



*Sent 11/5/21*

**CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

**FOR OFFICIAL USE ONLY**

**RECEIVED**

**NOV 04 2021**

Date Received:

Case #: 21-30

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: Duane E. Thomas Property Owner: Same  
Contact: 386-623-2642 Contact:  
Address: 206 S. Marion Ave Address:  
Lake City, FL 32055  
Phone: 386-623-2642 Phone:  
Cell: \_\_\_\_\_ Cell:  
Email: duane@duanethomas.org Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Site Location/Address: 1325 W St Johns Proposed Use: \_\_\_\_\_  
Current Use: Residential Projected Cost of Work: \$ \_\_\_\_\_  
Year Built: \_\_\_\_\_

**NARRATIVE**

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

New metal Roof of 29 gauge galvalume  
(6x4" boards) on center fastened to trusses w/ 3" galvanized nails.

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Duane E. Thomas Duane E. Thomas 11/04/21  
APPLICANT/AGENT SIGNATURE APPLICANT/AGENT NAME and TITLE DATE

**FOR OFFICIAL USE ONLY**

Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
National Register of Historic Places Designation?	Yes	No, but eligible	No, not eligible



**CITY OF LAKE CITY  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

**FOR OFFICIAL USE ONLY**

**RECEIVE**  
NOV 04 2021

Date Received: Nov 04 2021

Case #: SLT 70

*McWilliams*  
11/5/21

**APPLICANT INFORMATION**

Applicant is (check one and sign below):  Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant: Duane E. Thomas Property Owner: Same  
Contact: 386-623-2642 Contact:  
Address: 206 S. Merion Ave. Address:  
Lake City, FL 32055  
Phone: 386-623-2642 Phone:  
Cell: \_\_\_\_\_ Cell:  
Email: duane@duanethomas.org Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Site Location/Address: 1325 W St. Johns Proposed Use: \_\_\_\_\_  
Current Use: Residential Projected Cost of Work: \$ \_\_\_\_\_  
Year Built: \_\_\_\_\_

**NARRATIVE**

Please provide a detailed summary of proposed work. Note affected features and changes in external structure design or materials. (Note: May be submitted as an attachment).

*New metal Roof of 29 gauge galvalume  
16" x 4" boards on center fastened to trusses w/ 3" galvanized nails.*

I certify that I have reviewed the Land Development Code (see below) and that my submission meets all requirements.

Duane E. Thomas  
APPLICANT/AGENT SIGNATURE

Duane E. Thomas  
APPLICANT/AGENT NAME and TITLE

11/04/21  
DATE

**FOR OFFICIAL USE ONLY**

Parcel ID Number:			
Future Land Use:		Zoning District:	
Review (circle one):	Ordinary Maintenance	Minor Work	Major Work
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## City of Lake City, Land Development Regulations

### ARTICLE TEN. HISTORIC SITES AND STRUCTURES PRESERVATION REGULATIONS

#### SECTION 10.11 APPROVAL OF CHANGES TO LANDMARKS AND LANDMARK SITES

10.11.1 **Certificate of Appropriateness.** No person may undertake the following actions affecting a designated landmark or landmark site without first obtaining a Certificate of Appropriateness from the Agency:

1. Alteration of an archeological site or the exterior part or premises of a building or a structure;
2. New construction;
3. Demolition; or
4. Relocation.

10.11.2 **Review of New Construction and Alterations.** Review of new construction and alterations to designated buildings and structures shall be limited to exterior changes visible to the public. The Land Development Regulation Administrator is authorized to issue a Stop Work Order on any alteration, new construction, demolition or relocation undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness.

A Certificate of Appropriateness is in addition to any other building permits required by law. The issuance of a Certificate of Appropriateness from the Agency does not relieve the property owner of the duty to comply with other state and local laws and regulations.

Ordinary repairs and maintenance otherwise permitted by law may be undertaken on a designated landmark or a designated landmark site without a Certificate of Appropriateness provided this work does not alter the exterior appearance of the building, structure, or archeological site, or alter elements significant to its architectural or historic integrity.

A Certificate of Appropriateness for alteration, new construction, demolition, or relocation pursuant to the provisions of this Article is not effective for a period of fifteen (15) days subsequent to the Agency's decision. If during that fifteen (15) day period an appeal is made to the City Council, the decision of the Agency is automatically stayed pending City Council review.

Standards for Alterations or New Construction for Conformance with the Certificate of Appropriateness ("The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," U.S. Department of Interior).

