

**Columbia County New Building Permit Application**

<b>For Office Use Only</b>		Application # <u>64138</u>		Date Received _____		By _____		Permit # _____	
Zoning Official _____		Date _____		Flood Zone _____		Land Use _____		Zoning _____	
FEMA Map # _____		Elevation _____		MFE _____		River _____		Plans Examiner _____	
Date _____		Comments _____							
<input type="checkbox"/> NOC		<input type="checkbox"/> EH		<input type="checkbox"/> Deed or PA		<input type="checkbox"/> Site Plan		<input type="checkbox"/> State Road Info	
<input type="checkbox"/> 911 Sheet		<input type="checkbox"/> Parent Parcel # _____							
<input type="checkbox"/> Dev Permit # _____		<input type="checkbox"/> In Floodway		<input type="checkbox"/> Letter of Auth. from Contractor		<input type="checkbox"/> F W Comp. letter			
<input type="checkbox"/> Owner Builder Disclosure Statement		<input type="checkbox"/> Land Owner Affidavit		<input type="checkbox"/> Ellisville Water		<input type="checkbox"/> Sub VF Form			
Septic Permit No. <u>NA</u>		OR City Water <input checked="" type="checkbox"/>		Fax _____					
Applicant (Who will sign/pickup the permit) <u>Mike Todd</u>		Phone <u>386-867-0477</u>							
Address <u>171 NE Colburn Ave Lake City FL 32055</u>									
Owners Name <u>Stephen Douglas Mini Storage of Lake City</u>		Phone <u>386-961-6587</u>							
911 Address <u>2529 SW State Road #7 LAKE CITY FL 32025</u>									
Contractors Name <u>Mike Todd</u>		Phone <u>386-867-0477</u>							
Address <u>171 NE Colburn Ave Lake City FL 32055</u>									
Contact Email <u>mike@miketoddconstruction.com</u> ***Updates will be sent here									
Fee Simple Owner Name & Address <u>Stephen Douglas - Mini Storage of Lake City</u>									
Bonding Co. Name & Address <u>NA</u>									
Architect/Engineer Name & Address <u>Phil Bishop P.O. Box 3823 Lake City 32056</u>									
Mortgage Lenders Name & Address <u>N/A</u> <u>2529 S.R. #7 LAKE CITY 32054</u>									
Circle the correct power company - FL Power & Light - <u>Clay Elec.</u> - Suwannee Valley Elec. - Duke Energy									
Property ID Number <u>18-48-17-08475-005</u>		Estimated Construction Cost <u>\$200,000.00</u>							
Subdivision Name <u>N/A</u>		Lot _____		Block _____		Unit _____		Phase _____	
Construction of <u>Mini Warehouse</u> <input checked="" type="checkbox"/> Commercial OR <input type="checkbox"/> Residential									
Proposed Use/Occupancy <u>Storage Facility</u>		Number of Existing Dwellings on Property _____							
Is the Building Fire Sprinkled? _____		If Yes, blueprints included _____		Or Explain _____					
<input checked="" type="checkbox"/> Check Proposed -		<input type="checkbox"/> Culvert Permit		<input type="checkbox"/> Culvert Waiver		<input type="checkbox"/> D.O.T. Permit		<input checked="" type="checkbox"/> Have an Existing Drive	
Actual Distance of Structure from Property Lines - Front <u>Survey</u> Side _____ Side _____ Rear _____									
Number of Stories <u>1</u>		Heated Floor Area <u>0</u>		Total Floor Area <u>8400 sq. ft</u>		Acreage _____			
Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) _____									



**Columbia County Building Permit Application - "Owner and Contractor Signature Page"**

**CODES: 2023 Florida Building Code 8<sup>th</sup> Edition and the 2020 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.

Stephen A. Douglas  
**Printed Owners Name**

Stephen A. Douglas  
**Owners Signature**

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

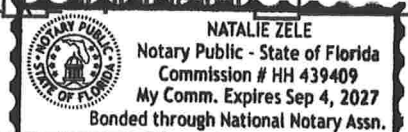
Michelle Todd  
**Contractor's Signature**

**Contractor's License Number** CGC006209  
**Columbia County**  
**Competency Card Number** \_\_\_\_\_

Affirmed and subscribed before me the Contractor by means of ☒ physical presence or ☐ online notarization, this 26<sup>th</sup> day of January 2024, who was personally known ☒ or produced ID ☐

