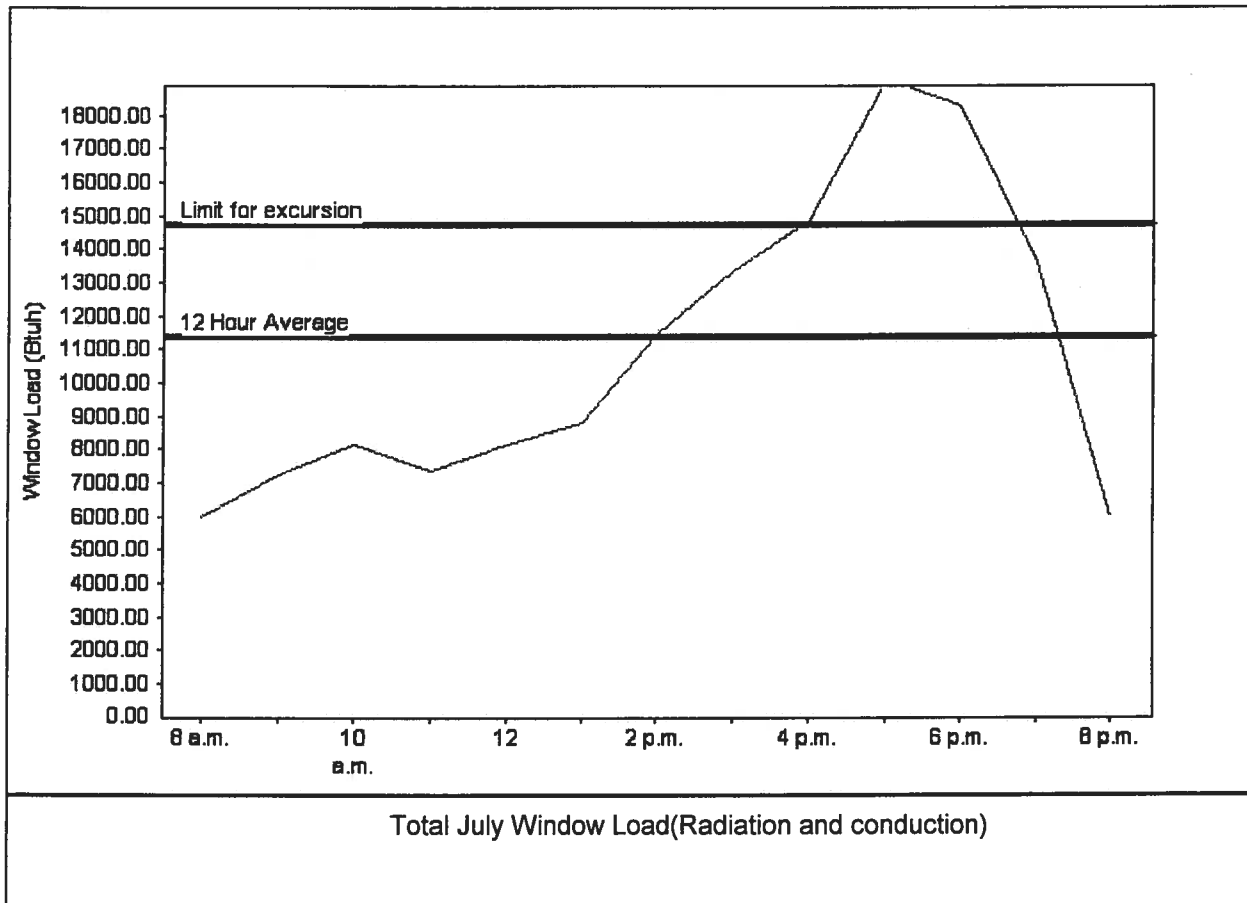
Code Only
Professional Version
Climate: North

8/31/2007

Weather data for: Gainesville - Defaults

Summer design temperature	92 F	Average window load for July	11354 Btu
Summer setpoint	75 F	Peak window load for July	19038 Btu
Summer temperature difference	17 F	Excursion limit(130% of Ave.)	14761 Btu
Latitude	29 North	Window excursion (July)	4277 Btuh

WINDOW Average and Peak Loads



This application has glass areas that produce large heat gains for part of the day. Variable air volume devices are required to overcome spikes in solar gain for one or more rooms. Install a zoned system or provide zone control for problem rooms. Single speed equipment may not be suitable for the application.

EnergyGauge® System Sizing for Florida residences only

PREPARED BY: _____

DATE: _____



PRODUCT APPROVAL SPECIFICATION SHEET

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.

