

Attachment “A”

Application and Neighborhood Workshop Information

City of Gainesville Boards of Adjustment Members

Mr. James Owens

Dr. Richard Schneider

Mr. Lawrence Calderon

Dr. Barbara Vandermeer

Mr. Frank L. McGeown



October 12, 2015

**RE: 3015 NE 17 Terrace Gainesville, Fl. 32609 Tax Parcel# 08197-004-017 RSF-2 District Enterprise Zone
Owner: Virginia Walker Pearson**

***Building permit (96-03126) was obtained in 1996 to build an addition onto the single car garage. The City Inspector closed the permit on 10-03-96 stating the certificate was issued pursuant to the requirements of the standard building code certifying that at the time of issuance the structure was in compliance with the various ordinances of the City of Gainesville regulating building construction or use.**

This request is very minimal and was at no fault of the property owner. The request is to reduce the North Street side set back from 10' to 9'8" and for the existing garage addition to remain in place.

Ms. Pearson is in the process of selling her property and has an executed contract. The setback issue is causing a hardship for her to sell her property. It may be difficult for buyers to obtain financing in accordance with the Florida Realtors / Florida Bar Contract Revised 09/15

Thank you for your consideration and time in this matter.

Petition Content:

Page 1-4: Petition application to the City of Gainesville Board of Adjustment

Page 5: Current 2015 Survey of Subject Property showing an approximate 4" set back violation

Page 6: Copy of City Plat of subject property

Page 7: Sketch of subject home with the garage addition

Page 8, 9: Copy of Article IV Land Development Code: 1997 and 2012, setback requirements RSF-2

Page 10, 11, 12: Copies of 1996 Permits obtained for the garage addition. Page 12 Final completion

Page 13, 14, 15: Property Legal description and current property tax information

Page 16: Florida Realtors / Florida Bar Contract, Page 3 of 12. Section 9(a) Municipal lien searches

RECEIVED
OCT 13 2015
PLANNING

PETITION TO THE BOARD OF ADJUSTMENT
Planning & Development Services Department

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
Hearing Date: _____ EZ Fee: \$ _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []

CHECK ONE:

☒ Variance ☐ Appeal of Administrative Decision ☐ Special Exception ☐ Special Permit

Please note that a pre-application conference is required before submitting this application

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: <u>Virginia Walker Pearson</u>		Name: <u>Beth A. Jenkins, Realtor</u>	
Address: <u>1388 SR 121</u>		Address: <u>6216 NW 43 ST #3</u>	
<u>Melrose, FL 32666</u>		<u>Gainesville, FL 32616</u>	
E-mail Address: <u>ginnyginny@windstream.net</u>		E-mail Address: <u>jenkinsrealtor@aol.com</u>	
Phone: <u>352-475-3790</u>		Phone: <u>352-538-6767</u>	
Fax: _____		Fax: _____	
PROPERTY INFORMATION:			
Street address: <u>3015 NE 17 Terr Gainesville, FL 32609</u>			
Tax parcel no(s): <u>08197-004-017</u>			
Legal description (may be attached): <u>ATTACHED</u>			
Existing Zoning: <u>RSF2</u>		Lot size: <u>0.26 ACRE</u>	
Present use: <u>Residential</u>		Proposed use: <u>Residential</u>	
Historic District or Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Present structures (type) and improvements upon the land: <u>Single family residence, shed</u>			
<u>2-car garage</u>			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>PS</u>	<u>PF</u>	<u>Vacant, across the street, City owned</u>
South	<u>RSF2</u>	<u>SFR</u>	<u>Residential</u>
East	<u>RSF2</u>	<u>SF</u>	<u>Right of Way</u>
West	<u>RSF2</u>	<u>SFR</u>	<u>Residential</u>

Certified Cashier's Receipt:

(1)

VARIANCE

The process for requesting a variance is documented in the Land Development Code Chapter 30-354(d)(3).