Natalie L. Zele  
**State of Florida Notary Signature (For the Contractor)**

**SEAL:**







# Columbia County

## BUILDING DEPARTMENT

Revised 12/2023

### COMMERCIAL MINIMUM PLAN CHECKLIST

**MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2023 FLORIDA BUILDING CODE ,FLORIDA PLUMBING CODE,FLORIDA MECHINICAL CODE,FLORIDA FUEL AND GAS CODE 2023 EFFECTIVE 1 JAN 2023 AND 2020 NATIONAL ELECTRICAL**

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

**ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWING SHALL PROVIDED CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION.**

**FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3 (1) THROUGH (4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES**

GENERAL REQUIREMENTS:		Items to Include Each Box shall be Marked as Applicable		
1	All drawings must be clear, concise and drawn to scale, details that are not used shall be marked void.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3	The design professional signature shall be affixed to the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4	Two (2) complete sets of plans with the architecture or engineer signature and the date the affix embossed official seal was placed on the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

**Two (2) complete sets of plans containing the following information:**

Building Site Plan Requirements		Items to Include-Each Box shall be Marked as Applicable		
4	Parking, including provision Florida Building Code Accessibility Code	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5	Fire access, showing all drive way which will be accessible for emergency vehicles	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6	Driving/turning radius of parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7	Vehicle loading include truck dock loading or rail site loading	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
10	Location of specific tanks(above or under grown ,water lines and sewer lines and septic tank and drain fields	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

11	All structures exterior views include finished floor elevation								Yes	No	N/A	-
12	Total height of structure(s) form established grade								Yes	No	N/A	-
<p align="center"><b>Review required by the Columbia County Fire Department Items 13<sup>th</sup> 43</b>  <b>(We Contact the Fire Inspector For You.)</b></p>												
Occupancy group use circle all uses:		Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D	
13	Special occupancy requirements.								Yes	No	N/A	-
14	Incidental use areas (total square footage for each room of use area)								Yes	No	N/A	-
15	Mixed occupancies								Yes	No	N/A	-
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10								Yes	No	N/A	-
Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602												
17	Type I (FBC:602.2)	Type II (FBC:602.2)	Type III (FBC:602.3)	Type IV (FBC:602.4)	Type V (FBC:602.5)							

<b>Fire-resistant construction requirements shall be shown, include the following components</b>												
18	Fire-resistant separations								Yes	No	N/A	-
19	Fire-resistant protection for type of construction								Yes	No	N/A	-
20	Protection of openings and penetrations of rated walls								Yes	No	N/A	-
21	Protection of corridors and penetrations of rated walls								Yes	No	N/A	-
22	Fire blocking and draftstopping and calculated fire resistance								Yes	No	N/A	-
<b>Fire suppression systems shall be shown include:</b>												
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes								Yes	No	N/A	-
24	Standpipes								Yes	No	N/A	-
25	Pre-engineered systems								Yes	No	N/A	-
26	Riser diagram								Yes	No	N/A	-
<b>Life safety systems shall be shown include the following requirements:</b>												
27	Occupant load and egress capacities								Yes	No	N/A	-
28	Early warning								Yes	No	N/A	-
29	Smoke control								Yes	No	N/A	-
30	Stair pressurization								Yes	No	N/A	-
31	Systems schematic								Yes	No	N/A	-
<b>Occupancy load/egress requirements shall be shown include:</b>												
32	Occupancy load								Yes	No	N/A	-
33	Gross occupancy load								Yes	No	N/A	-
34	Net occupancy load								Yes	No	N/A	-
35	Means of egress								Yes	No	N/A	-
36	Exit access								Yes	No	N/A	-
37	Exit discharge								Yes	No	N/A	-
38	Stairs construction/geometry and protection								Yes	No	N/A	-
39	Doors								Yes	No	N/A	-
40	Emergency lighting and exit signs								Yes	No	N/A	-
41	Specific occupancy requirements								Yes	No	N/A	-



42	Construction requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
43	Horizontal exits/exit passageways	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-