Category/Subcategory	Manufacturer	Product Description	Approval Number
1. EXTERIOR DOORS			
A. SWINGING	PlastPRO, INC	3068 x 6068 Fiberglass	4760.1 & 2
B. SLIDING	CAPITAL	806S	7055.1
C. SECTIONAL	Raynor	Classic Sectional Garage Door	FL-3070
D. ROLL UP	Janus	Model 3100 - Rolling Sheet Door	FL-2274
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	CAPITAL	48 x 84	6029.7
B. HORIZONTAL SLIDER	CAPITAL	126 x 59	6024.4
C. CASEMENT			
D. DOUBLE HUNG	Danrio	Single Hung windows	FL1369
E. FIXED	CAPITAL	96 x 72	6028.20
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING	Alcoa	vinyl siding	FL1621
B. SOFFITS	ASI Building Pro.	Aluminum & vinyl soffit	FL5546 1 & 2
C. EIFS			
D. STOREFRONTS			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	Tamko	30-YEAR shingles asphalt	FL673
B. UNDERLAYMENTS			
C. ROOFING FASTENERS			
D. NON-STRUCTURAL METAL ROOFING			
E. WOOD SHINGLES AND SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			
H. WATERPROOFING			

I. BUILT UP ROOFING ROOF SYSTEMS			
J. MODIFIED BITUMEN			
K. SINGLE PLY ROOF SYSTEMS			
L. ROOFING SLATE			
M. CEMENTS-ADHESIVES COATINGS			

Category/Subcategory	Manufacturer	Product Description	Approval Number
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL-UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHT			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS/ ANCHORS	<i>Simpson Strong</i>	<i>wood connectors/anchors</i>	<i>FL1474</i>
B. TRUSS PLATES	<i>Alpine Engineered</i>	<i>ProDuk - Alpine Truss Plates</i>	<i>FL1999</i>
C. ENGINEERED LUMBER	<i>LPEWP</i>	<i>Laminated Beams, I Joist</i>	<i>FL1511</i>
D. RAILING			
E. COOLERS-FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK-ROOF			
K. WALL			
L. SHEDS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of the products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the 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.

Bacanne Napier
APPLICANT SIGNATURE

6-1-07
DATE

L:/GENERAL/STATEPROD.XLS

New Construction Subterranean Termite Soil Treatment Record

OMB Approval No. 2502-0525

This form is completed by the licensed Pest Control Company.

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is mandatory and is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 24 CFR 200.926d(b)(3) requires that the sites for HUD insured structures must be free of termite hazards. This information collection requires the builder to certify that an authorized Pest Control company performed all required treatment for termites, and that the builder guarantees the treated area against infestation for one year. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential.

This report is submitted for informational purposes to the builder on proposed (new) construction cases when soil treatment for prevention of subterranean termite infestation is specified by the builder, architect, or required by the lender, architect, FHA, or VA.

All contracts for services are between the Pest Control Operator and builder, unless stated otherwise.

26318

Section 1: General Information (Treating Company Information)

Company Name: Aspen Pest Control, Inc.
Company Address: 321 N.W. Cole Terrace, Suite 107 City Lake City State FL Zip 32055
Company Business License No. JB102476 Company Phone No. 386-755-3611 • 352-494-5751
FHA/VA Case No. (if any) _____

Section 2: Builder Information

Company Name: Isaac Tont Company Phone No. _____

Section 3: Property Information

Location of Structure(s) Treated (Street Address or Legal Description, City, State and Zip) 149 NW Pine/149 St Lake City, FL

Type of Construction (More than one box may be checked) ☒ Slab ☐ Basement ☐ Crawl ☐ Other _____
Approximate Depth of Footing: Outside _____ Inside _____ Type of Fill _____

Section 4: Treatment Information

Date(s) of Treatment(s) 12-11-07
Brand Name of Product(s) Used Borco-Ter
EPA Registration No. 64405-1
Approximate Final Mix Solution % 23
Approximate Size of Treatment Area: Sq. ft. 1422 Linear ft. _____ Linear ft. of Masonry Voids _____
Approximate Total Gallons of Solution Applied 4
Was treatment completed on exterior? ☒ Yes ☐ No
Service Agreement Available? ☒ Yes ☐ No

Note: Some state laws require service agreements to be issued. This form does not preempt state law.

Attachments (List) _____

Comments Treated all walls

Name of Applicator(s) Steve Brannon Certification No. (if required by State law) _____

The applicator has used a product in accordance with the product label and state requirements. All treatment materials and methods used comply with state and federal regulations.

Authorized Signature Steve Brannon Date 12-11-07

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Form NPCA-99-B may still be used

form HUD-NPCA-99-B (04/2003)

COLUMBIA COUNTY FLORIDA DEPARTMENT OF BUILDING AND ZONING INSPECTION

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 22-3S-16-02264-001

Building permit No. 000026318

Use Classification SFD, UTILITY

Fire: 0.00

Permit Holder ISAAC CONSTRUCTION

Waste:

Owner of Building TIM & JO RAGAN

Total: 0.00

Location: 149 NW PINELLAS CT, LAKE CITY, FL

Date: 02/21/2008

Wayne A. Ruel

Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)