

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only

(Revised 7-1-15)

Zoning Official _____

Building Official _____

AP# 50373

Date Received _____

By MG

Permit # _____

Flood Zone _____

Development Permit _____

Zoning _____

Land Use Plan Map Category _____

Comments _____

FEMA Map# _____

Elevation _____

Finished Floor _____

River _____

In Floodway _____

☐ Recorded Deed or ☒ Property Appraiser PO ☒ Site Plan ☐ BH # _____ ☐ Well letter OR

☐ Existing well ☐ Land Owner Affidavit ☒ Installer Authorization ☐ FW Comp. letter ☒ App Fee Paid

☐ DOT Approval ☐ Parent Parcel # _____ ☐ STUP-MH _____ ☐ 911 App

☐ Ellisville Water Sys ☒ Assessment owed ☐ Out County ☐ In County ☒ Sub VF Form

Property ID # 00-00-00-01219-000 Subdivision Three River Estates Lot# 99

▪ New Mobile Home ☒ Used Mobile Home _____ MH Size 28x56 Year 2022

▪ Applicant Sonya North Phone # 863-517-5701

▪ Address 3311 SW State Rd 247 Lake City, FL 32024

▪ Name of Property Owner Lexington Estates Phone# _____

▪ 911 Address SW Newark Dr Ft White, FL 32038

▪ Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric - Duke Energy

▪ Name of Owner of Mobile Home Amanda + Charles Wood Phone # 386-365-9294

Address 3773 SW Herling St Ft White, FL 32038

▪ Relationship to Property Owner _____

▪ Current Number of Dwellings on Property _____

▪ Lot Size 100 x 400 Total Acreage _____

▪ Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
(Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)

Is this Mobile Home Replacing an Existing Mobile Home NO

▪ Driving Directions to the Property R on US 90 W, L on 247 S, L on Sand Hill Rd, L on US-27 S, R on SW Riverside Ave, L on Utah Pkwy, R on SW Newark, property on R (property next to big bear mailbox)

▪ Name of Licensed Dealer/Installer Rusty Knowles Phone # 386-397-0886

▪ Installers Address 5801 SW SR 47 Lake City FL 32024

▪ License Number EH1038219 Installation Decal # 72873



COLUMBIA COUNTY BUILDING DEPARTMENT
135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
Phone: 386-758-1008 Fax: 386-758-2160

MOBILE HOME INSTALLERS AGENT AUTHORIZATION

I, Rusty L. Knowles, give this authority and I do certify that the below
referenced person(s) listed on this form is/are under my direct supervision and control and
is/are authorized to purchase permits, call for inspections and sign on my behalf.

Printed Name of Authorized Person	Signature of Authorized Person	Agents Company Name
Sonja North	Sonja North	
Dylan Hinson		

I, the license holder, realize that I am responsible for all permits purchased, and all work done under my license and I am fully responsible for compliance with all Florida Statutes, Codes, and Local Ordinances.

I understand that the State Licensing Board has the power and authority to discipline a license holder for violations committed by him/her or by his/her authorized person(s) through this document and that I have full responsibility for compliance granted by issuance of such permits.

[Signature]
License Holders Signature (Notarized)

LN-1038219
License Number

8-4-21
Date

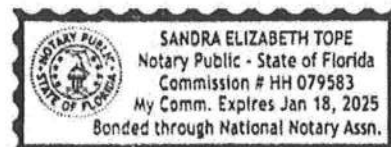
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above license holder, whose name is Rusty Knowles,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 4 day of August, 2021.

[Signature]
NOTARY'S SIGNATURE

(Seal/Stamp)



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR Dusty Knowles PHONE 386-397-0886

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

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name _____	Signature _____
	License #: _____	Phone #: _____
	Qualifier Form Attached <input type="checkbox"/>	
MECHANICAL/ A/C _____	Print Name <u>Michael A. Boland</u>	Signature <u>[Signature]</u>
	License #: <u>CA1817716</u>	Phone #: <u>(352) 274-9326</u>
	Qualifier Form Attached <input type="checkbox"/>	

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

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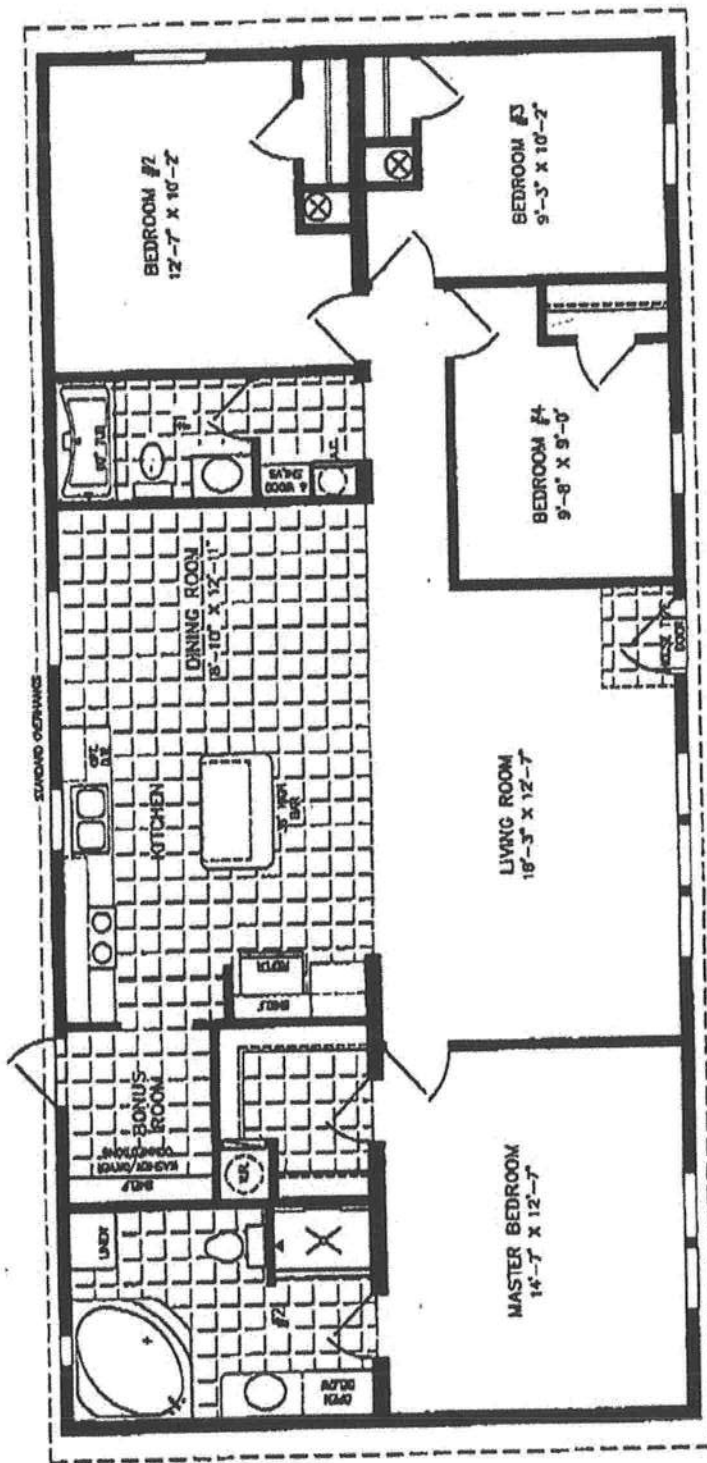
ELECTRICAL	Print Name <u>Glenn Whittington</u> License #: <u>EC1300 2957</u>	Signature <u><i>Glenn Whittington</i></u> Phone #: <u>386-684-6001</u>
	Qualifier Form Attached <input type="checkbox"/>	
MECHANICAL/ A/C	Print Name _____ License #: _____	Signature _____ Phone #: _____
	Qualifier Form Attached <input type="checkbox"/>	