Indicate the specific code a variance is requested from and summarize the context:

Code source:	<input type="checkbox"/> Land Development Code	<input type="checkbox"/> Fire Code	<input type="checkbox"/> Building Code
Section:			

The following questions must be answered to demonstrate the foundation for the variance request as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the variance criteria.

(1) What special conditions and circumstances peculiar or unique to this land, structure or building exist that necessitate the variance?

The existing setback of the north side of residence (street side) is non-conforming per the attached 2015 survey. The set back is 10 feet. The survey shows 9 feet 8 inches and 9 feet 9 inches. City Permit #96-03126 was issued and completed 10-3-96 stating the addition to the garage was in compliance with city ordinances.

(2) Are these special conditions or circumstances applicable to other lands, structures, or buildings in the same district? ☒ YES ☐ NO

(3) Does a literal enforcement of the provisions of the zoning or building code limit the use of the property or building in a manner unlike that of other properties in the same district? If so, please describe the limitation or hardship.

Yes. The non-conforming set back is creating difficulty in obtaining financing for persons trying to purchase this residence.

(4) Were these special conditions or circumstances described in (1), above, the result of your actions?

NO

(5) Explain how the requested variance will not confer a special privilege on you that is not enjoyed by other properties in the same district.

The deduction in the set back request is minimal. Approximately 2 to 3 inches. Nothing would be gained except for the elimination of the non-conforming set back.

(6) Has an application for a variance been filed within the last 2 years in connection with these premises? Please note that the board will not entertain an application for a variance within two years of the board issuing a denial of the same variance request. ☐ Yes ☒ No

Please continue on additional pages as needed

SIGNATURE PAGE

1. (a) I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
(b) I authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
2. I/We understand that this petition becomes a part of the permanent records of the Board of Adjustment. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature:

Virginia R. Pearson

Date: 9-30-15

STATE OF FLORIDA
COUNTY OF Alachua



CARRIE E. LOCKHART
MY COMMISSION # EE 145338
EXPIRES: November 13, 2015
Bonded Thru Budget Notary Services

Sworn to and subscribed before me this 30th day of September 2015,
by (Name) Virginia Pearson

Carrie E. Lockhart
Signature – Notary Public

Personally Known ☐ OR Produced Identification ☒ (Type) FULL PL625-876-40-7060

Request:

To reduce the north street side setback from 10' to 9.8' to allow an existing structure to remain in place.

(Variance, continued)

In addition to the above criteria, the Board of Adjustment will be required to make the following findings to authorize the variance request: *(please acknowledge by initialing each item)*

- VP (a) That the applicant has met the requirements set forth in section 30-354(d)(3) of the Land Development Code
- VP (b) That the reasons set forth in the application justify granting the variance
- VP (c) That the variance is the minimum variance that will make possible the reasonable use of the land, structure, or building
- VP (d) That granting the variance will be in harmony with the general intent and purpose of the land development code or building chapters
- VP (e) That granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare

Check below that you have included these items with your application:

- ☒ Scaled drawing, site plan, or survey depicting property boundaries, easements, existing and proposed structures shown with their distance to the property line and existing building setback lines. The requested variance should be clearly illustrated with respect to each of these features.
- ☒ Reduced images or digital submission for oversized paper documents (greater than 11x17)
- ☒ Legal description, if not entered on front page
- ☒ Any other supporting materials you wish to provide

