

Columbia County Remodel Permit Application

\$172.75

Need all updates

For Office Use Only Application # 44654 Date Received 3/4 By MG Permit # 39533
 Zoning Official LW Date 3-6-20 Flood Zone X Land Use RLO Zoning RSF-2
 FEMA Map # _____ Elevation _____ MFE _____ River _____ Plans Examiner 1.C Date 3-16-20
 Comments _____
☒ NOC ☒ Deed or PA ☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor
☐ F W Comp. letter ☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☐ App Fee Paid
☒ Site Plan ☒ Env. Health Approval 20-0138 ☐ Sub VF Form

Applicant (Who will sign/pickup the permit) Mindy Higgins Fax _____ Phone (904) 612-6146
 Address 1777 S. Harrison St. #600 Denver, CO 80210
 Owners Name John + Rose Garland Phone (303) 827-8501
 911 Address 125 SW Partridge Ct Lake City, FL 32025
 Contractors Name Tom Saurcy Phone (904) 612-6146
 Address 1777 S. Harrison St. #600 Denver, CO 80210
 Contractor Email mhiggins@tuffshed.com ***Include to get updates on this job.
 Fee Simple Owner Name & Address _____
 Bonding Co. Name & Address _____
 Architect/Engineer Name & Address Richard Willis 1777 S. Harrison St. #600 Denver, CO 80218
 Mortgage Lenders Name & Address _____
 Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy
 Property ID Number 01-45-16-02678-216 Estimated Construction Cost \$5289-
 Subdivision Name Corey Court Lot 16 Block _____ Unit _____ Phase _____
 Driving Directions from a Major Road _____

Construction of shed Commercial OR ☒ Residential
 Type of Structure (House; Mobile Home; Garage; Exxon) shed
 Use/Occupancy of the building now _____ Is this changing _____
 If Yes, Explain, Proposed Use/Occupancy _____
 Is the building Fire Sprinkled? No If Yes, blueprints included _____ Or Explain _____
 Entrance Changes (Ingress/Egress) _____ If Yes, Explain _____
 Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____

3/17-spoke w/ Mindy - just need auth

Columbia County Building Permit Application

CODE: Florida Building Code 2017 6th Edition and the 2014 National Electrical Code.

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.

TIME LIMITATIONS OF APPLICATION : An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within **180** days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

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

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

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

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

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

John Garland
Print Owners Name

[Signature]
Owners Signature

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

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

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

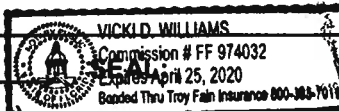
[Signature]
Contractor's Signature

Contractor's License Number CBC1253645
Columbia County
Competency Card Number 612

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 13 day of January 2020.

Personally known [Signature] or Produced Identification

[Signature]
State of Florida Notary Signature (For the Contractor)



Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 2/11/2020

Parcel: << 01-4S-16-02678-216 >>

Owner & Property Info

Result: 1 of 1

Owner	GARLAND JOHN & ROSE M 125 SW PARTRIDGE CT LAKE CITY, FL 32025		
Site	125 PARTRIDGE CT, LAKE CITY		
Description*	LOT 16 COVEY COURT S/D. ORB 736-668, 816-1696. WD 1035-312, WD 1052-1050. WD 1082-2571, WD 1400-2630.		
Area	0.5 AC	S/T/R	01-4S-16
Use Code**	SINGLE FAM (000100)	Tax District	2