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

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The Imperial Limited



28' X 56'

1,493 SQUARE FEET

Model IMLT-45817B

2020

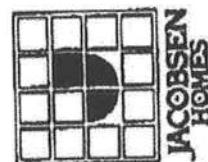
(ALL SIZES ARE APPROX.)
DESIGNED FOR ZONES II & III

© 01-29-11

SEE
DETAILED FLOOR PLAN
FOR ALL DIMENSIONS
AND FINISHES

500 Peckard Court • Safety Harbor, Florida 34695 • Telephone (727) 725-1138

www.jachomes.com/Floor-Plans





Jacobsen Homes of Lake City

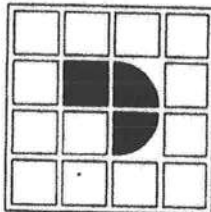
3973 W. U.S. Hwy. 90
Lake City, Florida 32055

Ph. 386-438-8458 • Fax: 386-438-8472

PURCHASE AGREEMENT

Locally Owned and Operated

SOLD TO <u>Amanda M. Wood & Charles A. Wood</u>		PHONE <u>386-305-4714</u>	DATE <u>7/28/201</u>
ADDRESS <u>3713 SW Horizon St Fort Lauderdale FL 32033 (Columbia)</u>		SALESMAN <u>D. Wood</u>	
Subject to the Terms and Conditions Stated on Both Sides of this Agreement Seller Agrees to Sell and the Purchaser Agrees to Purchase the Following Described Property:			
YEAR <u>2022</u>	MAKE <u>Jacobsen</u>	MODEL <u>IMET</u>	B. ROOMS <u>4</u>
FLOOR SIZE <u>156' W x 28'8"</u>		HITCH SIZE <u>16'0" W x 28"</u>	
SERIAL NUMBER <u>JAC FL 001414 AB</u>	<input type="checkbox"/> NEW <input type="checkbox"/> USED	COLOR	PROPOSED DELIVERY DATE <u>ASAP</u>
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES		PRICE OF UNIT <u>\$114,999.00</u>	
Home Del & Set-up with options Listed Below		OPTIONAL EQUIPMENT <u>inc</u>	
① 3 Ton pkg Heat pump installed		COST OF SET-UP PARTS <u>inc</u>	
② STD White Vinyl Floor skirting installed		SUB-TOTAL <u>\$114,999.00</u>	
③ 2 sets of Code steps		SALES TAX <u>\$6,247.74</u>	
④ Repairs included for Columbia Candy FL		NON-TAXABLE ITEMS	
⑤ Dealer to build base bed		VARIOUS FEES <u>\$450.00</u>	
⑥ Water & Sewer hook-up inc		I. CASH PRICE <u>\$122,398.44</u>	
⑦ See Jacobsen Homes Factory proposal # E003043 for specs on special order home. <u>AMW</u> <u>CAW</u>		TRADE-IN ALLOWANCE \$	
⑧ AD Deposits are 100% Non-Refundable Are charged on 21st Mortgage contracts & Jacobsen Homes Purchase Agreement. <u>AMW</u> <u>CAW</u>		LESS BAL DUE ON ABOVE \$	
		NET ALLOWANCE	
		CASH DOWN PAYMENT <u>\$12,500.00</u>	
		2. LESS TOTAL CREDITS <u>\$12,500.00</u>	
		3. UNPAID BALANCE OF CASH SALE PRICE <u>\$109,898.44</u>	
Title to said equipment shall remain in the Seller until the agreed purchase price therefor is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; thereupon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.			
IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.			
Purchaser represents he/she examined the product and found it suitable for his/her particular needs, and that it is of acceptable quality and that purchaser relied upon his/her judgement and inspection in making this determination.			
Seller is not permitted to make plumbing or electrical connections, or connecting of certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. Cost of changes needed for compliance must be borne by Buyer. It is solely the Buyers responsibility to assure their chosen home site is acceptable for home placement without violation of any local, state, or federal guidelines.		There is no assurance a mobile home can remain level when placed, upon any surface other than of blacktop or concrete.	
Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God or any other cause beyond Seller's control.		Purchasers certify that the matter printed on the back hereof has been read and agreed to as a part of this agreement the same as though it were printed above the signatures; that buyers are of statutory age or older; or have been legally emancipated; that the within described merchandise, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The property being traded in is free from all encumbrances whatsoever, except as noted above. Purchaser agrees each paragraph and provision of this contract on both front and back is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.	
TRADE-IN DEBT TO BE PAID BY <input type="checkbox"/> DEALER <input type="checkbox"/> CUSTOMER			
Jacobsen Homes of Lake City Net Valid Unless Signed and Accepted by an officer of the Company		I, OR WE, HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER	
By <u>[Signature]</u>		SIGNED X <u>Amanda M. Wood</u> PURCHASER	
Approved, Subject to acceptance of financing by bank or finance company.		SIGNED X <u>Charles A. Wood</u> PURCHASER	



JACOBSEN HOMES
PO BOX 368, 600 PACKARD CT.
SAFETY HARBOR, FLORIDA 34695

(727) 726-1138

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COLUMN INFO. TABLE		COLUMN PAD - MIN. SIZES (sq. in.)									
		LOAD (in POUNDS)	1000	1500	2000	2500	3000	3500			
COL. NUM.	SPAN		1000	1500	2000	2500	3000	3500			
1	19'-6"	5215	751	501	375	300	300	300			
2	19'-6"	5215	751	501	375	300	300	300			
3	0"	0	0	0	0	0	0	0			
4	0"	0	0	0	0	0	0	0			
5	0"	0	0	0	0	0	0	0			
6	0"	0	0	0	0	0	0	0			
7	0"	0	0	0	0	0	0	0			
8	0"	0	0	0	0	0	0	0			
9	0"	0	0	0	0	0	0	0			
10	0"	0	0	0	0	0	0	0			

REFER TO AS-75-0004 FOR COLUMN ANCHOR BOXES.