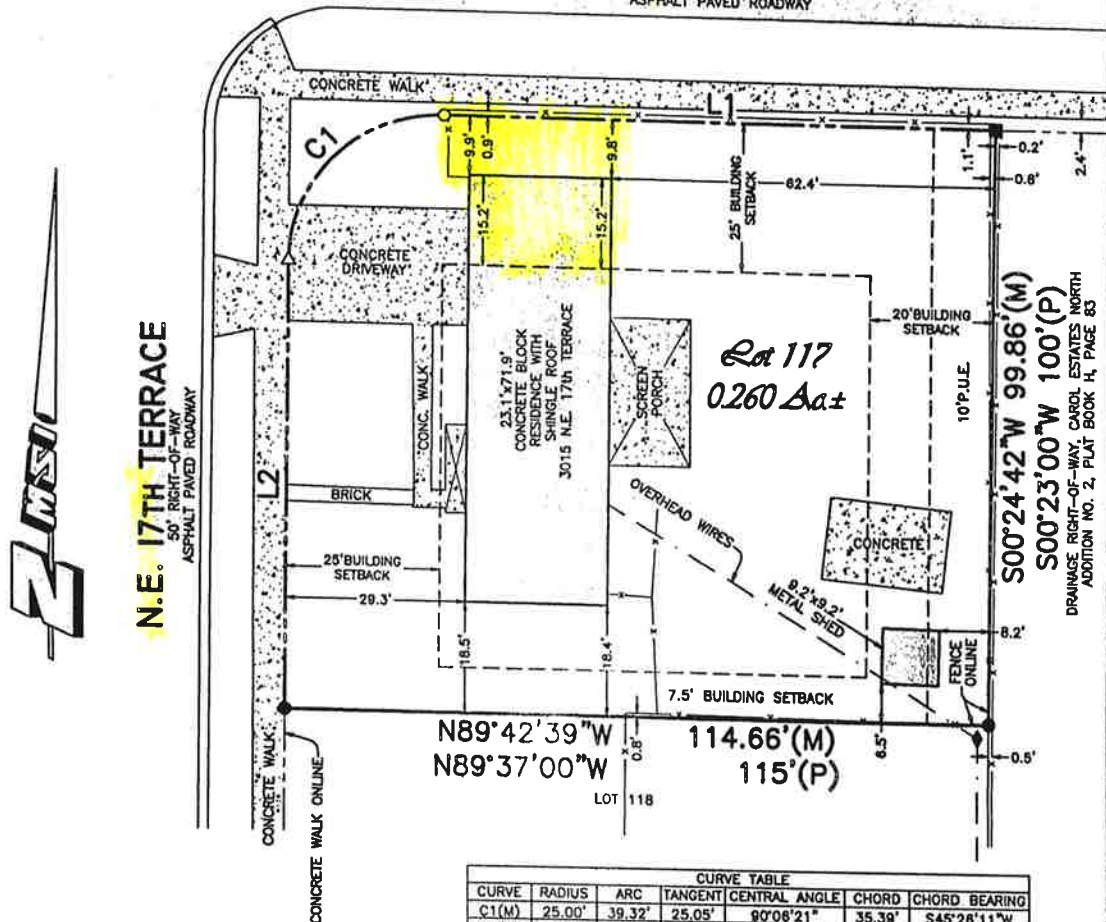
Variances are only authorized for height of structures, size of yard setbacks, driveway widths, street line corner clearances, and property line edge clearances as provided in section 30-336(15); and landscape and tree management and flood control provisions as provided in section 30-310.

A variance may not be granted for the following reasons:

- For establishment or expansion of a use otherwise prohibited
- Because of the presence of nonconformities in the zoning district or adjoining districts
- Because of financial loss or business competition
- Because the property was purchased with the intent to develop or improve the property, and the intended development or improvement would violate the restrictions of the land development code or building chapter, whether or not it was known at the time of purchase that such development would be a violation

NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD
ZONE "X", AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS
INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C
03160, EFFECTIVE: 6/16/2008.

N.E. 31ST AVENUE
60' RIGHT-OF-WAY
ASPHALT PAVED ROADWAY



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1(M)	25.00'	39.32'	25.05'	90°08'21"	35.39'	S45°26'11"W
C1(P)	25.00'	39.32'	25.05'	90°08'21"	35.39'	S45°26'10"W

Notes:

1. Bearings hereon are based on an assumed value of North 00°23'00" East, for the East right-of-way line of N.E. 17th Terrace, said bearing is identical with the plat of record.
- 2a. Features and Improvements, (i.e. foundations, utilities, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon.
b. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
c. Property lines should not be reconstructed based on distances to improvements.
d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
e. This survey does not reflect or determine ownership.
f. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
3. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
4. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
5. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
6. Information from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by FEMA and may not be reflected on said map.