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

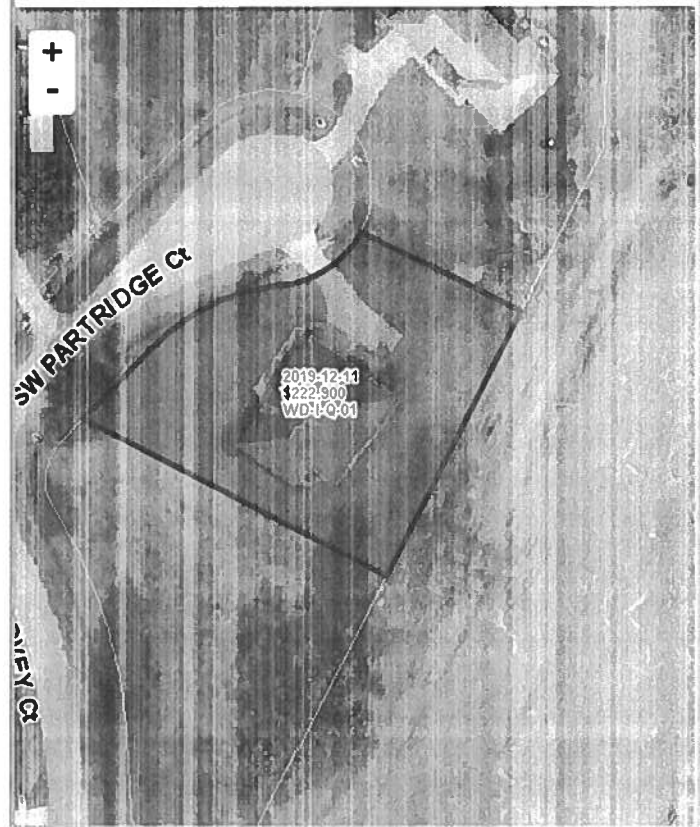
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$16,000	Mkt Land (1)	\$16,000
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$136,960	Building (1)	\$143,500
XFOB (2)	\$5,623	XFOB (2)	\$5,623
Just	\$158,583	Just	\$165,123
Class	\$0	Class	\$0
Appraised	\$158,583	Appraised	\$165,123
SOH Cap [?]	\$10,602	SOH Cap [?]	\$0
Assessed	\$147,981	Assessed	\$165,123
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$97,981 city:\$97,981 other:\$97,981 school:\$122,981	Total Taxable	county:\$115,123 city:\$115,123 other:\$115,123 school:\$140,123

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/11/2019	\$222,900	1400/2630	WD	I	Q	01
4/28/2006	\$250,000	1082/2571	WD	I	Q	
7/19/2005	\$50,000	1052/1050	WD	V	U	02 (Multi-Parcel Sale) - show
1/7/2005	\$100,000	1035/0312	WD	V	U	02 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2006	1879	2756	\$143,500

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0180	FPLC 1STRY	2006	\$2,000.00	1.000	0 x 0 x 0	(000.00)
0166	CONC,PAVMT	2006	\$3,623.00	1449.000	0 x 0 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000140	SFR GOLF (MKT)	1.000 LT - (0.500 AC)	1.00/1.00 1.00/1.00	\$16,000	\$16,000

Search Result: 1 of 1



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

PERMIT NO. AD-0138
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR:

☐ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Mindy Higgins John Garland

AGENT: Tuff Shed

TELEPHONE: (904) 612-6146

MAILING ADDRESS: 700 Blanding Blvd. Orange Park, FL 32065

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: 116 BLOCK: _____ SUBDIVISION: Covey Court PLATTED: _____

PROPERTY ID #: 61-45-16-02678-216 ZONING: _____ I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: .5 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC [] ☐ ≤2000GPD [] >2000GPD

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

PROPERTY ADDRESS: 125 SW Partridge Ct.

DIRECTIONS TO PROPERTY: Central to Len 8th St, to R on 129, to L on Route 1S to 1-75S, to US-90, to R SW Broom Norris Dr. to SW Sister Welcome Rd, to R on Covey Ct. to, R on Partridge Ct

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit Type of No. of Building Commercial/Institutional System Design
No Establishment Bedrooms Area Sqft Table 1, Chapter 64E-6, FAC

1	house	3	2756	residence
2	shed	0	200	shed (proposed) residential
3				
4				

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

SIGNATURE: [Signature]