MINIMUM PIER PAD SIZE (sq.in.)		I-BEAM PIER SPACING									
		1000	1500	2000	2500	3000	3500				
A	256 sq. in.	300	400 1/2	500 1/2	600 1/2	700 1/2	800 1/2	N/A	N/A	N/A	N/A
B	342.25 sq. in.	400	500 1/2	600 1/2	700 1/2	800 1/2	900 1/2	N/A	N/A	N/A	N/A
C	396 sq. in.	400	500 1/2	600 1/2	700 1/2	800 1/2	900 1/2	N/A	N/A	N/A	N/A
D	400 sq. in.	400 1/2	500 1/2	600 1/2	700 1/2	800 1/2	900 1/2	N/A	N/A	N/A	N/A
E	432.875 sq. in.	500	600 1/2	700 1/2	800 1/2	900 1/2	1000 1/2	N/A	N/A	N/A	N/A
F	576 sq. in.	700	800 1/2	900 1/2	1000 1/2	1100 1/2	1200 1/2	N/A	N/A	N/A	N/A
G	676 sq. in.	800 1/2	900 1/2	1000 1/2	1100 1/2	1200 1/2	1300 1/2	N/A	N/A	N/A	N/A

SEE NOTE 10.
REFER TO SU-01-0005 FOR
ADDITIONAL PIER REQUIREMENTS.

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WARNING:

INSTALLING A MANUFACTURED STRUCTURE/BUILDING CAN BE EXTREMELY DANGEROUS. ONLY QUALIFIED PERSONNEL SHOULD ATTEMPT TO INSTALL A MANUFACTURED STRUCTURE/BUILDING. IMPROPER PROCEDURES AND/OR TECHNIQUES COULD RESULT IN SERIOUS INJURY OR DEATH. IN ADDITION TO THE DANGER TO PERSONNEL, IMPROPER SETUP/INSTALLATION COULD RESULT IN EXTENSIVE/COSTLY DAMAGE TO THE BUILDING/STRUCTURE. NEVER ATTEMPT INSTALLATION IF YOU ARE NOT QUALIFIED AND/OR DO NOT HAVE THE PROPER TOOLS AND/OR EQUIPMENT.

CAUTION:

MANUFACTURED BUILDINGS/STRUCTURES CAN WEIGH SEVERAL TONS. IT IS VERY IMPORTANT THAT ALL PERSONNEL, ON THE JOB SITE, BE QUALIFIED AND PROPERLY/ADEQUATELY TRAINED. A STATE LICENSED SETUP CONTRACTOR IS REQUIRED TO BE RESPONSIBLE FOR ALL SAFETY INITIATIVES, PROGRAMS, POLICIES, AND/OR PROCEDURES THAT MAY BE MANDATED BY OSHA AND/OR ANY OTHER LOCAL, STATE, AND/OR FEDERAL CODES AND/OR REQUIREMENTS. THE CONTRACTOR SHALL INSURE/REQUIRE THAT SAFE AND PROPER TECHNIQUES ARE UTILIZED.

NOTES:

1. REFER TO THE MODEL APPROVAL FOR PLAN SPECIFIC INFORMATION.
2. REFER TO THE JACOBSEN HOMES SETUP MANUAL AND ASSEMBLY FOR COMPLETE INSTALLATION INSTRUCTIONS. PIERES CAN BE SPACED AND/OR SPAN REQUIREMENTS FOR THE SETUP MANUAL.
3. REFER TO SU-01-0005 FOR ADDITIONAL PIER REQUIREMENTS.
4. REFER TO THE APPROVED PIER PLAN FOR SPACING AND LOADS.
5. REFER TO AS-75-0004 FOR SPACING AND TIE-BARS.
6. REFER TO THE APPROVED PIER PLAN FOR SPECIFIC COLUMN LOCATIONS. COLUMN PIERES SHALL BE LOCATED WITHIN 6" OF EITHER SIDE OF THE COLUMN. ADDITIONAL PIERES MAY BE REQUIRED ALONG THE MATING LINE. SEE THE SETUP MANUAL FOR SPECIFICATIONS.
7. ALL 10" PIERES MUST BE SPACED TO THE PERIMETER AND MATING LINE SPECIFICATIONS.
8. ALL 10" PIERES MUST BE SPACED TO THE PERIMETER AND MATING LINE SPECIFICATIONS.
9. ANY OVERALL AREA WITH A ROOF BEING A STRUCTURAL ATTACHMENT SHALL HAVE PIERES AND ANCHORS SPACED TO THE PERIMETER AND MATING LINE SPECIFICATIONS. ADDITIONAL PIERES MAY BE REQUIRED ALONG THE MATING LINE. SEE THE SETUP MANUAL FOR SPECIFICATIONS.
10. ALL 10" PIERES MUST BE SPACED TO THE PERIMETER AND MATING LINE SPECIFICATIONS. ADDITIONAL PIERES MAY BE REQUIRED ALONG THE MATING LINE. SEE THE SETUP MANUAL FOR SPECIFICATIONS.
11. MAKE PIER SPACING ON 8" I-BEAM IS 80". MAKE PIER SPACING ON 10" OR 12" I-BEAM IS 100". SEE NOTE 6 ON PAGES SU-01-0005 THROUGH SU-01-0008.

REFER TO SU-01-0020, SU-01-0021, AND OTHER DETAILS IN THE SETUP MANUAL FOR MAXIMUM HEIGHT (THIS IS NOT DESIGNED, NOR INTENDED, TO BE A TILT FOUNDATION)

THIS BLOCKING DIAGRAM IS PROVIDED AS A COURTESY ONLY. THE LICENSED SETUP CONTRACTOR SHALL REVIEW THIS DETAIL AND VERIFY COMPLIANCE. THE LICENSED SETUP CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ALL INSTALLATION.

55'-0"

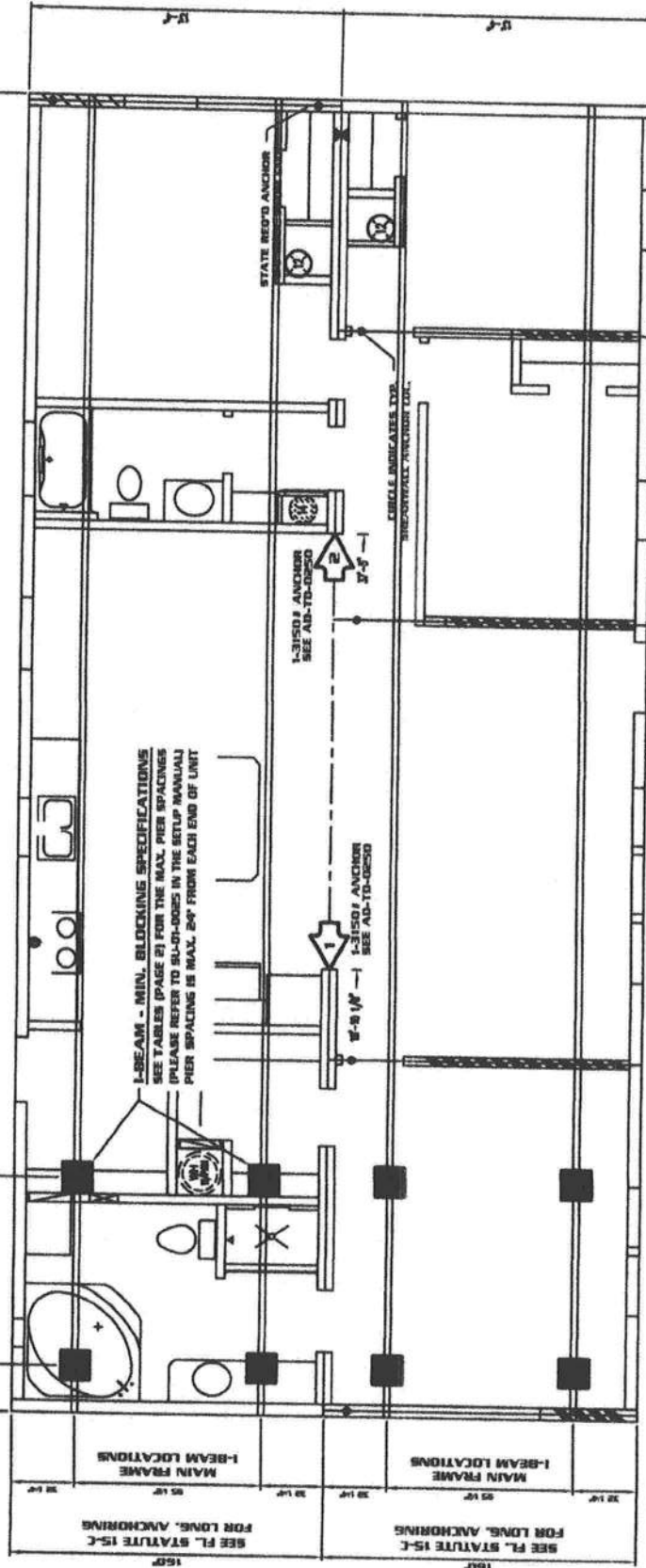
ACING FOR FIRST PIER IS EQUAL TO
HALF THE ALLOWED PIER SPACING.
ON I-BEAM OR 24" MAXIMUM,
WHICHEVER IS LESS.

SEE TABLES
FOR SPACING

SIDEWALL ANCHORS
6'-0" O.C. MAX. SPACING

(TYPICAL BOTH SIDEWALLS)
...SPACING CHANGES WITH HOST BEAM,
EXPOSURE D, AND "HIGH SIDE" OFFSETS.
SEE SETUP MANUAL FOR SPECIFICS...

SEE NOTES AND TABLES
ON PAGE 2 OF 2



SEE NOTES AND TABLES
ON PAGE 2 OF 2

SHEARWALLS TIE-DOWN STRAPS
ARE NOT INSTALLED AT THE FACTORY
WHEN SHEARWALL IS LOCATED
DIRECTLY OVER SOLID I-BEAM HEADER.

SEE NOTES AND TABLES ON PAGE 2 OF 2
SEE WARNINGS AND CAUTIONS ON PAGE 2

JACOBSEN HOMES
PO BOX 368, 600 PACKARD CT.
SAFETY HARBOR, FLORIDA 34695

JACOBSEN HOMES DWA-31572
DWT-45517B-572

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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(727) 726-1138

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REFER TO THE JACOBSEN HOMES SETUP MANUAL AND
ADDENDUM FOR COMPLETE INSTALLATION INSTRUCTIONS

REFER TO SU-01-0005 FOR
ADD'L PIER REQUIREMENTS

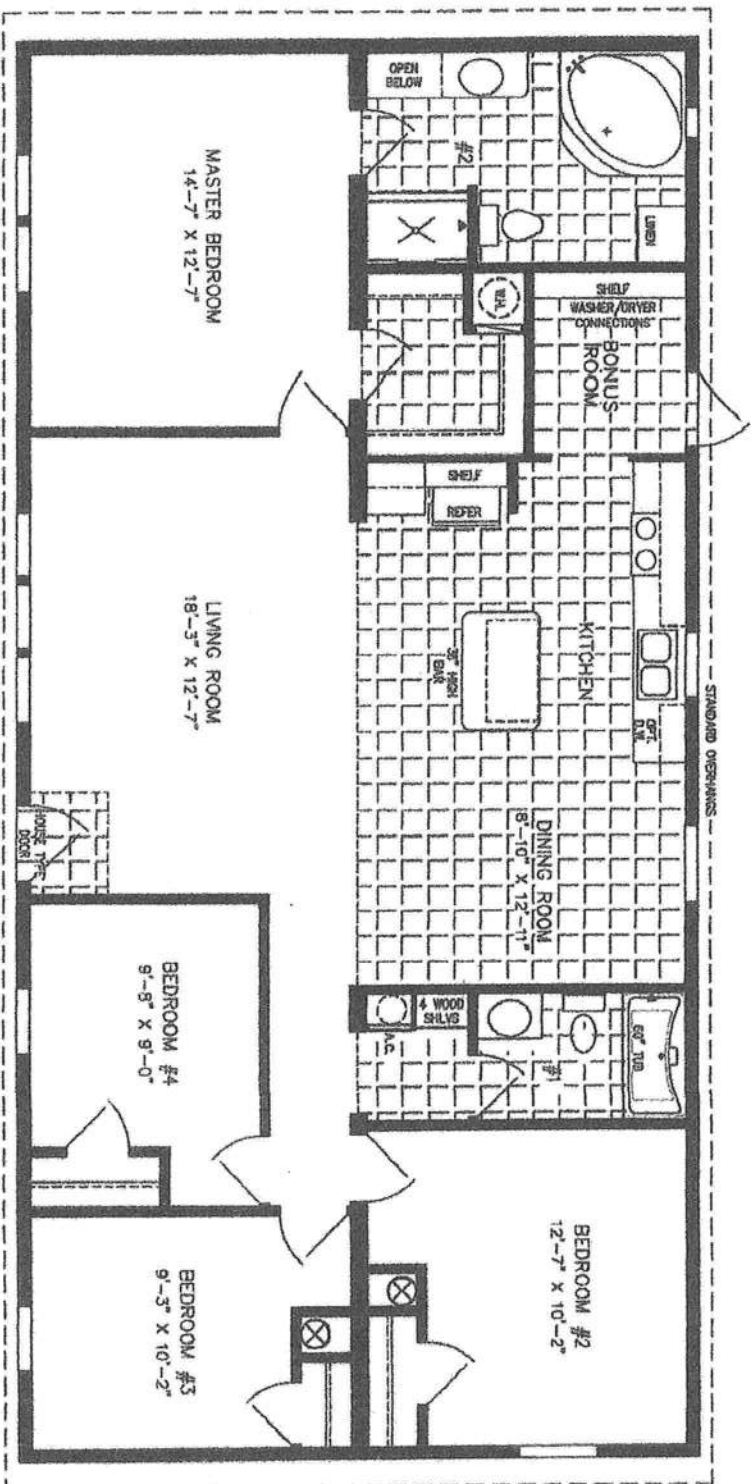
HUD WIND EXPOSURE CATEGORY - C
31572 - PAGE 1 OF 2