Items to Include  
Each Box shall be  
Marked as  
Applicable

Structural requirements shall be shown include:					
44	Soil conditions/analysis	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
45	Termite protection	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
46	Design loads	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
47	Wind requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
48	Building envelope	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
49	Structural calculations (if required)	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
50	Foundation <b>For</b> structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
51	Wall systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
52	Floor systems	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
53	Roof systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
54	Threshold inspection plan	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
55	Stair systems	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
Materials shall be shown include the following					
56	Wood	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
57	Steel	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
58	Aluminum	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
59	Concrete	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
60	Plastic	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
61	Glass	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
62	Masonry	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
63	Gypsum board and plaster	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
64	Insulating (mechanical)	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
65	Roofing	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
66	Insulation	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
Accessibility requirements shall be shown include the following					
67	Site requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
68	Accessible route	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A	-
69	Vertical accessibility	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
70	Toilet and bathing facilities	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
71	Drinking fountains	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
72	Equipment	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
73	Special occupancy requirements	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-
74	Fair housing requirements	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-

Interior requirements shall include the following				
75	Review required by the Columbia County Fire Department Items 75 <sup>th</sup> 80	Yes	No	N/A
	Interior finishes (flame spread/smoke development)			
76	Light and ventilation	Yes	No	N/A
77	Sanitation	Yes	No	N/A
Special systems				
78	Elevators	Yes	No	N/A
79	Escalators	Yes	No	N/A
80	Lifts	Yes	No	N/A
Swimming pools				
81	Barrier requirements	Yes	No	N/A
82	Spas and Wading pools	Yes	No	N/A
83	Access required per Florida Building Code 454.1.2.5	Yes	No	N/A

Items to Include-Each Box shall be Circled as Applicable				
Electrical				
84	Wiring	Yes	No	N/A
85	Services For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	Yes	No	N/A
86	Feeders and branch circuits	Yes	No	N/A
87	Overcurrent protection	Yes	No	N/A
88	Grounding	Yes	No	N/A
89	Wiring methods and materials	Yes	No	N/A
90	GFCIs	Yes	No	N/A
91	Equipment	Yes	No	N/A
92	Special occupancies	Yes	No	N/A
93	Emergency systems	Yes	No	N/A
94	Communication systems	Yes	No	N/A
95	Low voltage	Yes	No	N/A
96	Load calculations	Yes	No	N/A
Plumbing				
97	Minimum plumbing facilities	Yes	No	N/A
98	Fixture requirements	Yes	No	N/A
99	Water supply piping	Yes	No	N/A
100	Sanitary drainage	Yes	No	N/A
101	Water heaters	Yes	No	N/A
102	Vents	Yes	No	N/A
103	Roof drainage	Yes	No	N/A
104	Back flow prevention	Yes	No	N/A



105	Irrigation	Yes	No	N/A	-
106	Location of water supply line	Yes	No	N/A	-
107	Grease traps	Yes	No	N/A	-
108	Environmental requirements	Yes	No	N/A	-
109	Plumbing riser	Yes	No	N/A	-
<b>Mechanical</b>					
110	Energy calculations	Yes	No	N/A	-
111	<b>Review required by the Columbia County Fire Department Items 111<sup>th</sup> 114</b>	Yes	No	N/A	-
112	Exhaust systems				
112	Clothes dryer exhaust	Yes	No	N/A	-
113	Kitchen equipment exhaust	Yes	No	N/A	-
114	Specialty exhaust systems	Yes	No	N/A	-
<b>Equipment location</b>					
115	Make-up air	Yes	No	N/A	-
116	Roof-mounted equipment	Yes	No	N/A	-
117	Duct systems	Yes	No	N/A	-
118	Ventilation	Yes	No	N/A	-
119	Laboratory	Yes	No	N/A	-
120	Combustion air	Yes	No	N/A	-
121	Chimneys, fireplaces and vents	Yes	No	N/A	-
122	Appliances	Yes	No	N/A	-
123	Boilers	Yes	No	N/A	-
124	Refrigeration	Yes	No	N/A	-
125	Bathroom ventilation	Yes	No	N/A	-
		Items to Include- Each Box shall be Marked as Applicable			
<b>Gas</b>					
126	<b>Review required by the Columbia County Fire Department Items 126<sup>th</sup> 134</b>	Yes	No	N/A	-
127	Gas piping				
127	Venting	Yes	No	N/A	-
128	Combustion air	Yes	No	N/A	-
129	Chimneys and vents	Yes	No	N/A	-
130	Appliances	Yes	No	N/A	-
131	Type of gas	Yes	No	N/A	-
132	Fireplaces	Yes	No	N/A	-
133	LP tank location	Yes	No	N/A	-
134	Riser diagram/shutoffs	Yes	No	N/A	-
<b>Notice of Commencement</b>					
135	A recorded (in the Columbia County Clerk Office) notice of commencement is required to be on file with the building department . <i>Before Any Inspections Will Be Done</i>	Yes	No	N/A	-
<b>Disclosure Statement for Owner Builders</b>		Yes	No	N/A	-