L1
S89°30'39"E 89.66'(M)
S89°30'39"E 89.95'(P)
L2
N00°23'00"E 75.22'(M)
N00°23'00"E 75.16'(P)

LEGEND:

- = 4"x4" CONG. MONUMENT FOUND
- = 1/2" IRON PIPE FOUND (NO IDENT.)
- = 1/2" IRON ROD SET MARKED
- △ = McMILLAN P.S.M. 5459
- △ = NAIL & DISK SET THRU PCP
- △ = McMILLAN P.S.M. 5459
- = UTILITY POLE
- = PLAT
- = MEASURED
- = IDENTIFICATION
- = REFERENCE BEARING
- = PUBLIC UTILITY EASEMENT
- = FENCE LINE
- = GUY WIRE ANCHOR

Map of Boundary Survey
Lot 117, Parcel Estates North, lying in Section
27, Township 9 South, Range 20 East,
Alachua County, Florida

Description: (by client)
Lot 117, Parcel Estates North, according to the Plat
thereof, recorded in Plat Book F, Page(s) 76, of the Public
Records of Alachua County, Florida.

Prepared By:



MCSURVEYING, INC.
33b South Main Street
Williston, Florida, 32696
Office: 352 528-6277

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION
AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET
FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE, IN ACCORDANCE TO SECTION 472.022,
FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE
REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, USING SUBJECT TO NOTES
AND NOTATIONS SHOWN HEREON.

Florida Professional Surveyor and
Mapper License No. LS5469
Florida Professional Surveyor and
Mapper Business License No. LB8041

NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

STEPHEN M. McMILLAN, P.S.M.

Professional Surveyor & Mapper

PREPARED FOR:

PRESTIGE/VIEWPOINT
INVESTMENTS, LLC
CAPITAL CITY BANK,
ISACA ATIMA
U.S. TITLE
WESTCOAST LAND TITLE
INSURANCE COMPANY
steve@mcsurveying.com

Scale: 1"=20'

Proj. No. 2015-163A
Drawn: S.M.M.
Chk'd: S.M.M.
Dwg. Name: 2015-163A
Survey Date: 09/16/18
Plat Book: 132
Pages: 18