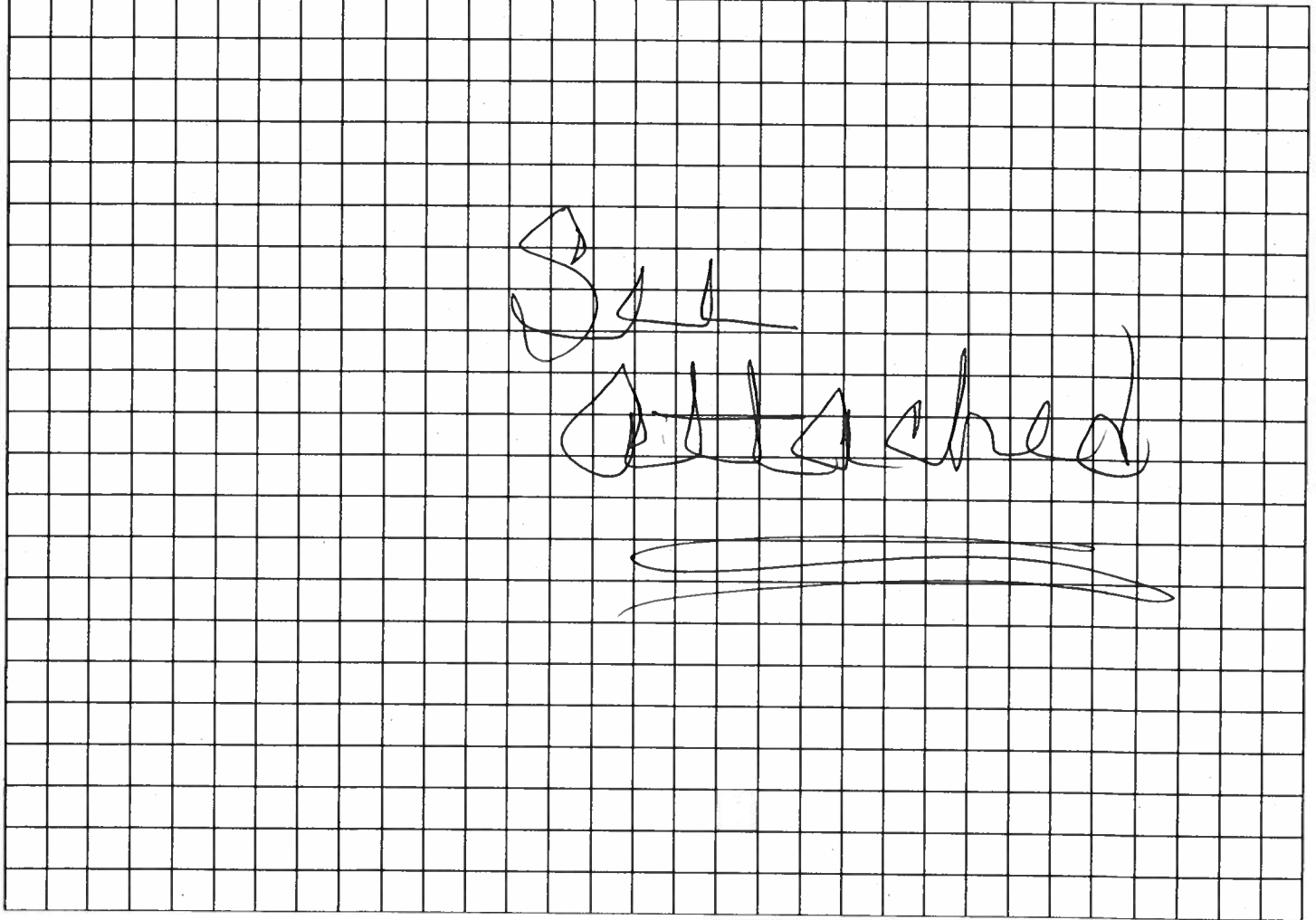
DATE: 2/20/2020

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 20-0138

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes: _____

HB 269

Site Plan submitted by: M. S. S. S.

~~Plan Approved~~ ----- REVIEWED

~~Not Approved~~ -----

Date 3/4/20

By Sally Ford Env Health Direct Columbia County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

MERIDIAN PER
RECORD PLAT

John Garland

MAP OF SURVEY

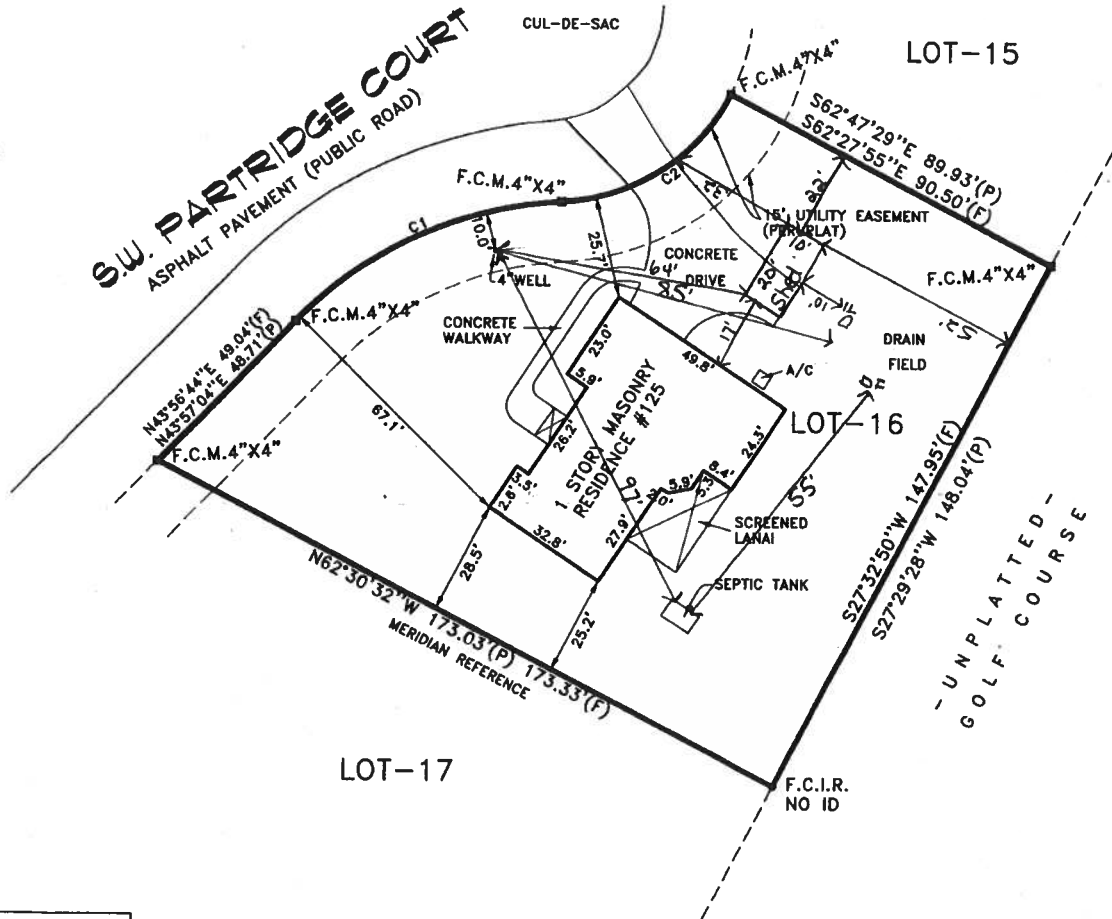
20-0138

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	100.00'	42°44'14"	74.59'	72.87'	N65°17'39"E
C2	50.00'	59°44'30"	52.13'	49.80'	N56°51'07"E

GRAPHIC SCALE



(IN FEET)
1 INCH = 30'



LEGEND

F. = Found
S. = Set
I.P. = Iron Pipe
I.R. = Iron Rod
C.M. = Concrete Monument
C. = Copied
H. & D. = Nail & Disk
P.K.N. = P.K. Nail
R.R.S. = Railroad Spike
(P) = Plat
(F) = Field
(D) = Deed
(C) = Calculated
= Power Pole
OW = Overhead Wires
W/C = Witness Corner

NOTES:

- 1) Darrell Copeland as the certifying Land Surveyor accepts no responsibility for right-of-way, easements, restrictions or other matters affecting title to lands surveyed, other than those recited in current deed and/or other instruments of record furnished by client.
- 2) Underground encroachments if any not located.
- 3) This survey was prepared expressly for the persons and/or entities named and only for the original purpose. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.

DISTANCE FROM WELL TO:
HOME = 31.9'
PROPERTY LINE = 10.0'
SEPTIC TANK = 97.2'
DRAIN FIELD = 92'

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C, PANEL NO. 0291D, DATED 11-2-18, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X" WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

DESCRIPTION: AS FURNISHED
Lot 16
COVEY COURT

BOUNDARY & LOCATION
SURVEY 12-4-19

I CERTIFY THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472

DARRELL COPELAND

FLA. REG. SURVEYOR #4529 DATE 12-8-19

BOOK AB31 PAGE 69 JOB NO. 19-282

CERTIFIED TO:
JOHN & ROSE GARLAND
ABSTRACT TRUST TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE CO.
DIGITAL FEDERAL CREDIT UNION

DARRELL COPELAND SURVEYING, INC.

LB#8141

7910 180TH STREET
McALPIN, FLORIDA 32062
(386) 209-4343 dsurveyi@aol.com

DATE	C. OF P.	DWG.	CHECKED	FILE
12-6-19	DWC	DC	SC	B-

as Recorded in Plat Book 6, Page 168, of the Public Records of Columbia County, Florida
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



1777 S. Harrison St., Ste 600
Denver, CO 80210
www.tuffshed.com



612

LIMITED POWER OF ATTORNEY

Date: 06/13/2019

I hereby name and appoint: Mindy Higgins

an agent of: Tuff Shed, Inc.
(Name of Company)

to be my lawful attorney-in-fact to act for to apply for, receipt for, sign for and do all things necessary to this appointment for (check only one option):

☒ All permits and applications submitted by this contractor.

or

☐ The specific permit and application for work located at:

(Street Address)

Expiration Date for This Limited Power of Attorney: 06/30/2020

License Holder Name: Tom Saurey (Tuff Shed, Inc.)

State License

Number: RLQA003753

Signature of License Holder: _____

State of Colorado

County of Denver

The foregoing instrument was acknowledged before me this 13 day of June, 2019,
by Tom Saurey who is personally known to me and who did not take an
oath.

Signature of Notary

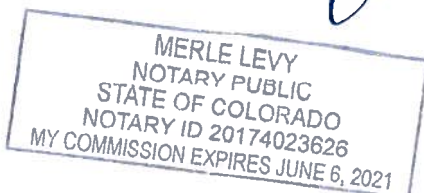
Merle Levy

Print or type Notary Name

Notary Public – State of COLORADO

Commission No. 20174023626

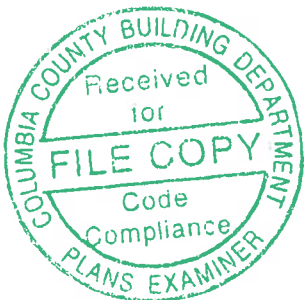
My Commission Expires: 06/06/2021



Tuff Shed, Inc.

1777 S. Harrison St. #600 Denver, CO 80210

State of Florida License #CBC1253645



Permit# _____

Customer name _____

Customer address _____

Product Approval Cover Sheet

As required by Florida Statute 553.842 and Florida Administrative Code 98-72m. Please provide the information and approval numbers for the building components listed below if they will be utilized on the building or structure. Florida approved products are listed on line at www.floridabuilding.org or can be obtained from the local product supplier.

All Products listed are per Florida Building Code 6th Edition (2017)

Shed Materials Used

<u>Product Type</u>	<u>Manufacturer</u>	<u>Model#</u>	<u>FL Product</u>	<u>HVHZ</u>
Windows	Tafo Corp	Series 82000	FL20743.1	No
Windows	Silver Line Building Products	V1 Series/70 Series	FL14911.5	No
Siding (Lap)	LP Corp	Lap	FL10477.1	Yes
Siding (Panel)	LP Corp	LP Smartside	FL9190.6	Yes
Roof Underlayment	Woodland Industries Inc	Felt	FL17206.1	YES
Roof Underlayment	GAF	Felt	FL18686.1	Yes
Shingles	GAF	GAF	FL10124.1	Yes
Fixed Transom	Innovations Manufacturing	Transom	FL17667.1	No
Flood Vents	Flood Solutions LLC	Foundation	FL17588.1	No
Wall	OX Paerboardr Michigan	Thermo-ply Sheathing	FL16391.1	No
Doors	Tuff Shed Inc	Premiere - Double Door	FL22202.1	Yes
Doors	Tuff Shed Inc	Premiere - Single Door	FL22202.2	Yes
Doors	Tuff Shed Inc	Sundance - Double Door	FL22202.3	Yes
Doors	Tuff Shed Inc	Sundance - Single Door	FL22202.4	Yes
Steel Door - Inswing	JELD-WEN	6-panel/3068/Inswing	FL1136.1	Yes
Steel Door - Outswing	JELD-WEN	6-panel/3068/Outswing	FL1136.2	Yes
Full lite door	JELD-WEN	3068	FL17454.1	Yes
Full lite door	JELD-WEN	6068	FL17454.1	Yes
9 lite door	JELD-WEN	3068	FL17454.1	Yes