Private Potable Water						
136	Horse power of pump motor	<b>SEE PAGE 7- ON HOW TO PROVIDE THIS DOCUMENTATION.</b>	Yes	No	N/A	-
137	Capacity of pressure tank		Yes	No	N/A	-
138	Cycle stop valve if used		Yes	No	N/A	-
						Items to Include- Each Box shall be Marked as Applicable

**THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS**

139	<b>Building Permit Application</b>	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. Completed Applications can be mailed with The \$15.00 application fee.	Yes	No	N/A	-
140	<b>Parcel Number</b>	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. (386) 758-1084	Yes	No	N/A	-
141	<b>Environmental Health Permit or Sewer Tap Approval</b>	A copy of an approved Environmental Health (386) 758-1058 waste water disposal permit or an approved City of Lake City(386) 752-2031 OR County sewer tap letter is required before a building permit can be issued.  <b>Toilet facilities shall be provided for construction workers</b>	Yes	No	N/A	-
142	<b>Driveway Connection</b>	If the property does not have an existing access to a public road, then an application for a culvert permit must be made (\$25.00). County Public Works Dept. determines the size and length of every culvert before installation and completes a final inspection before permanent power is granted. Culvert installation for commercial, industrial and other uses shall conform to the approved site plan or to the specifications of a registered engineer. Use or joint use of driveways will comply with Florida Department of Transportation specifications. If the project is to be located on an F.D.O.T. maintained road, then an F.D.O.T. access permit is required.	Yes	No	N/A	-
143	<b>Suwannee River Water Management District Approval</b>	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	Yes	No	N/A	-
144	<b>Flood Management</b>	All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of section 8.8 of the Columbia County Land Development Regulations. Any project that is located within a flood zone where the base flood elevation (100 year flood) has not been established shall meet the requirements of section 8.7 of Columbia County Land Development Regulations. A development permit will also be required. The development permit cost is \$50.00	Yes	No	N/A	-
145	<b>Flood Management</b>	A CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT	Yes	No	N/A	-
146	<b>911 Address</b>	An application for a 911 address must be applied for and received through the Columbia County 911 Addressing Department by applying online.	Yes	No	N/A	-



Columbia County Property Appraiser

2024 Working Values  
updated: 1/25/2024

Jeff Hampton

Parcel: 18-4S-17-08479-005 (31588)

Owner & Property Info

Result: 1 of 1	
Owner	MINI-STORAGE & RECORD STORAGE OF LAKE CITY INC 442 SW SAINT MARGARET ST LAKE CITY, FL 32025
Site	2529 SW STATE ROAD 47, LAKE CITY
Description*	COMM SE COR, RUN N 776.60 FT, W 1373.72 FT FOR POB, RUN N 357.45 FT, W 233.63 FT, W 554.84 FT, S 9 DEG W 213.47 FT, W 448.04 FT TO E RW SR-47, S 9 DEG W ALONG RW 139.88 FT, E 1297.77 FT TO POB ORB 934-352, WD 1293-2390.
Area	7.91 AC
Use Code**	MINI STORAGE (4810)
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is for 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

2023 Certified Values		2024 Working Values	
Mkt Land	\$197,750	Mkt Land	\$197,750
Ag Land	\$0	Ag Land	\$0
Building	\$1,865,531	Building	\$1,854,319
XFOB	\$177,813	XFOB	\$177,813
Just	\$2,241,094	Just	\$2,229,882
Class	\$0	Class	\$0
Appraised	\$2,241,094	Appraised	\$2,229,882
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,241,094	Assessed	\$2,229,882
Exempt	\$0	Exempt	\$0
Total	county:\$2,241,094 city:\$0	Total	county:\$2,229,882 city:\$0
Taxable	other:\$0 school:\$2,241,094	Taxable	other:\$0 school:\$2,229,882

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/2015	\$123,100	1293/2390	WD	V	Q	01
8/30/2001	\$79,000	0934/0352	WD	V	U	09