← City owned Property →

← NORTH EAST 31 AVE →

ADDITION

WILLIAMS

Plat Man

SUBJECT

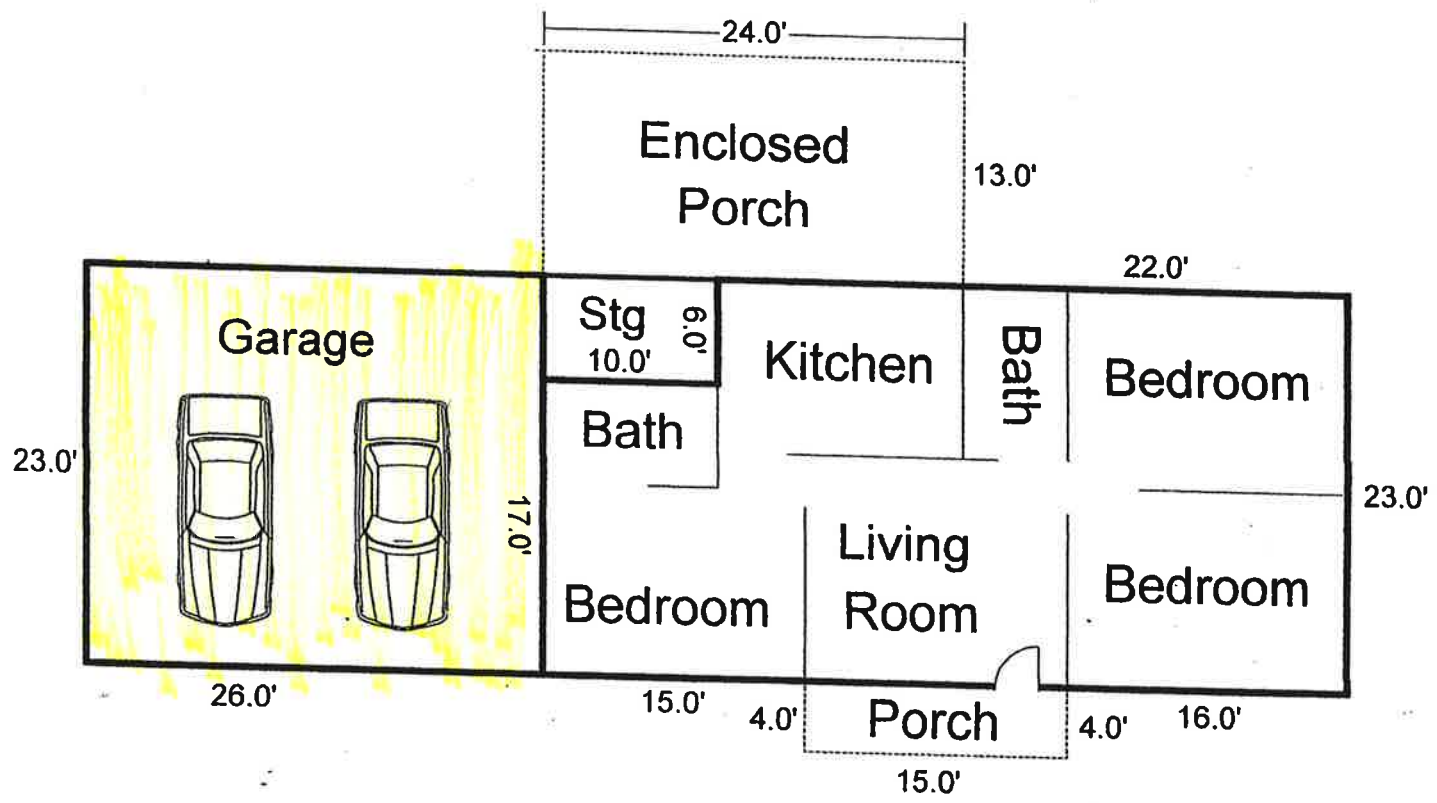
→ N.E. 17 Terr →

(6)

SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address 3015 NE 17th Terrace			File No 0101021	
	City Gainesville		County Alachua	State Fl.	Zip 32609
	Borrower Virginia Pearson				
	Lender/Client SunState Federal Credit Union			L/C Address 405 SE 2nd Place	
	Appraiser Name Burton Appraisal Co. Inc.			Appr Address 3501 W. University Avenue	

IMPROVEMENTS SKETCH



Comments:

Scale: 1" = 11'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	998.00	998.00
P/P	Deck	247.00	
	Porch	312.00	
	Porch	60.00	619.00
GAR	Garage	598.00	598.00
OTH	Storage	60.00	60.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
23.0	x	31.0	713.00
15.0	x	17.0	255.00
5.0	x	6.0	30.00

(7)

Article IV
Land Development Code - Use Regulations
March 1994

Table 1
DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
(Principal Structures)

	<u>RSF-1</u>	<u>RSF-2</u>	<u>RSF-3</u>	<u>RSF-4</u>
Maximum Density	3.5 du/a	4.6 du/a	5.8 du/a	8 du/a
Minimum Lot Area	8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.
Minimum Lot Width at Minimum Front Yard Setback	85'	75'	60'	50'
Minimum Lot Depth	90'	90'	90'	80'
Minimum Yard Setbacks				
-Front	20'	20'	20'	20'
-Side (Interior)	7.5'	7.5'	7.5'	7.5'
-Side (Street)	10'	10'	10'	10'
-Rear	20'	20'	20'	20'
Maximum Bldg. Height	35'	35'	35'	35'
Maximum Lot Coverage	35%	35%	35%	35%

DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
(Accessory Structures¹, excluding fences and walls)

Minimum Front and Side Yard Setbacks	(Same requirements as for the principal structure.)
Minimum yard setback, rear ² :	7.5'
Maximum Building Height	25'
-Transmitter Towers ³	80'

¹Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of 3 feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

²One pre-engineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of 3' from the rear or side property lines; is properly anchored to the ground; and is separated from neighboring properties by a fence or wall which is at least 75% opaque.