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. The property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.
4. As most properties change over time, these changes to the property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the historic property shall be preserved.
6. Where possible deteriorated historic features to be rehabilitated shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structure, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**10.11.4 Application Procedure for Certificate of Appropriateness.** Each application for a Certificate of Appropriateness shall be accompanied by the required fee. The Land Development Regulation Administrator shall forward to the Agency each application for a permit that authorizes an alteration, new construction, demolition or relocation affecting a landmark or a designated landmark site. The applicant shall complete an application form provided by the Land Development Regulator Administrator and submit the following:

1. Drawings of the proposed work;
2. Photographs of existing buildings or structures and adjacent properties; and
3. Information about the building materials to be used.

The Land Development Regulation Administrator determines when an application is complete and may require additional information when such application is determined to be incomplete.

**10.11.5 Public Hearings for Certificates of Appropriateness.** The Agency shall hold a public hearing on each application for a Certificate of Appropriateness in accordance with Article

13. The Agency shall approve, approve with conditions, or disapprove each application based on the criteria contained in this section.

In approving or in denying application for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Agency shall examine the following general issues:

1. The effect of the proposed work on the landmark or property;
2. The relationship between such work and other structures on the site;
3. The extent to which the historic, architectural or archeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or the property will be affected;
4. Whether or not denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property; and
5. Whether the plans may be reasonably carried out by the applicant.

No Certificate of Appropriateness for demolition shall be issued by the Agency until the applicant has demonstrated that no feasible alternative to demolition can be found. The Agency may ask interested individuals and organizations for assistance in seeking an alternative to demolition and shall study the question of economic hardship for the applicant and determine whether the landmark can be put to reasonable beneficial use without approval of the demolition application. In the case of an income-producing building, the Agency shall also determine whether the applicant can obtain a reasonable return from the existing building. The Agency may ask an applicant for additional information including, but not limited to, evidence that the plans for a new building on the site will be implemented. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return,

the Agency shall deny the demolition application.

The Agency may grant a Certificate of Appropriateness for demolition even though the designated landmark or landmark site has reasonable beneficial use if: (

1. The Agency determines that the property no longer contributes to a historic district or no longer has significance as a historic, architectural or archeological landmark; and
2. The Agency determines that the demolition of the designated property is required by a community redevelopment plan or the City's Comprehensive Plan.



GROWTH MANAGEMENT DEPARTMENT  
205 North Marion Ave, Lake City, FL 32055  
Phone: 386-719-5750  
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, Duane E. Thomas (owner name), owner of property parcel

number 12763-00064(297) (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign; speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Robert J Hoag	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)

Date

NOTARY INFORMATION:

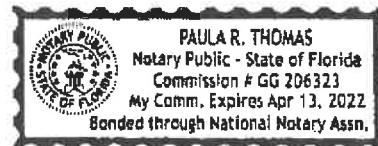
STATE OF Florida

COUNTY OF Calhoun

The above person, whose name is Duane E. Thomas, personally appeared before me and is known by me or has produced identification (type of I.D.) on this 4th day of November, 2021.

NOTARY'S SIGNATURE

(Seal/Stamp)









Date Completed:

PERMIT #

769



Florida Building Codes 7<sup>th</sup> Edition (2020), 2017  
 National Electrical Code (NEC)  
 Florida Fire Prevention Code 7<sup>th</sup> Edition (2020)

132 SW 1st Johns

## APPLICATION FOR: RESIDENTIAL BUILDING PERMIT

Mail: City of Lake City - 205 North Marion Ave. - Lake City, FL 32055  
 Phone: 386.719-5750 ofc. - 386.758-5426 fax

E-Mail: growthmanagement@lcfla.com

Submit to the office of Growth Management

PERMIT FEE:

\$ 220.30

DATE PAID:

RECEIPT #:

Date Stamp:

RECEIVED  
 NOV 02 2021

BY:

CJ

- If Demolition, use separate city Demolition Permit Application
- If Manufactured Home, use separate city Manufactured Home Applications
- If a Driveway, requires Zoning Driveway Application in addition to this application
- A travel trailer shall not be used as a residence – no utilities may be extended to such, etc.
- Single-family homes shall not be converted into a duplex or multi-family without zoning approval.
- All new housing requires zoning review and approval prior to permit application.

### PERMIT TYPE (please check)

<input type="checkbox"/> NEW ELECTRICAL SERVICE	<input type="checkbox"/> MECHANICAL / HVAC
<input type="checkbox"/> ELECTRICAL SERVICE UPGRADE	<input type="checkbox"/> PLUMBING
<input type="checkbox"/> ELECTRICAL ALTERATION / REWIRING	<input type="checkbox"/> ADA / HANDICAPPED RAMP
	<input type="checkbox"/> GAS - LP <u>  </u> NATURAL <u>  </u>
<input type="checkbox"/> ADDITION (LIVING SPACE) TO A RESIDENCE	<input type="checkbox"/> UNCOVERED DECK, PATIO, SLAB
<input type="checkbox"/> AWNING / PORCH / COVERED DECK ATTACHED TO A RESIDENCE	<input type="checkbox"/> DETACHED ACCESSORY BUILDING / SHED, GARAGE, CARPORT, ETC.
<input type="checkbox"/> INTERIOR ALTERATION / RENOVATION A SINGLE-FAMILY RESIDENCE	<input type="checkbox"/> POOL AND/OR POOL SCREEN ENCLOSURE
	<input type="checkbox"/> FENCE (subject to LDR 42.10 requirements)
<input type="checkbox"/> MODULAR HOME	<input type="checkbox"/> MOVING OF BUILDING OR STRUCTURE
<input type="checkbox"/> NEW CONVENTIONAL STICK-BUILT HOME	<input type="checkbox"/> SLAB WITH FOOTERS
<input type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> RE-ROOF (TEAR-OFF)
<input type="checkbox"/> DOORS	<input type="checkbox"/> ROOF-OVER
<input type="checkbox"/> SIDING	<input type="checkbox"/> SHINGLES
<input type="checkbox"/> DRIVEWAY (For any access to a City Street)	<input checked="" type="checkbox"/> METAL ROOF
<input type="checkbox"/> UTILITY WORK OR CONNECTIONS	<input type="checkbox"/> IRRIGATION METER or WELL
<input type="checkbox"/> OTHER (LIST)	

Date Completed: \_\_\_\_\_

PERMIT # 769

**THIS SECTION TO BE COMPLETED BY APPLICANT**  
E-MAIL ADDRESS OF PROPERTY OWNER AND CONTRACTOR REQUIRED

## 1) Title Holder/ Property Owner Information

Name: Duane E. Thomas Phone: 386-623-2642  
 Mailing Address: 206 S. Marion Ave. E-Mail: duane@duanethomas.org

## 2) Contractor / Hired Company

Name: KJH Construction Phone: 954.444.7941  
 Mailing Address: 1509 269th St. Branford, FL 33009 E-Mail: rjhdywall@midkprng.com  
 Contractor License Number: CCC1331947

## 3) Property / Job Location and Use:

All / Part (Circle One) of Tax Parcel Number: 00.00.00.12743 000

Job Location Description / 911 Address: 132 SW Saint Johns St, Lake City FL

Legal Description (Please give Lot #, Block, Sub-division): Please also provide a Property Appraiser Print-out See attached deed  
 Type of Residence: Single Family Prop Appraiser Print-out

(Single-Family, Duplex & Rental or Owner Occupied)

Acreage/Size of Property (use fractions thereof if applicable): .24 ac Building Size: 2458 sqft

Complete scope of work: Install Metal Roof

29 Gauge Metal FL# 959.1

Valuation of Work: \$ 22,000.00 (materials and labor)

I (we) do hereby certify that to the best of my (our) knowledge and belief, that all of the above statements and information, and the statements contained in any papers or plans submitted herewith, are true and correct. I authorize the Growth Management Department to enter and inspect the site and premises which is the subject of this application. A separate permit is required for each contractor (Plbg., HVAC, Elec. Etc.)

Additionally, I (we) do hereby certify that I (we) understand that a violation of Florida Statute 489.129, particularly performing any act which assists a person or entity in engaging in the prohibited uncertified and unregistered practice of contracting, and knowingly combining or conspiring with an uncertified or unregistered person by allowing his or her certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of chapter 489, will result in complaints being filed with the Florida Department of Business and Professional Regulation by this city.

Duane E. Thomas

Signature of Title Holder or Applicant

10/26/2021

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of Oct, 2021, by (name of person acknowledging):

Duane E. Thomas

Therese Quiette Young  
Signature of Notary  
Therese Quiette Young  
Printed Name of Notary

(NOTARY SEAL or STAMP)

Personally Known  OR Produced Identification  
Type of Identification Produced



City of Lake City  
Application for Residential Permit

Last Revised: 01/04/2021

Date Completed: \_\_\_\_\_

PERMIT # 769

Tatitta Sibel  
Contractor Signature

11/2/21  
Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 11 day of November, 2021, by (name of person acknowledging).



B. D. Watson  
Signature of Notary  
Brittany Watson  
Printed Name of Notary

Personally Known D OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

TO BE COMPLETED BY CITY STAFF	
Property Zoning: _____	Flood Zone: _____
Approvals:	
Gas Service _____	Water Service _____
City Sewer Service (Check with Growth Management to see if Septic allowable.)	
Flood Zone or Storm Drainage _____	Zoning Dept. _____
Building Official: _____	

This Instrument prepared  
By Duane E. Thomas, ESQ.  
206 South Marion Avenue  
Lake City, FL 32025

### WARRANTY DEED

THIS WARRANTY DEED, made this 1st day of Aug 2010 between Duane E. Thomas and Karen K. Thomas, husband and wife, whose residence address is 667 SE Buck Gin, Lake City, FL 32025, hereinafter referred to as Grantor, and Duane E. Thomas, a married man, whose residence address is 667 SE Buck Glen, Lake City, FL 32025, as Grantee.

**WITNESSESTH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, and conveys unto the grantees, and to their heirs and assigns forever, all that certain land situate in Columbia County, Florida, to-wit:

The Northwest 1/4 of Lot or Block 43, Central Division of the City of Lake City, in Columbia County, Florida, the street address of which is 132 SW St. Johns Street, Lake City, FL 32025.

Columbia County Property Appraiser's Parcel ID#: R-12763-000.

This conveyance is made subject to all encumbrances of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Meloney Sullivan  
Witness

Karen K. Thomas  
Karen K. Thomas, Grantor

Meloney Sullivan  
Print Witness Name

Duane E. Thomas  
Duane E. Thomas, Grantor

Angela A. Mahony  
Witness

Angela A. Mahony  
Print Witness Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

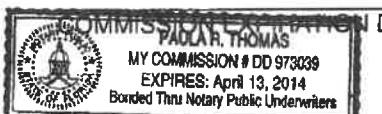
Inst: 201012015990 Date: 10/1/2010 Time: 4:44 PM  
Doc Stamp Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B:1202 P:1217

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **Karen K. Thomas** and **Duane E. Thomas**, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of June, 2010.

Paule R. Thomas  
NOTARY PUBLIC

S E A L



**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 10/28/2021

Parcel: &lt;&gt; 00-00-00-12763-000 (41297) &gt;&gt;

**Owner & Property Info**

Result: 5 of 8

Owner	THOMAS DUANE E 667 SE BUCK GLEN LAKE CITY, FL 32025		
Site	132 SW SAINT JOHNS St, LAKE CITY		
Description*	C DIV: NW1/4 BLOCK 43. LIFE EST ORB 872-2598, WD 1076-1304, WD 1202-1217,		
Area	0.241 AC	S/T/R	32-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*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.

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)
 2019  2016  2013  2010  2007  2005  Sales
**Property & Assessment Values**

2021 Certified Values		2022 Working Values	
Mkt Land	\$18,375	Mkt Land	\$18,375
Ag Land	\$0	Ag Land	\$0
Building	\$97,272	Building	\$97,272
XFOB	\$11,601	XFOB	\$11,601
Just	\$127,248	Just	\$127,248
Class	\$0	Class	\$0
Appraised	\$127,248	Appraised	\$127,248
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$127,248	Assessed	\$127,248
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$127,248 city:\$127,248 other:\$0 school:\$127,248	Total city:\$127,248 other:\$0 school:\$127,248	county:\$127,248 city:\$127,248 other:\$0 school:\$127,248

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/1/2010	\$100	1202/1217	WD	I	U	11

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1970	1734	2458	\$97,272

\*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
0280	POOL R/CON	1980	\$9,728.00	512.00	16 x 32
0210	GARAGE U	0	\$857.00	612.00	18 x 34
0130	CLFENCE 5	1993	\$600.00	1.00	0 x 0
0264	PRCH,FSP	2011	\$416.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10,500.000 SF (0.241 AC)	1.0000/1.0000 1.0000//	\$2 /SF	\$18,375