HUD WIND ZONE - 2

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(THIS IS NOT DESIGNED, NOR INTENDED, TO BE A STILT FOUNDATION)

The Imperial Limited



NOTE:
CHECK WITH YOUR REPRESENTATIVE
TO DETERMINE WHICH
PLAN ARE IN THE FRONT.

28' X 56'
1,493 SQUARE FEET

Model IMLT-45617B

2020

(ALL SIZES ARE APPROX.)

DESIGNED FOR ZONES II & III

(C) 01-29-11



600 Packard Court • Safety Harbor, Florida 34695 • Telephone (727) 726-1138
www.jachomes.com/Floor-Plans

Mobile Home Permit Worksheet

POCKET PENETROMETER TEST

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

X ☐ X ☐ X ☐ X ☐

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

X ☐ X ☐ X ☐ X ☐

TORQUE PROBE TEST

The results of the torque probe test is NA 110 inch pounds or check here if you are declaring 5 anchors without testing ☐. A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb holding capacity.

NAK Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Rusty L. Kneader

Date Tested 2-4-21

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg. 15C-1

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 15C-1
Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 15C-1

Application Number: _____

Date: _____

Site Preparation

Debris and organic material removed ☒
Water drainage: Natural ☒ Swale ☐ Pad ☒ Other ☐

Fastening multi wide units

Floor: Type Fastener: LAGS Length: 6" Spacing: 18"
Walls: Type Fastener: SCREWS Length: 4" Spacing: 18"
Roof: Type Fastener: LAGS Length: 6" Spacing: 18"
For used homes a min. 30 gauge, 8" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the centerline.

Gasket (see weatherproofing requirements)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled mamage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

Type gasket Factory

Pg. 15C-1
Installed:
Between Floors Yes ☒
Between Walls Yes ☒
Bottom of ridgebeam Yes ☒

Weatherproofing

The bottomboard will be repaired and/or taped. Yes ☒
Siding on units is installed to manufacturer's specifications. Yes ☒ Pg. 15C-1
Fireplace chimney installed so as not to allow intrusion of rain water. Yes ☒