³In accordance with Article VI.

RECEIPT #
96-03126

TRANSACTION RECEIPT

BUILDING SAFETY DIVISION
* * * * *

CHK #/CASH	PERMIT #	TRAN NBR	TRANS DATE	TRAN TYPE	TRANSACTION AMOUNT
1871	96-03126<---->	002	05/09/96	PAY	\$ 28.00

APPLIED FOR: 3015 NE 17 TER

RECEIVED OF: WALKER, VIRGINIA

RESP. PARTY CODE: CNT

DESCRIPT.: ADDITION OF GARAGE

FOR PAID.:

RECEIPT .:

PAID

MAY 09 1996

Per.....

PERMIT TYPE: BA

BY: 

PERMIT TECHNICIAN
CITY OF GAINESVILLE

OPR.
CODE

10

CITY OF GAINESVILLE RESIDENTIAL BUILDING PERMIT

** POST THIS CARD AND APPROVED PLANS AT OR NEAR FRONT OF BUILDING **

PERMIT NUMBER: 96-03126

JOB ADDRESS: 3015 NE 17 TERRACE

NATURE OF WORK: CONST. GARAGE Addition

NATURE OF BUILDING: S.F.D.

OWNER: VIRGINIA WALKER

CONTRACTOR: SAME

6/11/96
DATE ISSUED

UT
BUILDING TYPE

R
BUILDING GROUP

INSPECTOR MUST SIGN OFF ON ALL INSPECTIONS PERTAINING TO THIS JOB
REQUIRED INSPECTIONS ARE CHECKED IN THE RIGHT COLUMN

INSPECTION DATE INSPECTOR CODE

FOUNDATION	7-1-96	B. M. Smith	236	/
------------	--------	-------------	-----	---

DO NOT POUR CONCRETE UNTIL ABOVE INSPECTION HAS BEEN APPROVED

TEMPORARY POLE			38	
ELECTRICAL GROUNDWORK			34	
PLUMBING ROUGH-IN			774	
GAS PIPING			47	
CONCRETE FLOOR SLAB	7-1-96	B. M. Smith	275	/

DO NOT POUR THE FLOOR UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN APPROVED

PERIMETER BEAM/INTEL.			254	
STRUCTURAL FRAMING			2737	/
ELECTRICAL CONCEALEMENT			32	/
PLUMBING STACK-OUT			78	
HARD DUCT ROUGH-IN			637	
GAS PIPING ROUGH-IN			43	
FRAMING			237	/
INSULATION			24	
ROOF SHEATHING			277	/

DO NOT COVER WORK UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN APPROVED

SEWER INSPECTION			77	
DRIVEWAY LAYOUT			239	
ELECTRICAL PRELIMINARY				

NO FINAL INSPECTIONS UNTIL ALL REQUIRED INSPECTIONS HAVE BEEN APPROVED

ENERGY COMPLIANCE			234	
ELECTRICAL FINAL	9/26/96	CB	33	/
PLUMBING FINAL			73	(11)

7-12-96 Rd. Garage
Roof Sheathing

CERTIFICATE OF

COMPLETION

DATE COMPLETED

10-03-96

This Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City of Gainesville regulating building construction or use.