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	WAREH MINI (8300)	2016	12375	12375	\$297,959
Sketch	WAREH MINI (8300)	2016	6000	6000	\$138,168
Sketch	WAREH MINI (8300)	2016	5000	5000	\$116,232
Sketch	WAREH MINI (8300)	2018	8400	8400	\$189,665
Sketch	WAREH MINI (8300)	2018	8400	8400	\$189,665
Sketch	WAREH MINI (8300)	2019	5000	5000	\$140,262
Sketch	WAREH MINI (8300)	2021	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2021	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2022	8400	8400	\$195,592
Sketch	WAREH MINI (8300)	2022	8400	8400	\$195,592

\*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
0260	PAVEMENT-ASPHALT	2016	\$54,320.00	33950.00	0 x 0
0166	CONC.PAVMT	2016	\$4,230.00	2115.00	0 x 0
0140	CLFENCE 6	2016	\$11,063.00	1475.00	0 x 0
0260	PAVEMENT-ASPHALT	2018	\$64,640.00	40400.00	0 x 0
0140	CLFENCE 6	2018	\$9,000.00	1200.00	0 x 0
0260	PAVEMENT-ASPHALT	2021	\$34,560.00	21600.00	x

Land Breakdown



# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

Clerk's Office Stamp

Inst: 202412001734 Date: 01/25/2024 Time: 2:01PM  
Page 1 of 1 B: 1506 P: 2564, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy Clerk

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

1. Description of property (legal description): 18-45-17-08479-005  
a) Street (job) Address: 2529 SW State Road 87 Lake City FL 32025
2. General description of improvements: Construct mini-storage Bldg. #1100
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Stephen Douglas, 2529 SW. St. 87 Lake City FL 32025  
b) Name and address of fee simple titleholder (if other than owner):  
c) Interest in property: Owner
4. Contractor Information  
a) Name and address: Mike Todd 171 NE Colburn Ave Lake City FL 32055  
b) Telephone No.: 386-867-0477
5. Surety Information (if applicable, a copy of the payment bond is attached): N/A  
a) Name and address:  
b) Amount of Bond:  
c) Telephone No.:
6. Lender N/A  
a) Name and address:  
b) Phone No.:
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:  
a) Name and address: Mike Todd 171 NE Colburn Ave Lake City FL 32055  
b) Telephone No.: 386-867-0477
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
a) Name: Mike Todd OF Mike Todd Construction  
b) Telephone No.: 386-867-0477
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. Mike Todd

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Mike Todd Contractor

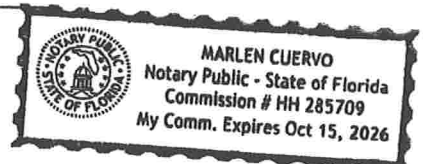
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 24 day of JANUARY, 2024, by:  
Mike Todd as \_\_\_\_\_ for \_\_\_\_\_  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type FL

Notary Signature

Notary Stamp or Seal:





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

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
<b>1. EXTERIOR DOORS</b>			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP	Janus Doors	Exterior Roll up	21450.9
D. OTHER			
<b>2. WINDOWS</b>			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
<b>3. PANEL WALL</b>			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
<b>4. ROOFING PRODUCTS</b>			
A. ASPHALT SHINGLES			
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
<b>5. STRUCT COMPONENTS</b>			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
<b>6. NEW EXTERIOR</b>			
<b>ENVELOPE PRODUCTS</b>			

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



Contractor or Owner Signature

NOTES:

# SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # \_\_\_\_\_ JOB NAME Mini Storage of Lake City Bldg 1100

## THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. 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 general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

**Use website to confirm licenses:** <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input type="checkbox"/> CC# _____	Print Name <u>Mike Alban</u> Signature <u>[Signature]</u> Company Name: <u>Alban Electric</u> License #: <u>EC13001658</u> Phone #: <u>386-208-4414</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/A/C</b> <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/GAS</b> <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <input type="checkbox"/> CC# _____	Print Name <u>Mike Todd</u> Signature <u>[Signature]</u> Company Name: <u>Mike Todd Construction</u> License #: <u>CGC006209</u> Phone #: <u>386-867-0477</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/> CC# _____	Print Name <u>Mike Todd</u> Signature <u>[Signature]</u> Company Name: <u>Mike Todd Construction</u> License #: <u>CGC006209</u> Phone #: <u>386-867-0477</u>	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE SPECIALTY</b> <input type="checkbox"/> CC# _____	Print Name <u>NA</u> Signature _____ Company Name: _____ License #: _____ Phone #: _____	<b>Need</b> <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE