CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

June 05, 2025 at 5:30 PM Venue: Virtual Hearing

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 N. Marion Avenue, Lake City, FL 32055. Member of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

NEW BUSINESS

i. Case # CE 24-00000036, Christopher Thompson, as owner, Christopher Thompson as respondent, gives address as 742 NW Campbell Terrace Lake City, FL 32055, located on parcel # 00-00-00-11427-000.

Violations:

- 1. IPMC 108.1.1 Unsafe structures.
- 2. IPMC 108.1.3 Structure unfit for human occupancy.
- 3. IPMC 301.3 Vacant structures and land.
- <u>ii.</u> Case # CE 24-00000051, Mae Lois Graham Zeighler, as owner, Mae Lois Graham Zeighler as respondent, gives address as 735 NW Campbell Terrace Lake City, FL 32055, located on parcel # 00-00-00-11444-000.

Violations:

- 1. IPMC 301.3 Vacant structures and land.
- 2. IPMC 304.1 General.
- 3. IPMC 304.10 Stairways, decks, porches and balconies.
- 4. LDR 4.2.17 Derelict vehicles.
- iii. Case # CE 24-00000052, Guy N. Williams, as owner, Guy N. Williams, as respondent, gives address as 129 NW Lee Lane Lake City, FL 32055, located on parcel # 00-00-00-11417-000.

Violations:

- 1. IPMC 301.3 Vacant structures and land.
- 2. IPMC 302.4 Weeds.
- 3. IPMC 304.1 General.
- iv. Case # CE 25-00000029, Rufus Wilson, Rufus Wilson Jr., c/o Carlos Wilson, as owners, Rufus Wilson, Rufus Wilson Jr., c/o Carlos Wilson, as respondents, gives address as 815 NE Jackson Avenue Lake City, FL 32055, located on parcel # 00-00-00-11004-000.

Violations:

- 1. IPMC 302.8 Motor Vehicles
- v. Case # CE 25-00000030, Carlos Wilson, as owner, Carlos Wilson, as respondent, located on parcel # 00-00-00-11128-000 Lake City, FL 32055.

Violations:

- 1. IPMC 302.8 Motor Vehicles
- vi. Case # CE 25-00000031, Henry Wilson, Gussie Wilson, c/o Carlos Wilson, as owners, Henry Wilson, Gussie Wilson, c/o Carlos Wilson, as respondents, gives address as 820 NE Jackson Avenue Lake City, FL 32055, located on parcel # 00-00-00-11043-000.

Violations:

1. IPMC 302.8 Motor Vehicles

ADJOURNMENT

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Case # CE 24-00000036, Christopher Thompson, as owner, Christopher Thompson as respondent, gives address as 742 NW Campbell Terrace Lake City, FL 32055, located on parcel # 00-00-00-11427-000.

Violations:

- 1. IPMC 108.1.1 Unsafe structures.
- 2. IPMC 108.1.3 Structure unfit for human occupancy.
- 3. IPMC 301.3 Vacant structures and land.

Item i.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: May 15, 2024	Name (require	ed) Marshall Sova		
Phone: 386-719-5746	Address: 205	N. Marion Ave Lake City, FL 32055		Email:
Do you wish to be contacted a Address of Complaint: 742 NW of Complaint: Dilapidated structure	Campbell Terr Lake City, F	t? Yes No Best Time To Ca	dl:	Nature
land has the complaint been of	oing on? Unknown			How Do you know
long has the complaint been g who the person(s) involved ar	e? Yes No If ves. w	/ho? Christopher Thompson	Do yo	u know the time
frames that the complaint is hat that you would like to us to kr	appening? Yes No	If yes, when? Now	Is there any other	
	**** Below Into	ernal Use Only ****		
Date Received: May 15, 2024 Notes:	Via: Person	Case Number Assigne	d 24-00000036	

Case Data Sheet for case # <u>24-00000</u>36

Parcel#_11427-000
Address: 742 NW Campbell Terr
Owner: Christopher Thompson
Date of first inspection: 5/15/2024
1 st Notice of Violation sent: 5/15/2024
2 nd inspection date:
2 nd Notice of Violation sent:
Date of Public Notice placed on property:
Notice of Mag. Hearing sent:
Notice on City of Lake City website on:
Notice posted in City Hall:
Mailing Cost/Date: \$8.69 5/15/2024
Mailing Cost/Date:
Mailing Cost/Date:
Total Mailing Cost:

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Site

Parcel: @ 00-00-00-11427-000 (39898) 📀

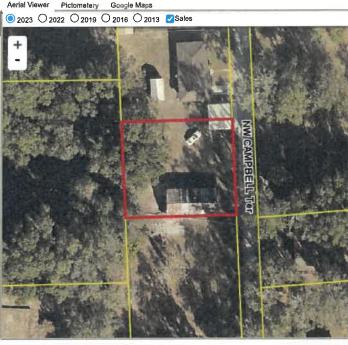
Owner & Property Info THOMPSON CHRISTOPHER P O BOX 223152

Owner WEST PALM BEACH, FL 33422-3152 742 NW CAMPBELL TER, LAKE CITY NW DIV: BEG AT A PT 342 FT S OF NW COR LOT 77, RUN N 90 FT, E TO E LINE OF SAID LOT, S 90 FT, W TO POB. (BLOCK 77). 454-362, 768-2262, 771-950, PB 837-1366, 1042-262, WD 1069-1883, QC 1069-1885, QC 1197-49, WD 1202-124, Description*

0.286 AC S/T/R 30-3S-17 Tax District 1 SINGLE FAMILY (0100) Use Code**

*The <u>Description</u> above is not to be used as the Logal Description for this parcel in any legal transaction.
*The <u>Les Code</u> is a FL Dept. of Revenus (DRN) oods and is not maintained by the Property Appraisar's office. Please contact your dity or county Planning & Zoning office for specific zoning information.