PROJECT #: 96- ACQ

PERMIT #: 96-03126

PROPOSED USE:

OCCUPANCY TYPE:

CONSTRUCTION TYPE:

FIRE ZONE:

PROPERTY OWNER: WALKER, VIRGINIA R

ADDRESS: 3015 NE 17 TER

CITY: GAINESVILLE

PARCEL #: 08197-004-017-01

STATE: FL

ZIP CODE: 32609-3250

ZONING: RSF-2

PROJECT ADDRESS: 3015 NE 17 TER

CONTRACTOR ID: OWNER

CONTRACTOR NAME: OWNER

ADDRESS:

CITY:

STATE:

ZIP CODE:

STATE REGISTRATION #:

DESCRIPTION: GARAGE ADDITION TO SFD
OF WORK INSPECTION: B, E, CC

ENTERPRISE ZONE IF APPLICABLE

E3



(APPROVED BY)

DATE

* * * * * POST IN A CONSPICUOUS PLACE * * * * *

This instrument was prepared by
Housing Administration,
~~Record~~

Under the supervision of
Robert F. Hollister, Federal
Washington, D. C. **1975 JUL 29 PM 4:03**

CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

DEED FOR FLORIDA

THIS INDENTURE, Made **July 7, 1975**, by and between
CARLA A. HILLS, Secretary of Housing and Urban Development,
of Washington, D. C., (hereinafter referred to as "Grantor"), and
GEORGE WAGONER and VIRGINIA WAGONER, his wife **3015 N. E. 17th Terrace**
(hereinafter referred to as "Grantee(s)"). **Gainesville, Florida**

WITNESSETH: That the said Grantor, for and in consideration of
the sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable
considerations, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, remised, released, conveyed and confirmed, and
by these presents doth grant, bargain, sell, alien, remise, release,
convey and confirm unto the said Grantee(s), and the heirs and assigns of
said Grantee(s), forever, all that certain parcel of land lying and being
in the County of **Alachua**, and State of Florida, more
particularly described as follows, to wit:

**Lot 117, Carol Estates North, according to plat thereof,
recorded in Plat Book "F", Page 76, of the current public
records of Alachua County, Florida.**

BEING the same property acquired by the grantor pursuant to the
provisions of the National Housing Act, as amended (12 USC 1701 et seq.)
and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and
appurtenances thereunto belonging, or in anywise appertaining, and the
reversion and reversions, remainder and remainders, rents, issues and
profits thereof. And also all the estate, right, title, interest,
property, possession, claim and demand whatsoever, as well in law as in
equity, of the Grantor, of, in and to the same, and every part and parcel
thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises
with the appurtenances, unto the Grantee(s), and the heirs and assigns of
said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements,
conditions and rights appearing of record; and SUBJECT to any state of
facts an accurate survey would show.

AND the said Grantor does hereby specially warrant the title to
said land against the lawful claims of all persons claiming by, through or
under him.

314481

BOOK 955 PAGE 84

Robena J. Grantor

(13)

