

DATE 10/06/2010

## Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000028920

APPLICANT LARRY SWEAT PHONE 904-235-0037  
ADDRESS 6493 DURLAND RD GLEN ST MARY FL 32040  
OWNER LARRY SWEAT/CHARLENE TROSPER PHONE 904-235-0037  
ADDRESS 314 SW DAISY RD LAKE CITY FL 32025  
CONTRACTOR OWNER BUILDER PHONE \_\_\_\_\_  
LOCATION OF PROPERTY 47 S, R 240, L ITCHETUCKNEE RD, R FORD RD, R DAISY, AROUND  
CURVE TO LEFT THEN 4TH PROPERTY ON LEFT  
TYPE DEVELOPMENT RECONNECTION SFD ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA \_\_\_\_\_ TOTAL AREA \_\_\_\_\_ HEIGHT \_\_\_\_\_ STORIES \_\_\_\_\_  
FOUNDATION \_\_\_\_\_ WALLS \_\_\_\_\_ ROOF PITCH \_\_\_\_\_ FLOOR \_\_\_\_\_  
LAND USE & ZONING AG-3 MAX. HEIGHT \_\_\_\_\_  
Minimum Set Back Requirments: STREET-FRONT REAR SIDE  
NO. EX.D.U. 1 FLOOD ZONE NA DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 23-5S-15-00467-005 SUBDIVISION PARCEL #4  
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES 8.86

Culvert Permit No. \_\_\_\_\_ Culvert Waiver \_\_\_\_\_ Contractor's License Number \_\_\_\_\_ Larry M. Sweat Applicant/Owner/Contractor  
EXISTING 10-0457 LH LH Y  
Driveway Connection \_\_\_\_\_ Septic Tank Number \_\_\_\_\_ LU & Zoning checked by \_\_\_\_\_ Approved for Issuance \_\_\_\_\_ New Resident \_\_\_\_\_

COMMENTS: EXISTING SFDCheck # or Cash 145

## FOR BUILDING &amp; ZONING DEPARTMENT ONLY

(footer/Slab)

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

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 75.00 ZONING CERT. FEE \$ \_\_\_\_\_ FIRE FEE \$ 0.00 WASTE FEE \$ \_\_\_\_\_  
FLOOD DEVELOPMENT FEE \$ \_\_\_\_\_ FLOOD ZONE FEE \$ \_\_\_\_\_ CULVERT FEE \$ \_\_\_\_\_ TOTAL FEE 75.00  
INSPECTORS OFFICE L. H. CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

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

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

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PARCEL ID 23-5S-15-00467-005 SUBDIVISION \_\_\_\_\_ PARCEL #4  
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COMMENTS: EXISTING SFD

Check # or Cash 145

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

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 Under slab rough-in plumbing \_\_\_\_\_ date/app. by \_\_\_\_\_ Slab \_\_\_\_\_ date/app. by \_\_\_\_\_ Sheathing/Nailing \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Framing \_\_\_\_\_ date/app. by \_\_\_\_\_ Insulation \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Rough-in plumbing above slab and below wood floor \_\_\_\_\_ date/app. by \_\_\_\_\_ Electrical rough-in \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Heat & Air Duct \_\_\_\_\_ date/app. by \_\_\_\_\_ Peri. beam (Lintel) \_\_\_\_\_ date/app. by \_\_\_\_\_ Pool \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Permanent power \_\_\_\_\_ date/app. by \_\_\_\_\_ C.O. Final \_\_\_\_\_ date/app. by \_\_\_\_\_ Culvert \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Pump pole \_\_\_\_\_ date/app. by \_\_\_\_\_ Utility Pole \_\_\_\_\_ date/app. by \_\_\_\_\_ M/H tie downs, blocking, electricity and plumbing \_\_\_\_\_ date/app. by \_\_\_\_\_  
 Reconnection \_\_\_\_\_ date/app. by \_\_\_\_\_ RV \_\_\_\_\_ date/app. by \_\_\_\_\_ Re-roof \_\_\_\_\_ date/app. by \_\_\_\_\_

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00

Prepared by:  
The Florida Default Law Group, PL  
John Mesker  
9119 Corporate Lake Drive, Suite 300  
Tampa, Florida 33634  
File Number: R10010568

Return to:  
New House Title  
P.O. Box 20328  
Tampa, Florida 33663-1385

(Space Above This Line For Recording Data)

## Special Warranty Deed

This Special Warranty Deed made this 17<sup>th</sup> day of September, 2010, between Federal Home Loan Mortgage Corporation whose post office address is 5000 Plano Parkway, Carrollton, TX, 75010, grantor, and Larry M Sweat, an unmarried person, Charlene A Trosper, an unmarried person, whose post office address is 6493 Durland Rd., Glen St. Mary, FL 32040, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