Property & Ass	essment Values			
202	3 Certified Values	2024 Working Values		
Mkt Land	\$4,999	Mkt Land	\$4,999	
Ag Land	\$0	Ag Land	\$0	
Building	\$26,818	Building	\$28,497	
XFOB	\$0	XFOB	\$0	
Just	\$31,817	Just	\$33,496	
Class	\$0	Class	\$0	
Appraised	\$31,817	Appraised	\$33,496	
SOH Cap [?]	\$2,104	SOH Cap [?]	\$812	
Assessed	\$31,817	Assessed	\$33,496	
Exempt	\$0	Exempt	\$0	
Total Taxable	county:\$29,713 city:\$29,713 ather:\$0 school:\$31,817		county:\$32,684 city:\$32,684 other:\$0 school:\$33,496	



es History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/23/2010	\$8,000	1202/0124	WD		U	12
6/22/2010	\$88,400	1197/0049	QC	1	U	12
12/28/2005	\$100	1069/1885	QC	1	U	01
12/28/2005	\$165,000	1069/1883	WD	1	Q	
3/31/2005	\$100	1042/0262	WD	1	U	01
12/16/1992	\$2,800	0768/2262	WD	1	U	12

Result: 4 of 5

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1104	1302	\$28,497

	Desc	de	Year Bit	Value	Units	Dim
NONE			NONE			

Land Bi	reakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,497.000 SF (0.286 AC)	1,0000/1.0000 1,0000/,8000000 /	\$0 /SF	\$4,999

Search Result: 4 of 5

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 5/16/2024 and may not reflect the data currently on file

Item i.



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

PARCEL: 00-00-00-11427-000 (39898) | SINGLE FAMILY (0100) | 0.286 AC

NW DIV: BEG AT A PT 342 FT S OF NW COR LOT 77, RUN N 90 FT, E TO E LINE OF SAID LOT, S 90 FT, W TO POB. (BLOCK 77), 454-362, 768-2262, 771-950, PB 83

	THOMPSON CH	RISTOPHER		2024 Wor	king Values	
Owner	: P O BOX 223152		Mkt Lnd	\$4,999	Appraised	\$33,496
	WEST PALM BEAC	H, FL 33422-3152	Ag Lnd	\$0	Assessed	\$33,496
Site:	742 NW CAMPBEL	L TER, LAKE	Bldg	\$28,497	Exempt	\$0
Site.	CITY		XFOB	\$0		county:\$32,684
Sales Info	9/23/2010 6/22/2010 12/28/2005	\$8,000 I (U) \$88,400 I (U) \$100 I (U)	Just	\$33,496	Total Taxable	city:\$32,684 other:\$0 school:\$33,496

NOTES: Columbia County, FL

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GrizzlyLogic.co GrizzlyLogic.com

Item i.

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 30943

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R11427-000		See Below	See Below	001

THOMPSON CHRISTOPHER
P O BOX 223152
WEST PALM BEACH FL 33422-3152

00-00-00 0100/0100.29 Acres NW DIV: BEG AT A PT 342 FT S OF NW COR LOT 77, RUN N 90 FT, E TO E LINE OF SAID LOT, S 90 FT, W TO POB. (BLOCK 77). 454-362, 768-2262, 771-950, PB 837-1366, 1042-262, WD 1069-1883, QC 1069-1885, QC 1197-49, WD 1202-124,

Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Exempt Value Amoun		Taxes Levied		
CITY OF LAKE CITY	4.9000	29,713	\$29,713	\$145.59		
BOARD OF COUNTY COMMISSIONERS	7.8150	29,713	\$29,713	\$232.21		
COLUMBIA COUNTY SCHOOL BOARD						
DISCRETIONARY	0.7480	31,817	\$31,817	\$23.79		
LOCAL	3.2170	31,817	\$31,817	\$102.36		
CAPITAL OUTLAY	1.5000	31,817	\$31,817	\$47.73		
SUWANNEE RIVER WATER MGT DIST	0.3113	29,713	\$29,713	\$9.25		
LAKE SHORE HOSPITAL AUTHORITY	0.0001	29,713	\$29,713	\$0.00		
Total Millage	18.491	Total T	axes	\$560.93		

		Non-Ad	Valorem Assess	ments		
Code		Levy	ing Authority		Amount	
XLCF	CITY	FIRE ASSESSME	NT		\$311.26	
			Tota	1 Assessments	\$311.26	
	sments	\$872.19				
IF PAID BY		3/31/2024 \$872.19	4/30/2024 \$898.36	5/20/2024 \$935.61	5/31/2024 \$935.61	

Details

Tax Record

Legal Desc. Tax Payment Payment History

» Print View Print Tax Bill NEW! Change of Address

Site Functions Tax Search Local Business Tax

Contact Us County Login

Home

Account Number **GEO Number** Owner Name **Property Address Mailing Address**

Searches



Kyle Keen, Tax Collector Proudly Serving The People of Columbia County

Site Provided aumentumte

Tax Record







Account Number

Last Update: 5/15/2024 9:54:09 AM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R11427-000	REAL ESTATE	2023

Payment History						
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid	
2022	35346	5/9/2024	2502941.0001	\$760.93	\$909.20	
	Owner Name	THOMPSON	THOMPSON CHRISTOPHER			
	Paid By	CHRISTOPH	CHRISTOPHER THOMPSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	36754	1/28/2022	2501406.0002	\$717.79	\$703.43
2021	Owner Name	THOMPSON C	CHRISTOPHER		
	Paid By	ELIZABETH	OWENS		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2491	12/8/2020	9921974.0001	\$693.88	\$673.06
2020	Owner Name	THOMPSON (CHRISTOPHER		
	Paid By	CHRIS THOM	MPSON		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2490	3/26/2021	2704367.0001	\$741.26	\$885.12
2019	Owner Name	THOMPSON C	HRISTOPHER		
	Paid Bv	CHRISTOPHE	R THOMPSON		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2504	12/8/2020	9921977.0001	\$696.60	\$924.60
2018	Owner Name	THOMPSON C	CHRISTOPHER		
	Paid By	LAVITA THO	MPSON		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2513	2/12/2020	9922198.0001	\$683.44	\$1,027.27
2017	Owner Name	THOMPSON C	CHRISTOPHER		
	Paid By	CHRIS THOM	1PSON		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2529	4/26/2019	9923489.0001	\$662.83	\$880.17
2016	Owner Name	THOMPSON C	CHRISTOPHER		
	Paid By	CHRISTOPHE	R THOMPS		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2520	11/1/2016	0020122 0001	6770 AE	¢0£0 0



Name: Christopher Thompson

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-00000036 2nd violation w/NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Address: 742 NW Campbell Terr. Lake City, FL 32055 INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION CE Personnel Observation X_ Complaint Complainant: Marshall Sova CE Personnel: Marshall Sova Date: 05/15/2024 Violation Code Violation Description An unsafe structure is one that is found to be dangerous to the life, health, property or safety of IPMC 108.1.1 Unsafe the public or the occupants of the structure by not providing minimum safeguards to protect or structures. warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. A structure is unfit for human occupancy whenever the code official finds that such structure is IPMC 108.1.3 Structure unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks unfit for human maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks occupancy. ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, IPMC 301.3 Vacant secure and sanitary condition as provided herein so as not to cause a blighting problem or structures and land. adversely affect the public health or safety.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
Unsafe structures.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to
IPMC 108.1.3 Structure unfit for human occupancy.	pursue demo proceedings on said property. The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
Vacant structures and land.	The property needs to be cleaned up and demoed by the property owner due to it being an attractive nuisance to the neighborhood. If we do not hear from the property owner by the due date listed below the City will elect a Special Magistrate hearing to pursue demo proceedings on said property.
	A Special Magistrate hearing has been scheduled for June 5, 2025 @5:30 pm. The Special Magistrate can assess fines and give an order to demolish the structure. You are required to attend this hearing in person or through Zoom.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: Attend Special Magistrate hearing scheduled June 5, 2025______



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing no	tice to (Name of person and relationship):
Name: Christopher Thompson Relationshi	p owner:
On date: May 1, 2025 time being: 9:00 am	
Personal Service	
Posted on property_X and at City Hall _X	
Certified Mail, Return Receipt requested _X	First class mailing
Refused to sign, drop service	
Marshall Sova	Z-1/1//
Print Name of Code Inspector	Signature of Code Inspector



Name: Christopher Thompson

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-0000036

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Address: 742 NW Campbell Terr. Lake City, FL 32055 INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION CE Personnel Observation __X_ Complaint Date: 05/15/2024 Complainant: Marshall Sova CE Personnel: Marshall Sova Violation Code Violation Description An unsafe structure is one that is found to be dangerous to the life, health, property or safety of IPMC 108.1.1 Unsafe the public or the occupants of the structure by not providing minimum safeguards to protect or structures. warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. A structure is unfit for human occupancy whenever the code official finds that such structure is IPMC 108.1.3 Structure unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks unfit for human maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks occupancy. ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, IPMC 301.3 Vacant secure and sanitary condition as provided herein so as not to cause a blighting problem or structures and land. adversely affect the public health or safety.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 108.1.1	The property needs to be cleaned up and demoed by the property owner due to it
	being an attractive nuisance to the neighborhood. If we do not hear from the property
	owner by the due date listed below the City will elect a Special Magistrate hearing to
	pursue demo proceedings on said property.
	The property needs to be cleaned up and demoed by the property owner due to it
	being an attractive nuisance to the neighborhood. If we do not hear from the property
for human	owner by the due date listed below the City will elect a Special Magistrate hearing to
occupancy.	pursue demo proceedings on said property.
	The property needs to be cleaned up and demoed by the property owner due to it
	being an attractive nuisance to the neighborhood. If we do not hear from the property
and land.	owner by the due date listed below the City will elect a Special Magistrate hearing to
	pursue demo proceedings on said property.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: May 30, 2024	
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DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