Parcel: 08197-004-017

Search Date: 9/30/2015 at 2:48:52 PM - Data updated: 09/30/15

Taxpayer: PEARSON VIRGINIA R	Legal: CAROL ESTATES NORTH PB F-76 LOT 117 OR 1244/859
Mailing: 1388 SE STATE ROAD 21 MELROSE, FL 32666-5307	
Location: 3015 NE 17TH TER GAINESVILLE	
Sec-Twn-Rng: 27-9-20	
Use: Single Family	
Tax Jurisdiction: Gainesville	
Area: Carol Est North	
Subdivision: Carol Estates North	
Current Values	
Land 18000	Building 41200
Misc 3500	Total 62700
Deferred 0	Assessed 62700
Exempt * 500	Taxable * 62200
Taxes 1481.94	
These numbers reflect County General Fund but do not reflect School Board taxable value.	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Single Family	18000	18000	41300	3200	62500	0	62500	500	62000	1490.97
2013	Single Family	18000	18000	42100	3200	63300	0	63300	500	62800	1515.04
2012	Single Family	18000	18000	49600	3200	70800	0	70800	500	70300	1683.54
2011	Single Family	18000	18000	57800	3200	79000	0	79000	500	78500	1901.97
2010	Single Family	18000	18000	63900	3400	85300	0	85300	500	84800	2041.9
2009	Single Family	18000	18000	88100	3600	109700	0	109700	500	109200	2635.34
2008	Single Family	18000	18000	89600	3800	111400	0	111400	500	110900	2484.61
2007	Single Family	18000	18000	87700	4000	109700	0	109700	0	109700	2470.75
2006	Single Family	8500	8500	79600	4200	92300	0	92300	0	92300	2288.4
2005	Single Family	8500	8500	62600	4300	75400	0	75400	0	75400	1921.44
2004	Single Family	8500	8500	57300	2600	68400	0	68400	0	68400	1761.21
2003	Single Family	8500	8500	47100	2800	58400	0	58400	0	58400	1541.89
2002	Single Family	8500	8500	41800	2900	53200	0	53200	0	53200	1422.62
2001	Single Family	8500	8500	40600	3000	52100	2050	50050	25000	25050	674.67
2000	Single Family	8500	8500	37000	3100	48600	0	48600	25000	23600	645.16
1999	Single Family	8500	8500	36000	3200	47700	0	47700	25000	22700	625.86
1998	Single Family	8500	8500	37100	3300	48900	1440	47460	25000	22460	638.59
1997	Single Family	8500	8500	35800	3500	47800	1130	46670	25000	21670	628.14
1996	Single Family	8500	8500	26700	500	35700	0	35700	25000	10700	307.35
1995	Single Family	8500	8500	26600	500	35600	0	35600	25000	10600	304.73

Land

Use	Zoning	Acres
SFR	Res SF 2	0
Current Land Value: 18000		

Building

Actual Year Built	Effective Year Built	Use:	Bedrooms:	Baths:	Stories:	Exterior Wall:	AC:	Heating:	Area Type	Square Footage
1970	1975	Single Family	3	2	1	Concrete Block	Central Air	Forced Air Duct	Base Area (BAS)	975
									Unfin Open Porch (UOP)	96
									Unfinished Storage (UST)	60
									Finished Garage (FGR)	598
									Finished Open Porch (FOP)	60
									Heated Area: 975 Total Area: 1789	

Current Building Value: 41200

Miscellaneous

Description	Units
Drive/Walk	678
SP 1	350
Patio 1	600
Gar Dr Opn	2
Current Miscellaneous Value: 3500	

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
14-04556	Mechanical	08/13/2014	09/19/2014	02/02/2015	HVAC C/O
12-02625	Remodel SFD	06/21/2012	00/00/0000	01/24/2013	BATHROOM R/L

- (i.) Buyer's delivery of written notice to Seller that Buyer has either received Loan Commitment or elected to waive the financing contingency of this Contract; or
(ii.) 7 days prior to the Closing Date specified in Paragraph 4, which date, for purposes of this Paragraph 8(b) (ii), shall not be modified by Paragraph 5(a).

If either party timely cancels this Contract pursuant to this Paragraph 8 and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. If neither party has timely canceled this Contract pursuant to this Paragraph 8, then this financing contingency shall be deemed waived by Buyer.

If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default; (2) Property related conditions of the Loan Commitment have not been met (except when such conditions are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of Buyer's lender, in which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

- ☐ (c) Assumption of existing mortgage (see rider for terms).
☐ (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c) (i) is checked)
- Title search charges (if Paragraph 9(c) (iii) is checked)
- Municipal lien search (if Paragraph 9(c) (i) or (iii) is checked)
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees
- Other: _____

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Municipal lien search (if Paragraph 9(c) (ii) is checked)
- Other: _____
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9 (c) (iii) is checked.)

- (c) **TITLE EVIDENCE AND INSURANCE:** At least _____ (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents.

(CHECK ONE):

- ☐ (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges, and Buyer shall pay the premium for Buyer's lender's policy and charges for closing services related to the lender's policy, endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select; or
☐ (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements and loan closing; or
☐ (iii) [MIAMI-DADE/BROWARD REGIONAL PROVISION]: Seller shall furnish a copy of a prior owner's policy of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title

Buyer's Initials _____

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Seller's Initials _____

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