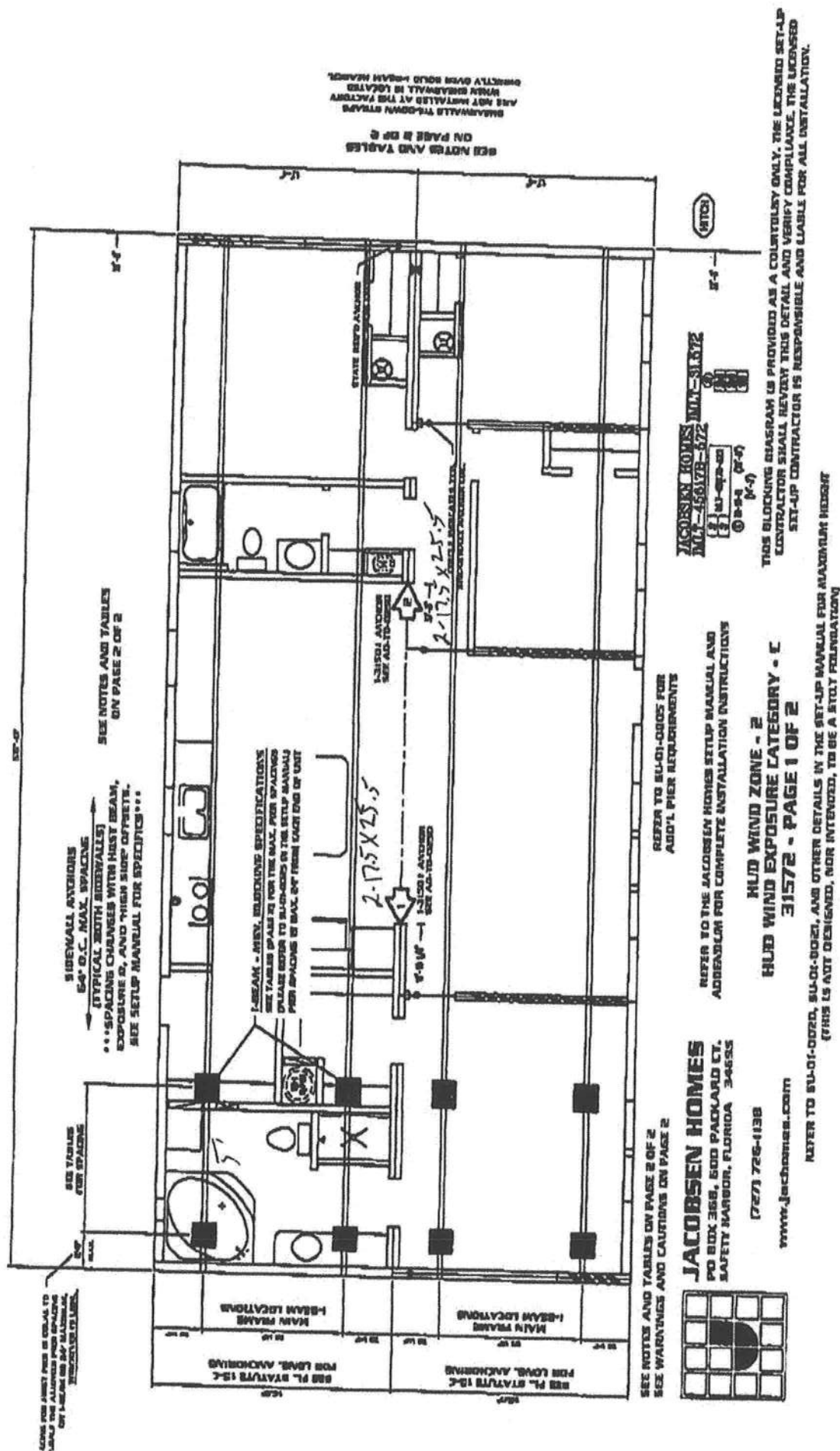
Miscellaneous

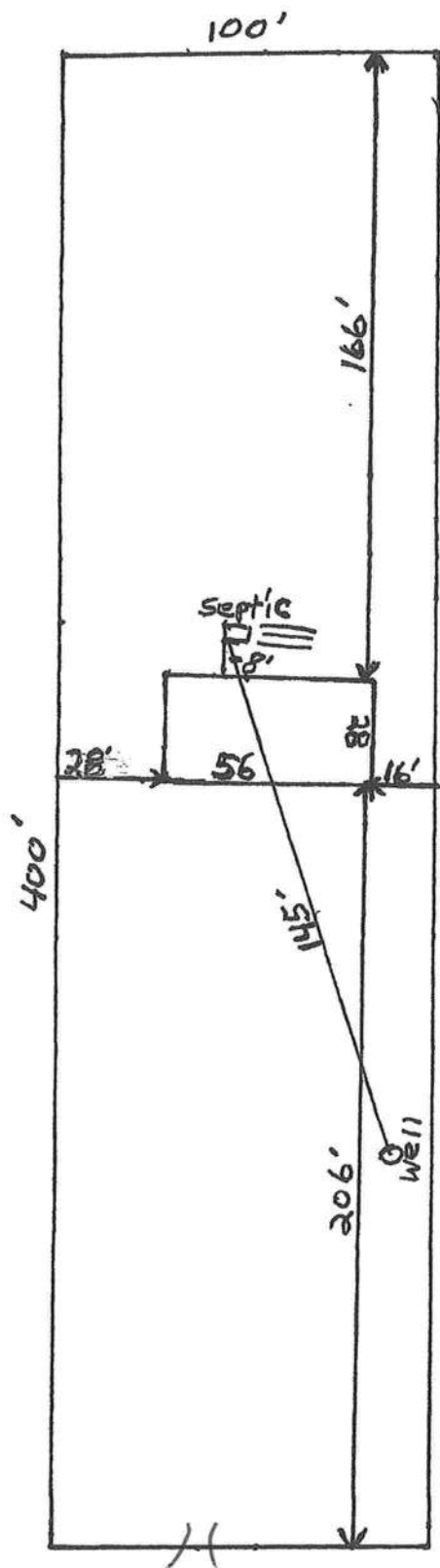
Skirting to be installed. Yes ☒ No ☐
Dryer vent installed outside of skirting. Yes ☒ N/A ☒
Range downflow vent installed outside of skirting. Yes ☒
Drain lines supported at 4 foot intervals. Yes ☒
Electrical crossovers protected. Yes ☒
Other: _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's Installation Instructions and or Rule 15C-1 & 2

Installer Signature _____

Date 3-4-21





1" = 50'



SW NEWARK DR

Wood

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 8/26/2021

Parcel: << 00-00-00-01219-000 (43676) >>

Owner & Property Info

Result: 1 of 2

Owner	LEXINGTON ESTATES LLC 20638 NW 78TH AVE ALACHUA, FL 32615		
Site			
Description*	LOTS 97, & 99 UNIT 19 THREE RIVERS ESTATES. TD 1284-2407, QT 1294-1968, QT 1295-1720,		
Area	1.83 AC	S/T/R	25-6S-15
Use Code**	VACANT (0000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

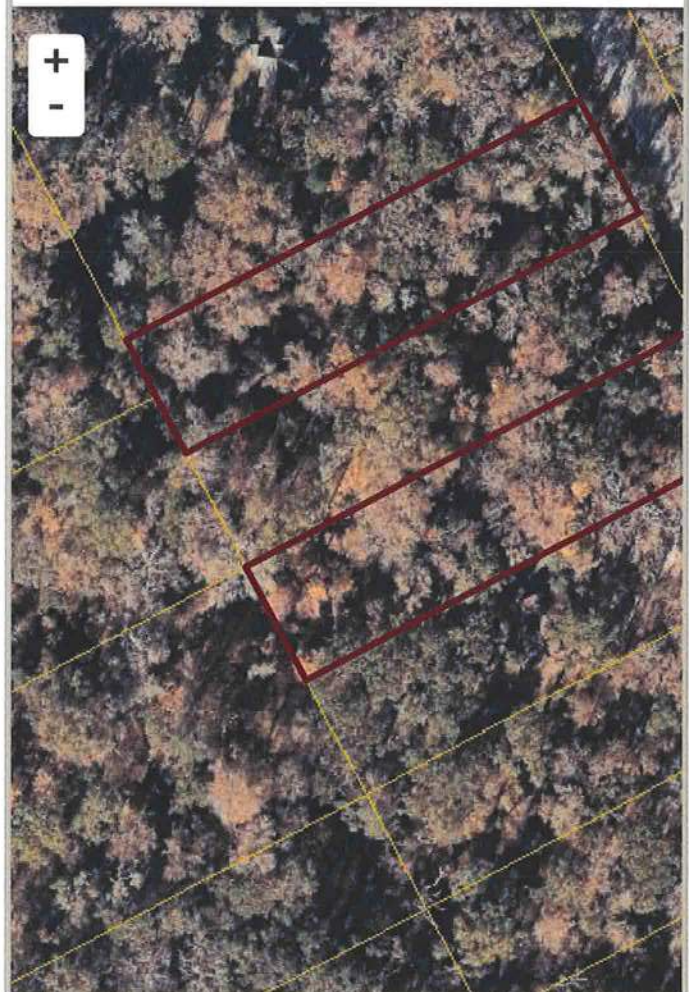
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$29,700	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$29,700	Just	\$18,000
Class	\$0	Class	\$0
Appraised	\$29,700	Appraised	\$18,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$29,700	Assessed	\$18,000
Exempt	\$0	Exempt	\$0
Total	county:\$29,700	Total	county:\$18,000
Taxable	city:\$29,700	Taxable	city:\$0
	other:\$29,700		other:\$0
	school:\$29,700		school:\$18,000

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/17/2014	\$6,800	1284/2407	TD	V	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.000 LT (1.830 AC)	1.0000/1.0000 1.0000/.9000000 /	\$9,000 /LT	\$18,000

Search Result: 1 of 2

LEASE CONTRACT WITH OPTION TO PURCHASE
(Not recordable until the Official Closing-upon reaching \$5,000.00
equity in property)

LEXINGTON ESTATES, LLC of 20638 NW 78th AVE, Alachua, FL 32615,
hereinafter referred to as "SELLER", and Amanda Wood of 3773 SW Herlong
St., Ft. White, FL 32038 hereinafter referred to as "BUYER", hereby
agree that the SELLER shall Lease with Buyer's Option to Buy and the BUYER
shall Lease With Option To Buy the following property upon the terms and
conditions hereinafter set forth:

Description:

Legal Description

LOT 99 UNIT 19 THREE RIVERS ESTATES. TD 1284-2407, QT 1294 -
1968, QT 1295-1720, Columbia County, FL

Tax Parcel: Parcel: NORTH 1 parcel (Lot 99) of 01219-000
(Excluding Lots 97 & 98)

PURCHASE PRICE AND METHOD OF PAYMENT.

The full purchase for said property is \$17,900.00, payable as follows:

(a) Credit for down payment	\$00.00
(b) Purchase Money Mortgage for	\$17,900.00
balance on terms set forth	
herein below	
TOTAL	\$17,900.00

EFFECTIVE DATE. The effective date of this Contract
shall be April 25, 2020.

2. CONVEYANCE.

except:

(a) BUYER shall be LEASING property until title is conveyed at
Official Closing. The Official Closing will not occur and title will not
be conveyed until after BUYER has accumulated a \$5,000.00 equity in the
property against the original mortgage principal amount.

(b) Taxes and assessments for year of closing and subsequent
years.

(c) Restrictions and easements of record.

(d) SHOULD LESSEE DEFAULT, THIS CONTRACT SHALL BE GOVERNED UNDER CONTRACT
LAW UNDER THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN GIVEN A WRITTEN
DEFAULT NOTICE AND HAS NOT CORRECTED THE DEFAULT AFTER 30 DAYS, THE LESSEE
GIVES UP ANY RIGHT TO THE OPTION TO PURCHASE PORTION OF THIS CONTRACT AND
THIS CONTRACT SHALL BE DEEMED A LEASE.

4. TAX & HOA ESCROW BUYER shall include along with each monthly
mortgage installment a sum equal to one-twelfth (1/12) of the ad
valor em property taxes for the property. The current year's Real
Estate tax and HOA escrow is \$23.88 per month. Park Key requires \$100.00
security deposit. BUYER is responsible for having current mobile home
registration (decals displayed for any home placed on property).

5. A. LEASE. During the leasing portion of this agreement,

the Buyer shall pay rental in the amount of \$208.00 per month commencing April 25, 2020, and due on the 25th of each month thereafter. The lease payments will include a Tax & HOA escrow of \$23.88 and the balance shall be applied against the purchase price at the same rate as a principal and interest payment of \$184.12 would present an amortization of \$17,900.00 over a period of 360 months at twelve percent (12%) interest per annum with the principal amount of said amortization being applied to the purchase price. The balance, which would equal the interest portion under such monthly amortization would not apply against the purchase price. During the term of the lease, the BUYER/Lessee may prepay at any time the equity of the balance of the \$5,000.00 principal as contemplated herein above and proceed to an official closing. In addition, the Buyer/Lessee may prepay the balance of the purchase price at any time. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Seller/Lessor within fifteen (15) days from the due date. Moreover, a late fee of twenty-five dollars (\$25.00) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks. Payments are non-refundable.

B. PURCHASE MONEY MORTGAGE. Upon exercising the Option To Purchase, Seller agrees to accept from Buyer a purchase money mortgage encumbering the property subject and securing the repayment of the promissory note. The sums due under the promissory note shall be amortized and shall be repaid in equal monthly installments of \$184.12 which sum includes both principal and interest at the rate of 12% per annum. In addition, each payment shall include the Tax & HOA escrow of \$23.88 per month for the current year making total payments of \$208.00. The payments are non-refundable. No mortgage will be held if BUYER has existing liens or judgments at time of closing.

The mortgage shall provide for a thirty (30) day grace period and the BUYER shall be deemed to be in default if payment is not received by SELLER within the grace period, the BUYER agrees to vacate the property immediately if in default.

Timely payments are important: a late fee of \$25.00 shall be paid on any payment made 5 or more days late. A charge of \$35.00 is imposed for any returned checks.

The promissory note shall provide for full right of PRE-PAYMENT in whole or part any time WITHOUT PENALTY. The payments shall be the LEASE payments until the Official Closing. The enclosed amortization schedule shall be used to determine the amount of credit toward the principal which will be used from the Lease payments toward the Option To Purchase down payment at the time of the Official Closing.

It is hereby understood and agreed that SELLER has the right to sell, assign or hypothecate this Agreement and the obligations of BUYER will inure to the benefit of any assignee or purchaser of SELLER's interest.

6. AMORTIZATION SCHEDULE - An amortization schedule

which shows how monthly payments will be applied to principal and interest can be provided.

7. POSSESSION OF PROPERTY. As long as payments are being made according to the terms set forth in this contract to buy, BUYER shall retain possession of land, until and through the time that a closing shall occur.

8. LIABILITY RELEASE. BUYER shall NOT hold SELLER liable for any liabilities that may occur, while on said property, prior to closing, while under said contract.

9. EXPENSES. SELLER shall pay the following expenses: preparation of deed; and, SELLER'S attorney's fee, if any. BUYER shall pay the following expenses: including without limitation state documentary stamps on the deed and mortgage; preparation of the mortgage; recording mortgage; recording deed; title insurance; and, Buyer's attorney's fees, if any.

10. OTHER AGREEMENTS. This contract constitutes the entire agreement between the parties, and any changes, amendments or modifications hereof shall be null and void unless same are reduced to writing and signing by the parties hereto. BUYER acknowledges that Stifel, Inc. is in NO way affiliated with the purchase or sale of property. Any permanent improvements made to subject property shall remain with property in the event of default. No swimming pools, dogs, or trampolines during lease phase unless BUYERS liability coverage specifically covers that risk.

11. PERSONS BOUND. The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall include all genders.

12. ATTORNEYS FEES, COST. In the event the Buyer hereto should default in the performance of any of the terms and conditions hereof, and it becomes necessary in the opinion of the SELLER, to place this agreement in the hands of an attorney for enforcement or suit is brought on same, the defaulting BUYER hereby agree to pay all cost, charges and expenses of same, including a reasonable attorneys fee and abstract fees.

13. DECLARATION OF RESTRICTIONS The following restrictions shall constitute a covenant, running with the land for a period of thirty years.

Section 1. Residential Use. The lots shall be used for residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards, towers, or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes. No tractor-trailer trucks permitted.

Section 2. Size and Character of Units No site-built home shall be permitted on any lot which has less than twelve hundred (1200) square feet of living space exclusive of open porches, garages or car ports. Homes must be built by a licensed contractor, meet all county codes and construction to be completed within nine months from date of commencement. Homes to be constructed of conventional materials and methods. Plans and specifications to be approved by SELLERS. The SELLER shall have the right to approve the standard of materials and standard of quality. BUYER is required to carry Homeowners Insurance.