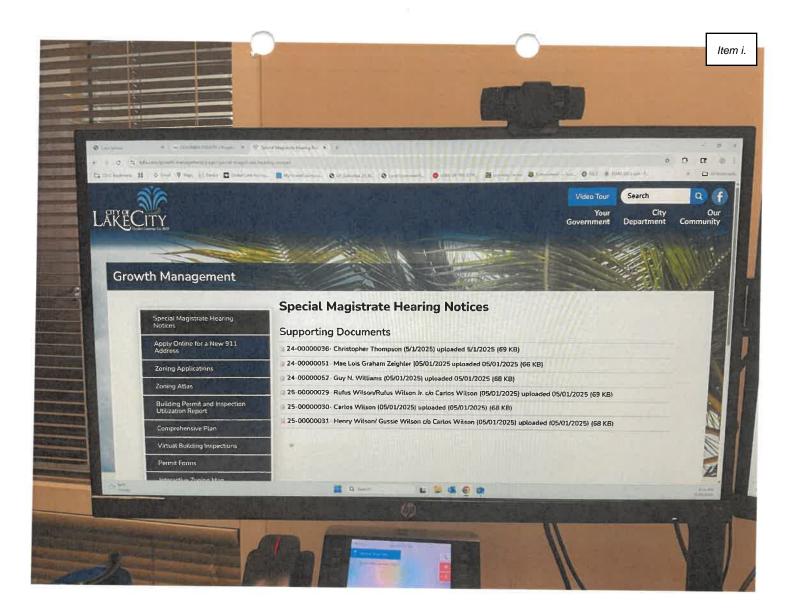
Warning

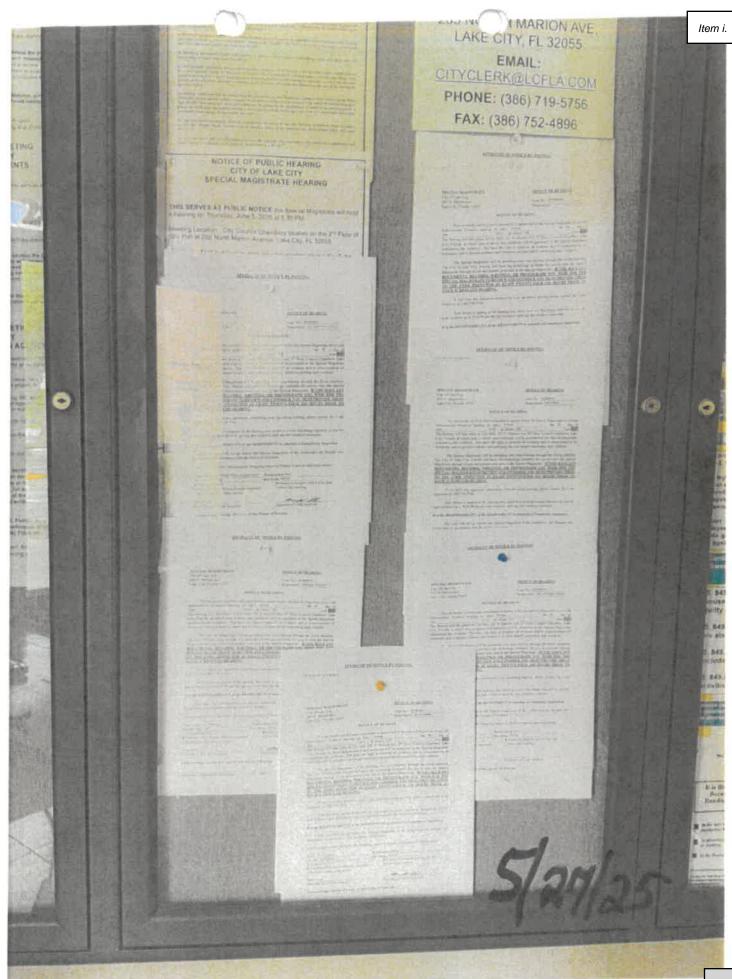
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

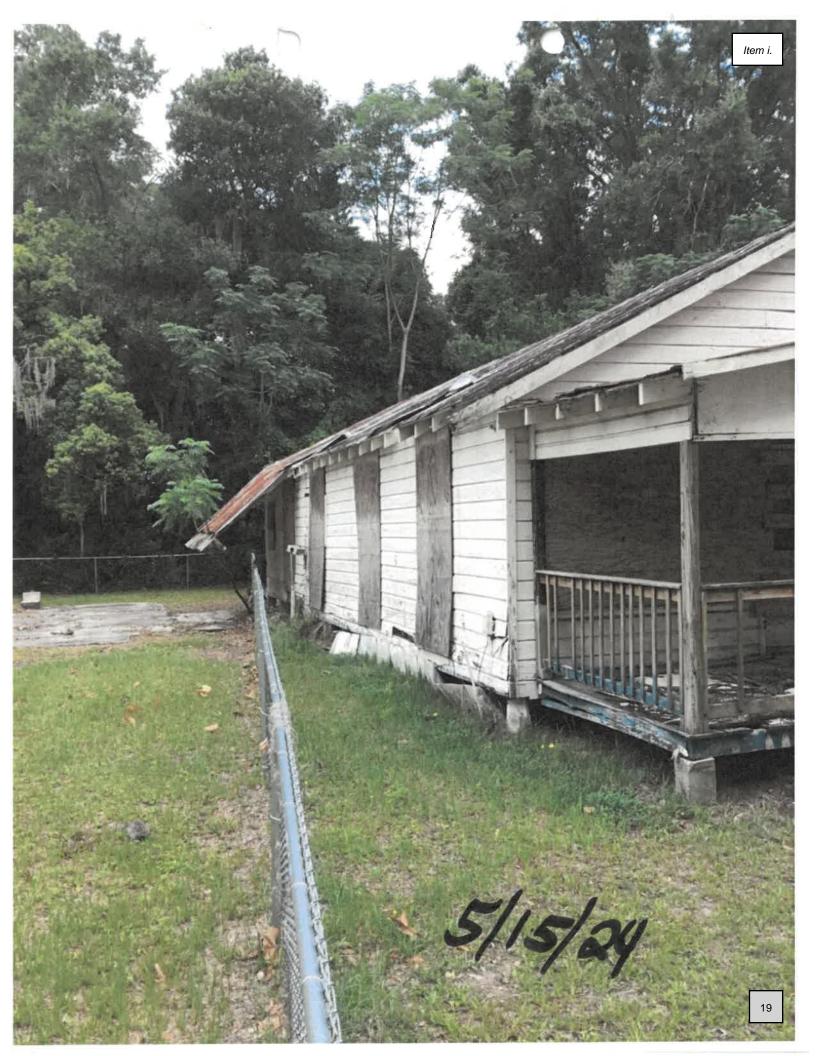
A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the	foregoing notice to (Name of person and relationship):
Name: Christopher Thompson	Relationship owner:
On date: May 15, 2024 time being:	10:14 am
Personal Service	
Posted on property and at City H	Hall
Certified Mail, Return Receipt reque	ested _XFirst class mailing
Refused to sign, drop service	_
Marahall Covo	Inful //
Marshall Sova	
Print Name of Code Inspector	Signature of Code Inspector