11/2/21, 12:29 PM

Columbia County Property Appraiser

Search Result: 5 of 8

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: [GrizzlyLogic.com](http://GrizzlyLogic.com)

Date Completed: \_\_\_\_\_

PERMIT # \_\_\_\_\_



Florida Building Codes 7<sup>th</sup> Edition (2020), 2017  
 National Electrical Code (NEC)  
 Florida Fire Prevention Code 7<sup>th</sup> Edition (2020)

## APPLICATION FOR: RESIDENTIAL BUILDING PERMIT

Mail: City of Lake City - 205 North Marion Ave. - Lake City, FL 32055  
 Phone: 386.719-5750 ofc. - 386.758-5426 fax

E-Mail: growthmanagement@lcfla.com

Submit to the office of Growth Management

Date Stamp:

PERMIT FEE: \_\_\_\_\_

DATE PAID: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

- If Demolition, use separate city Demolition Permit Application
- If Manufactured Home, use separate city Manufactured Home Applications
- If a Driveway, requires Zoning Driveway Application in addition to this application
- A travel trailer shall not be used as a residence – no utilities may be extended to such, etc.
- Single-family homes shall not be converted into a duplex or multi-family without zoning approval.
- All new housing requires zoning review and approval prior to permit application.

### PERMIT TYPE (please check)

<input type="checkbox"/> NEW ELECTRICAL SERVICE <input type="checkbox"/> ELECTRICAL SERVICE UPGRADE <input type="checkbox"/> ELECTRICAL ALTERATION / REWIRING	<input type="checkbox"/> MECHANICAL / HVAC <input type="checkbox"/> PLUMBING <input type="checkbox"/> ADA / HANDICAPPED RAMP <input type="checkbox"/> GAS - LP <u>  </u> NATURAL <u>  </u>
<input type="checkbox"/> ADDITION (LIVING SPACE) TO A RESIDENCE <input type="checkbox"/> AWNING / PORCH / COVERED DECK ATTACHED TO A RESIDENCE <input type="checkbox"/> INTERIOR ALTERATION / RENOVATION A SINGLE-FAMILY RESIDENCE	<input type="checkbox"/> UNCOVERED DECK, PATIO, SLAB <input type="checkbox"/> DETACHED ACCESSORY BUILDING / SHED, GARAGE, CARPORT, ETC. <input type="checkbox"/> POOL AND/OR POOL SCREEN ENCLOSURE <input type="checkbox"/> FENCE (subject to LDR 4.2.10 requirements)
<input type="checkbox"/> MODULAR HOME <input type="checkbox"/> NEW CONVENTIONAL STICK-BUILT HOME	<input type="checkbox"/> MOVING OF BUILDING OR STRUCTURE <input type="checkbox"/> SLAB WITH FOOTERS
<input type="checkbox"/> WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> SIDING <input type="checkbox"/> DRIVEWAY (For any access to a City Street)	<input type="checkbox"/> RE-ROOF (TEAR-OFF) <input type="checkbox"/> ROOF-OVER <input type="checkbox"/> SHINGLES <input checked="" type="checkbox"/> METAL ROOF
<input type="checkbox"/> UTILITY WORK OR CONNECTIONS	<input type="checkbox"/> IRRIGATION METER or WELL
<input type="checkbox"/> OTHER (LIST)	

Date Completed: \_\_\_\_\_

PERMIT # \_\_\_\_\_

**THIS SECTION TO BE COMPLETED BY APPLICANT**

E-MAIL ADDRESS OF PROPERTY OWNER AND CONTRACTOR REQUIRED

## 1) Title Holder/ Property Owner Information

Name: Duane E. Thomas  
 Mailing Address: 206 S. Marion Ave.

Phone: 386-623-2642  
 E-Mail: duane@duanethomas.org

## 2) Contractor / Hired Company

Name: NA  
 Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Contractor License Number: \_\_\_\_\_

## 3) Property / Job Location and Use:

All / Part (Circle One) of Tax Parcel Number: 00-00-00-13198-000Job Location Description / 911 Address: 405 E. Duval St. Lake City, FL 32025Legal Description (Please give Lot #, Block, Sub-division): Please also provide a Property Appraiser Print-out See attached deed  
Prop Appraiser printout.Type of Residence: Single Family

(Single-Family, Duplex &amp; Rental or Owner Occupied)

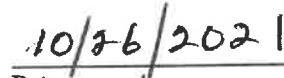
Acreage/Size of Property (use fractions thereof if applies): 1.46 ac. Building Size: 3977 sq. ft.Complete scope of work: Install Metal RoofValuation of Work: \$ 22,000.00 (materials and labor)

I (we) do hereby certify that to the best of my (our) knowledge and belief, that all of the above statements and information, and the statements contained in any papers or plans submitted herewith, are true and correct. I authorize the Growth Management Department to enter and inspect the site and premises which is the subject of this application. A separate permit is required for each contractor (Plbg., HVAC, Elec. Etc.)

Additionally, I (we) do hereby certify that I (we) understand that a violation of Florida Statute 489.129, particularly performing any act which assists a person or entity in engaging in the prohibited uncertified and unregistered practice of contracting, and knowingly combining or conspiring with an uncertified or unregistered person by allowing his or her certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of chapter 489, will result in complaints being filed with the Florida Department of Business and Professional Regulation by this city.



Signature of Title Holder or Applicant



Date

STATE OF FLORIDA  
 COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of Oct, 2021, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Personally Known  OR Produced Identification \_\_\_\_\_  
 Type of Identification Produced \_\_\_\_\_



Signature of Notary

Therese Quiette Young

City of Lake City  
 Application for Residential Permit

Last Revised: 01/04/2021

Date Completed: \_\_\_\_\_

PERMIT # \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Date \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person acknowledging).

\_\_\_\_\_  
Signature of Notary

(NOTARY SEAL or STAMP) \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

**TO BE COMPLETED BY CITY STAFF**

Property Zoning: _____	Flood Zone: _____
Approvals:	
Gas Service _____ Water Service _____	City Sewer Service _____ <i>(Check with Growth Management to see if Septic allowable.)</i>
Flood Zone or Storm Drainage _____	Zoning Dept. _____
Building Official: _____	

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 202112021665 Date: 10/25/2021 Time: 8:56AM  
Page 1 of 3 B: 1450 P: 2287, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 2275.00

4-11014 C.T.

## **Warranty Deed**

THIS WARRANTY DEED made the 22 day of October, 2021 by Garner Ted Harris, A Single Person, hereinafter called the grantor, to Duane Thomas and Karen K. Thomas, His Wife, whose address is: 206 S. Marion Ave., Lake City, FL 32025, hereinafter called the grantee:

(Wherever 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 corporation)

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto and By This Reference Made a Part hereof.**

**TOGETHER** with all 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Thomas  
Witness:

Jessica Thomas  
Printed Name:

Emily Williams  
Witness:

Emily Williams  
Printed Name:

Garner Ted Harris  
Garner Ted Harris

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of October, 2021 by Garner Ted Harris, a single person, who is personally known to me, or who produced DL as identification.



Jessica Marylin Thomas  
Notary Public  
State of Florida  
Comm# HH006283  
Expires 6/3/2024

(Notary Seal)

Jessica Marylin Thomas  
Notary Public

## EXHIBIT "A"

Begin at the Southwest corner of Block 246 of the Eastern Division, City of Lake City, Florida, and run Northerly along the West line of said Block 246, 150.86 feet; thence N 89°63'34" E, 160.50 feet; thence S 60°34'46" W, 151.76 feet to the North line of East Duval Street; thence Westerly along said North line, 153.70 feet to the Point of Beginning.

LESS AND EXCEPT a parcel described as follows: Begin at the Southwest corner of Block 246 of the Eastern Division of the City of Lake City; thence run N 02°02'41" W, along the West line of said Block 246, a distance of 38.60 feet to a point on the arc of a curve concave Southerly having a radius of 2339.33 feet; thence from a tangent bearing of N 83°52'09" E, run Northeasterly along the arc of said curve through an angle 03°49'11", a distance of 155.95 feet; thence S 00°34'27" W, 50.29 feet to the North right-of-way line of State Road No. 10; thence N 89°55'18" W, along said North right-of-way line, a distance of 153.62 feet to the Point of Beginning.

### AND ALSO

Begin on the West line of Lot 246, in the Eastern Division of the City of Lake City, Florida, 155 feet North from where said line intersects the North boundary line of East Duval Street, run thence in an Easterly direction, parallel with East Duval Street, 160.50 feet; thence in a Northerly direction 231 feet to Circle Street; thence in a Southwesterly direction to the West line of said Lot 246; thence in a Southerly direction, 167 feet to the Point of Beginning, all in Lot 246 in the Eastern division of Lake City, in Columbia County, Florida.