**PARCEL #4: THE NORTH 1167.68 FEET OF THE WEST 1321.64 FEET OF THE SOUTHEAST ONE QUARTER OF SECTION 23 TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 991.23 FEET THEREOF AND SUBJECT TO THE COUNTRY GRADE MAINTAINED RIGHT-OF-WAY ALONG THE NORTH BOUNDARY THEREOF.**

Parcel Identification Number: 235S1500467005

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida September 29, 2008 in Official Records Book 18884, Page 1293, of the Public Records of Hillsborough County, Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

REVIEWED & ACCEPTED  
X MS

REVIEWED & ACCEPTED  
X CAO

Signed, sealed and delivered in our presence:

Federal Home Loan Mortgage Corporation  
By Florida Default Law Group  
as attorney in fact

Witness Name: *FRAN MORRIS*

*Tina Workman*  
By: Tina Workman  
Its authorized signor

*Tania Monte*  
Witness Name: Tania Monte

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2010, by  
Tina Workman who is/are personally known to me or  
has/have produced \_\_\_\_\_ as identification.



TANIA MONTE  
MY COMMISSION # DD 982860  
EXPIRES April 18, 2014  
Bonded Title Agent Notary Services

*Tania Monte*  
Notary Public

Printed Name: Tania Monte

My Commission Expires: \_\_\_\_\_

REVIEWED & ACCEPTED  
X *[Signature]*

REVIEWED & ACCEPTED  
X *[Signature]*



## POLICY ADDRESS CERTIFICATION

File #: R10010568

Buyer Name: Larry M. Sweat, an unmarried person, Charlene A. Trosper, an unmarried person

I hereby certify the following information to be the Correct Mailing Address and telephone information for closing purposes. I acknowledge that this is where my final Owner's Title Insurance Policy and original recorded Deed will be sent to unless otherwise stated below:

Property Address:  
314 SW DAISY ROAD  
LAKE CITY, FL, 32024

Telephone: (904) 410-6346

**If the above information is not the correct address for final documents to be sent to, please provide it here:**

Mailing Address if other than property address:

6493 Durland Road  
Glen St. Mary, FL 32040

Telephone: (904) 410-6346

I certify that this information is true and correct.

Buyer: Larry M. Sweat

Buyer: Charlene A. Trosper

Date: 9-22-10

28920

# Columbia County Property Appraiser

DB Last Updated: 8/5/2010

904-235-0037

2009 Tax Roll Year

Parcel: 23-5S-15-00467-005

&lt;&lt; Next Lower Parcel Next Higher Parcel &gt;&gt;

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

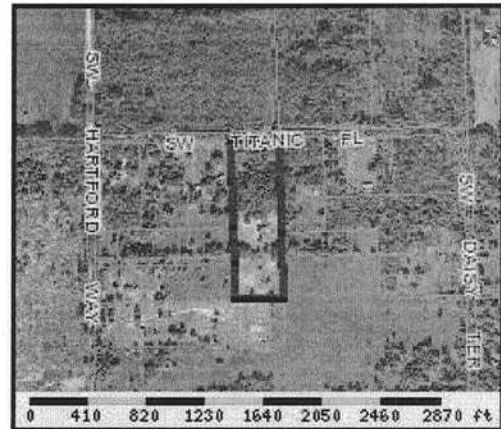
Interactive GIS Map

Print

## Owner & Property Info

Search Result: 1 of 1

Owner's Name	WELLS FARGO BANK N A		
Mailing Address	3476 STATEVIEW BLVD MAC X7801-013 FORT MILL, SC 29715		
Site Address	314 SW DAISY RD		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	Neighborhood	23515
Land Area	8.860 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE N 1167.68 FT OF W 1321.64 FT OF SE1/4, EX W 991.23 FT FT. (AKA PRCL #4),ORB 559-690, 783-1377,854-1218,WD 1019-2345 QCD 1084-952,1182-632,CT 1198- 80.			



## Property & Assessment Values

2009 Certified Values		
Mkt Land Value	cnt: (0)	\$51,133.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$104,154.00
XFOB Value	cnt: (1)	\$800.00
Total Appraised Value		\$156,087.00
Just Value		\$156,087.00
Class Value		\$0.00
Assessed Value		\$156,087.00
Exempt Value	(code: 12)	\$156,087.00
Total Taxable Value	Cnty: \$0 Other: \$0   Schl: \$0	

## 2010 Working Values

### NOTE:

2010 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

[Show Working Values](#)

## Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/7/2010	1198/80	CT	I	U	11	\$100.00
9/8/2009	1182/632	QC	I	U	18	\$100.00
1/15/2006	1084/952	QC	I	U	01	\$100.00
6/9/2004	1019/2345	WD	I	Q		\$151,500.00
11/10/1992	783/1377	CD	I	U	13	\$26,000.00
3/1/1985	559/690	AG	V	Q		\$25,100.00

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
2	SINGLE FAM (000100)	1997	(31)	2389	3588	\$100,195.00
Note: All S.F. calculations are based on exterior building dimensions.						

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
------	------	----------	-------	-------	------	--------------------