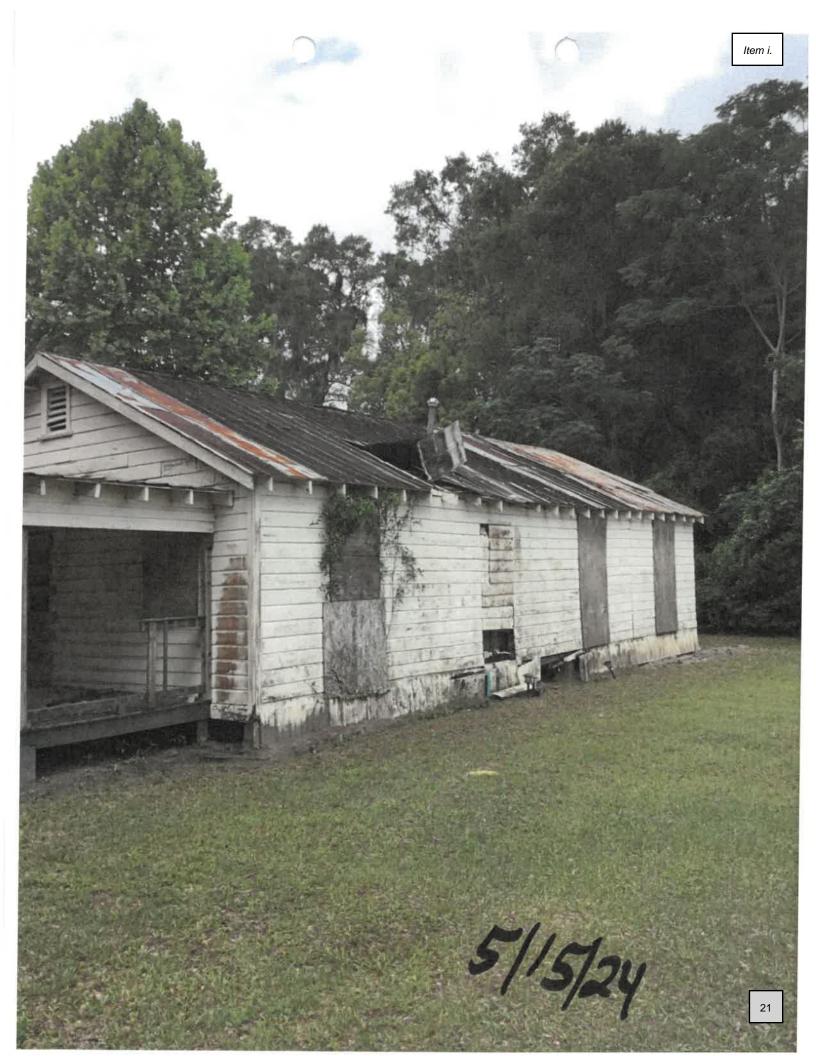














SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000036
Respondent: Christopher Thompson

NOTICE OF HEARING

Enforcement Violation hearing on (day) Thurs	
June , 20^{25} , at (ti	me) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N.	Marion Ave, 2 nd floor, Council Chambers, Lake
City, Florida, at which time evidence and testim	
concerning the violation. You have the right to	examine all evidence and to cross-examine all
witnesses, and to present evidence and testimony	on your babalf concerning said violation
witnesses, and to present evidence and testimony	on your behan concerning said violation.
The City of Lake City, Florida will have the tec Magistrate through Zoom and present your case to DOCUMENTS, RECORDS, WRITINGS, OF SPECIAL MAGISTRATE TO REVIEW AND TO THE CODE INSPECTOR AT LEAST	o the Special Magistrate. IF YOU HAVE ANY R PHOTOGRAPH YOU WISH FOR THE CONSIDER, YOU MUST PROVIDE THESE
YOUR SCHEDULED HEARING.	
If you have any questions concerning yo	our upcoming hearing, please contact the Code
Inspector at (386)719-5746.	
Your failure to appear at the hearing may said violation up to \$250.00 per day/per violation	result in a civil fine being imposed on you for each day the violation continues.
It is the RESPONSIBILITY of the RESPOND	ENT to schedule a Compliancy inspection.
This case will not go before the Special compliance in accordance with the Notice of Violence of Violence (Notice of Violence).	Magistrate if the violation(s) are brought into ation.
I hereby certify that I delivered the foregoing not	ice to (Name of person and relationship):
	tionship Owner
	being 9:00 am
□ Personal Service	Posted on property and at City Hall
■ Certified Mail, Return Receipt requested	☐ First class mailing
□ Refused to sign, drop service	
Marshall Sova	my M
Print Name of Code Inspector	Signature of Code Inspector
-	
I acknowledge receipt of a copy of this Notice of	of Hearing
Signature of Respondent/Recipient	Date
Digitatare of Respondent Recipient	

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 742 NW Campbell Terrace AND 205 N Marion Ave, Lake City, FL. 32055.