Mobile Homes shall be allowed provided they are 1994 years old or newer when placed on a lot and provided each mobile home shall contain not less than eight hundred forty (840) square feet of livable area. All mobile homes must be under skirted, set up and maintained in a neat and orderly fashion, and secured with appropriate tie downs. No Mobile Home, house or travel trailer to be placed on property prior to County Permits being issued and until appropriate well and septic are installed.

Section 3. Setbacks. Must conform to Columbia County codes.

Section 4. Number of Units. No more than one dwelling shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph 3 hereof.

Section 5. Travel Trailers. No travel trailers, shed, camper or tent shall be used as a dwelling on any Lot.

Section 6. Livestock. - The Owner may fence (no barbed wire or metal fence posts) his Lot along his boundary line and graze cows, horses and other livestock; provided, however, that such livestock either do not create a nuisance through noise or insect infestation to the neighboring property owners. No swine shall be permitted to occupy any portion of the Lot. No commercial dog kennels shall be permitted.

Section 7. Nuisance. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

Section 8. Property Maintenance. All lots, Units and improvements thereon shall, at all times, be maintained in a clean and neat

condition. Lots shall be mowed a minimum of six times per year. No lot shall be used for a junk yard, dumping ground or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. If the Owner fails to mow or remove any trash, junk or otherwise maintain his Lot(s) after thirty (30) days written notice from Declarant (or any successor to Declarant), Declarant (or such successor) shall have the right to mow or remove any such trash or clean up the lot at the expense of the owner. The cost of such mowing, removal or cleanup shall constitute a lien upon the Lot and a personal obligation of the Owner and shall give rise to the same remedies as set forth herein. Must conform to Columbia County Codes.

Section 9. Hunting Prohibited. No hunting or discharge of firearms shall be permitted within the Property.

Section 10. Lot Size. No Lot may be subdivided by any Owner provided, however, this provision shall not prohibit corrective deeds or similar corrective instruments.

Section 11. Wells. All wells shall be drilled by a licensed contractor solely at the expense of the Buyer and the Buyer shall be responsible for obtaining all permits necessary to drill the well. The Buyer shall be responsible for all maintenance, operation, repair and replacement of the well. All existing utilities (if any) in "as is" condition.

Section 12. Sewage System. All septic systems are to be installed by a licensed contractor. No outside toilet facilities, portable or otherwise shall be maintained on the Property, except as such temporary facilities are placed upon the Property in connection with construction activity, pursuant to approval by the Declarant. All sewage disposal systems shall be of the type approved by the County or State Department of Health and shall be maintained by the Owner at all times in proper sanitary condition, in accordance with applicable governmental laws and regulations and such installation and maintenance shall be at Owner's cost and expense. The minimum size shall be 1050-gallon tank with 444.4 sq. Ft. of drain field.

Section 13. Storage of Vehicles. No vehicles or boats which are not in serviceable or usable condition and no inoperable, unlicensed or "junk" vehicles shall be parked or stored on a Lot so as to be visible from the street.

Section 14. Culverts. The installation, repair and maintenance of driveway culverts, if any, are required or used shall be the sole responsibility of the Owner and such Owner shall obtain any and all permits therefore.

14. TREES As long as BUYERS are LEASING the property (have not accumulated the 25% equity down payment) they have NO right to cut, sell, contract, or in any way encumber the trees on the subject property. After the Official Closing, when the land Deed

is in BUYERS name, the BUYERS shall only then have any equity in the trees. All proceeds from the sale of the trees, (after the BUYERS have the land in their name) must first go toward paying off or reducing the underlying mortgage. Buyers are required to have Sellers consent in advance as to the timing of any timber sales. HERITAGE OAKS Any oak tree that is so large that two people holding each other's arms cannot fully encircle the tree shall be considered a Heritage Oak. Heritage Oak trees may NEVER be cut down.

15. NO BORROW PITS or excavations shall be dug and no soil shall be removed from the property without the written consent of the SELLER until property is Paid in Full.

16. ROAD MAINTENANCE AGREEMENT BUYER agrees to equally share in the upkeep, maintenance and repair of the easement road servicing subject property with all other lot owners with access to the road.

17. LEGAL Time is of the essence of this Contract, and in case of failure of the BUYER to make any of the payments or perform any of the covenants on their part for a period of thirty (30) days after the same shall be due, this Contract shall be forfeited and terminated at the election of the SELLER, -and, the BUYER shall forfeit all payments made by them on this Contract and forfeit all acquired hereunder, and such payments shall be retained by SELLER as liquidated damages, and the SELLER shall have the right to reenter and take possession of said land and premises and every part thereof. SHOULD LESSEE DEFAULT, THIS CONTRACT SHALL BE GOVERNED UNDER CONTRACT LAW UNDER THE STATE OF FLORIDA. AFTER LESSEE HAS BEEN GIVEN A WRITTEN DEFAULT NOTICE AND HAS NOT CORRECTED THE DEFAULT AFTER 30 DAYS, THE LESEE GIVES UP ANY RIGHT TO THE OPTION TO PURCHASE PORTION OF THIS CONTRACT AND THIS CONTRACT SHALL BE DEEMED A LEASE. In the event of a default hereunder which exists and continues for 90 days without being cured, then in this event the BUYER expressly authorizes the SELLER or his authorized agent to execute any and all documents reasonably required for the limited purpose of reconveying the subject property to the SELLER and terminating all rights therein and hereunder of the BUYER. For example, if the BUYER is in default and this agreement is therefore terminated, the affidavit of the SELLER or its agent, attesting to the default of the BUYER and the termination of this agreement, shall be conclusive proof in favor of any subsequent, bona fide purchaser or encumbrance for value, of such default and termination. In such case, the BUYER hereby irrevocably appoints SELLER or his agent, his attorney in fact, to declare and record such affidavit, and agrees to be bound by such affidavit as his act and deed. This Contract and the rights and interests hereunder are not transferable by BUYER without written consent of SELLER, and then only upon the same terms and conditions herein contained, provided the Contract shall not be in default.


EXECUTED by SELLER the 25th day of April, 2020.

Witnesses:

Mark P. Sullivan
Managing Member
386-462-1776 hm
352-215-1018 mobile

Witness

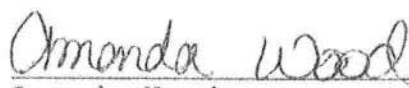
E:MAIL Sullivan1776@windstream.net



Nancy J. Sullivan
Managing Member

EXECUTED by BUYER the 25th day of April, 2020.

Witness



Amanda Wood

SSN
HOME:
WK:
CELL
FAX:

Email: kaleyandkaden@gmail.com