Marshall Sova -Code Enforcement Inspector SWORN TO AND SUBSCRIBED before me this **ALINA GILL** WY COMMISSION # HH 166737 day of MAY 2025, by Marshall Sova EXPIRES: August 19, 2025 who is personally known to me. Sonded Thru Notary Public Underwriters Signature of Notary

[SEAL]

Alina Gill

Print or Type Name

My Commission expires: August 19,2025

Item i.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000036
Respondent: Christopher Thompson

NOTICE OF HEARING

Voy are hereby notified and commanded to a	appear before the Special Magistrate for a Code
Enforcement Violation hearing on (day) Thursday	the 5th day of
June 20^{25} , at (times)	the 5th day of a.m. p.m.
The hearing will take place at City Hall, 205 N. M. City, Florida, at which time evidence and testimor concerning the violation. You have the right to e witnesses, and to present evidence and testimony of	ny will be presented to the Special Magistrate xamine all evidence and to cross-examine all
The Special Magistrate will be presiding of The City of Lake City, Florida will have the tech Magistrate through Zoom and present your case to DOCUMENTS, RECORDS, WRITINGS, OR SPECIAL MAGISTRATE TO REVIEW AND C TO THE CODE INSPECTOR AT LEAST TYOUR SCHEDULED HEARING.	the Special Magistrate. IF YOU HAVE ANY PHOTOGRAPH YOU WISH FOR THE ONSIDER, YOU MUST PROVIDE THESE
If you have any questions concerning you Inspector at (386)719-5746.	r upcoming hearing, please contact the Code
Your failure to appear at the hearing may resaid violation up to \$250.00 per day/per violation e	esult in a civil fine being imposed on you for ach day the violation continues.
It is the RESPONSIBILITY of the RESPONDE	NT to schedule a Compliancy inspection.
This case will not go before the Special M compliance in accordance with the Notice of Violat	Magistrate if the violation(s) are brought into ion.
I hereby certify that I delivered the foregoing notice	e to (Name of person and relationship):
Name Christopher Thompson Relati	onship Owner
	ing 9:00 am
□ Personal Service	Posted on property and at City Hall
Certified Mail, Return Receipt requested	☐ First class mailing
□ Refused to sign, drop service	
Marshall Sova	sold fl
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice of	Hearing
Signature of Respondent/Recipient	Date



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on May 1, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/j/84659541815

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- 1. Article Addressed to:

9590 9402 9016 4122 8443 08

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2507 PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent ☐ Addressee

B. Received by (Printed Name) V

C. Date of Delivery 5/2/25

If YES, enter delivery address below:

- Service Type
- □ Adult Signature
- ☐ Adult Signature Restricted Delivery
 ☐ Certified Mail®
- ☐ Certified Mall Restricted Delivery
 ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
 ☐ Registered Mail™
 ☐ Registered Mail Restricte
 Delivery
 ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

red Mail ed Mail Restricted Delivery \$500)

Domestic Return Receipt

ReTURNO 5/7/25



City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

'ION COMPLETE THIS SECTION ON DELIVERY	A. Signature The reverse X	e mailpiece, B. Received by (Printed Name)	D. Is delivery address different from item 1? If YES, enter delivery address below:
SENDER: COMPLETE THIS SECTION	■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can refum the card to you.	Attach this card to the back of the mailpiece, or on the front if space permits.	1. Article Addressed to:

☐ Agent ☐ Addressee C. Date of Delivery

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2. Article IV.

3. Service Type

| Adult Signature | Adult Signature | Control of the Control of 2. Article Number (fransfer from service label)

☐ Priority Mail Express®
☐ Registered Mail**
☐ Registered Mail**
☐ Belivery
☐ Signature Confirmation**
☐ Signature Confirmation
☐ Signature Confirmation
☐ Signature Confirmation

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form **3800,** January

electronic version. complete PS Form Receipt; attach PS of delivery (includin You can request a t endorsement on the the following services - Return receipt servi For an additional fee, of Certified Mail servinsurance coverage certain Priority Mail i

 Certified Mall service international mail.
 Insurance coverage Insurance coverage with Certified Mail se of Certified Mail se or Priority Malle serv You may purchase C. First-Class Mail®, Fir

SprimsA tristrogmi A A record of delivery (signature) that is ret for a specified perior

 A receipt (this portio
 A unique identifler ti
 Electronic verificatio
 delivery,
 A record of followery. Certified Ma

Item i.

USPS Tracking®

Remove X **Tracking Number:**

70210350000054161737

Add to Informed Delivery (https://informeddelivery.usps.com/) Copy

Latest Update

Your item was delivered to an individual at the address at 10:19 am on May 21, 2024 in BELLE GLADE, FL 33430.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BELLE GLADE, FL 33430 May 21, 2024, 10:19 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates USPS Tracking Plus® **Product Information**

See Less ^

Track Another Package

Enter tracking or barcode numbers



City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

33

	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	VERY
	Complete items 1, 2, and 3.	A. Signature	ŀ
	 Print your name and address on the reverse so that we can return the card to you. 	×	
	Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name)	o O
	1. Article Addressed to:	D. Is delivery address different from item 1?	2
	CHRISTOPHER THOMPSON	if YES, enter delivery address below:	
/- /	1200 S. Mais Si # 200		
/	BelleGLADE, FL 33430		
,		3. Service Type	iority A
		2	Registen
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	T	alivery Restricted Delivery	Restricte
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75		(over about)	

☐ Agent ☐ Addressee C. Date of Delivery

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Infermational mail.

Insurance coverage is you be certified Mail service insurance coverage and certain Priority Mail item certain Priority Mail item certain Priority Mail item and content of the mail in following services:

- Return receipt service of delivery (including properties)

- Return receipt service of delivery (including properties)

- Return receipt service of the content of the co ■ You may purchase Cen First-Class Mail® service or Priority Mail® service is Editified Mail service is infernational mail.

875 Form **3800,** April 2018

□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted
□ Belivery
□ Signature Confirmation™
□ Signature Confirmation
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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Certified Maii

A receipt (fills portion

A unique léantifier for

Electronic verification
delivery.

A record of delivery (in
slignature) that is retait
for a specified period.

34

File Attachments for Item:

ii. Case # CE 24-00000051, Mae Lois Graham Zeighler, as owner, Mae Lois Graham Zeighler as respondent, gives address as 735 NW Campbell Terrace Lake City, FL 32055, located on parcel # 00-00-00-11444-000.

Violations:

- 1. IPMC 301.3 Vacant structures and land.
- 2. IPMC 304.1 General.
- 3. IPMC 304.10 Stairways, decks, porches and balconies.
- 4. LDR 4.2.17 Derelict vehicles.

Item ii.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: July 23, 2024 Phone: (386)719-5746	Name (require Address: 205	d) Marshall Sova N. Marion Ave Lake City, FL 32055		Email:
Do you wish to be contacted a Address of Complaint: 735 NW of Complaint: Unlicensed vehicle,	Campbell Terrace	? Yes No Best Time To Call:		Nature
	0.1144			How
long has the complaint been g	oing on? Unkinown	h o 9 Mag Lois Graham Zeighler	Dovo	_ Do you know u know the time
who the person(s) involved ar frames that the complaint is he that you would like to us to kn	appening? Yes No I	f yes, when? Now	Is there any other	
	**** Below Inte	ernal Use Only ****		
Date Received: July 23, 2024 Notes:	Via: Person	Case Number Assigned 2	4-0000051	

Case Data Sheet for case # 24-0000051

Parcel#_11444-000	
Address: 35 NW Campbell Terr	
Owner: Mae Lois Graham Zeighler	
Date of first inspection: 07/23/2024	
1 st Notice of Violation sent: 07/23/2024	
2 nd inspection date:	
2 nd Notice of Violation sent:	
Date of Public Notice placed on property:	
Notice of Mag. Hearing sent:	
Notice on City of Lake City website on:	
Notice posted in City Hall:	
Mailing Cost/Date: 49.64 7/023/24	
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	gerling 1

Marshall Sova CEO/ City of Lake City

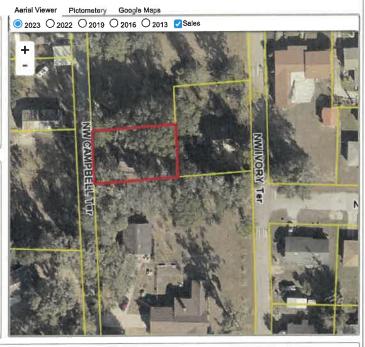
Columbia County Property Appraise Jeff Hampton

Parcel: @ 00-00-00-11444-000 (39915) 🕑

Owner & Property Info Result: 3 of 5 ZEIGHLER MAE LOIS GRAHAM 808 NW WILSON ST Owner LAKE CITY, FL 32055-1867 735 NW CAMPBELL TER, LAKE CITY Site NW DIV: BEG 271 FT N OF SW COR, RUN E 106 FT, N 66 FT, W 106 FT, S 66 FT TO POB. BLOCK 79. 461-539, Description* S/T/R 30-35-17 Area 0.16 AC SINGLE FAMILY (0100) Tax District Use Code**

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Ass	essment Values		
202:	3 Certified Values	202	4 Working Values
Mkt Land	\$3,500	Mkt Land	\$3,500
Ag Land	\$0	Ag Land	\$0
Building	\$29,885	Building	\$32,683
XFOB	\$1,100	XFOB	\$1,100
Just	\$34,485	Just	\$37,283
Class	\$0	Class	\$0
Appraised	\$34,485	Appraised	\$37,283
SOH Cap [?]	\$2,550	SOH Cap [?]	\$2,154
Assessed	\$34,485	Assessed	\$37,283
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$31,935 city:\$31,935 other:\$0 school:\$34,485		county:\$35,129 city:\$35,129 other:\$0 school:\$37,283



					0 125 12	DO-1
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode

▼ Building Characteristics								
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bidg Value			
Sketch	SINGLE FAM (0100)	1960	912	1524	\$32,683			
*Bldg Desc determinations are used by the Propo	orty Appraisers office solely for the purpose of determining a pro	pperty's Just Value for ad valorem tax	purposes and should not be used	for any other purpose.				

▼ Extra Features & Out Buildings							
Code	Desc	Year Blt	Value	Units	Dims		
0294	SHED WOOD/VINYL	1993	\$300.00	1.00	0 x 0		
0166	CONC,PAVMT	1993	\$500.00	1.00	0 x 0		
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0		

▼ Land B	▼ Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value			
0100	SFR (MKT)	7,000.000 SF (0.160 AC)	1,0000/1,0000 1,0000/ /	\$1 /SF	\$3,500			

Search Result: 3 of 5

by: GrizzlyLogic.com

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083 The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/18/2024 and may not reflect the data currently on file at our office.



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

NOTES:

PARCEL: 00-00-00-11444-000 (39915) | SINGLE FAMILY (0100) | 0.16 AC

NW DIV: BEG 271 FT N OF SW COR, RUN E 106 FT, N 66 FT, W 106 FT, S 66 FT TO POB. BLOCK 79. 461-539,

	ZEIGHLER MAE LOIS GRAHAM		2024 Wor	king Values	1
Owner	: 808 NW WILSON ST	Mkt Lnd	\$3,500	Appraised	\$37,283
	LAKE CITY, FL 32055-1867	Ag Lnd	\$0	Assessed	\$37,283
Site:	735 NW CAMPBELL TER, LAKE	Bldg	\$32,683	Exempt	\$0
Oile.	CITY	XFOB	\$1,100		county:\$35,129
Sales	NONE	Just	\$37,283	Total	city:\$35,129

other:\$0 school:\$37,283 Info

Columbia County, FL

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GrizzlyLogic.c GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 31515

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R11444-000		See Below	See Below	001

ZEIGHLER MAE LOIS GRAHAM 808 NW WILSON ST LAKE CITY FL 32055-1867 00-00-00 0100/0100.16 Acres NW DIV: BEG 271 FT N OF SW COR, RUN E 106 FT, N 66 FT, W 106 FT, S 66 FT TO POB. BLOCK 79. 461-539,

Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
CITY OF LAKE CITY	4.9000	31,935		\$31,935	\$156.48	
BOARD OF COUNTY COMMISSIONERS	7.8150	31,935		\$31,935	\$249.57	
COLUMBIA COUNTY SCHOOL BOARD						
DISCRETIONARY	0.7480	34,485		\$34,485	\$25.79	
LOCAL	3.2170	34,485		\$34,485	\$110.94	
CAPITAL OUTLAY	1.5000	34,485		\$34,485	\$51.73	
SUWANNEE RIVER WATER MGT DIST	0.3113	31,935		\$31,935	\$9.94	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	31,935		\$31,935	\$0.00	
Total Millage	18.4914	T	otal Taxes		\$604.45	

Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$311.26			
	Total Assessments	\$311.26			
	Taxes & Assessments	\$915.71			



Kyle Keen, Tax Collector Proudly Serving The People of Columbia County

Site Provided aumentumte

Tax Record

print 🕌 👆 🥏 💛 Account Number

Last Update: 7/23/2024 9:58:11 AM ET

Details

Tax Record Legal Desc. Tax Payment

Payment History

» Print View
Print Tax Bill NEW!
Change of Address

Searches

Account Number

GEO Number Owner Name Property Address Mailing Address

Site Functions

Tax Search

Local Business Tax Contact Us County Login Home

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Тах Туре	Tax Year
R11444-000	REAL ESTATE	2023

	Payment History								
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic				
	31515	12/27/2023	2305479.0002	\$915.71	\$888.24				
2023	Owner Name	ZEIGHLER M	AE LOIS GRAH						
	Paid By	MAE ZEIGHI	ER TAXES						

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
2000000010000	35467	11/28/2022	1203014.0001	\$799.78	\$767.79
2022	Owner Name	ZEIGHLER M	AE LOIS GRAH	AM	
	Paid By	MAE ZEIGHL	ER		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
2021	36874	1/11/2022	1201770.0002	\$752.63	\$737.58
	Owner Name	ZEIGHLER MAE LOIS GRAHAM			
	Paid By	zeighler m	nae		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
	2507	1/29/2021	3107697.0001	\$725.52	\$711.01
2020	Owner Name	ZEIGHLER N	MAE LOIS GRAH	AM	
	Paid By	ZEIGHLER N	MAE R11444-00	0	

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
	2506	2/26/2020	1407322.0001	\$775.78	\$768.02
2019	Owner Name	ZEIGHLER M	MAE LOIS GRAH	AM	
	Paid By	mae zeighl	er.		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
	2521	1/18/2019	3503564.0001	\$727.20	\$712.66
2018	Owner Name	ZEIGHLER N	MAE LOIS GRAH	AM	
	Paid By	MAE ZEIGHI	LER		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic
	2530	3/26/2018	3504957.0001	\$712.40	\$710.15
2017	Owner Name	ZEIGHLER M	MAE LOIS GRAH	AM	
	Paid By	MAE ZEIGHI	ER		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paic_
	0516	2/20/2010	2505140 0001	۵ <i>C</i> 01 70	0000



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-00000051 2nd violation w/NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Mae Lois Graham Zeighler

Address: 735 NW Campbell Terrace Lake City, FL 32055 INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION CE Personnel Observation __X_ Complaint Date: 07/23/2024 Complainant: Marshall Sova CE Personnel: Marshall Sova Violation Code Violation Description Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, IPMC 301.3 Vacant secure and sanitary condition as provided herein so as not to cause a blighting problem or structures and land. adversely affect the public health or safety. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so IPMC 304.1 General. as not to pose a threat to the public health, safety or welfare. Every exterior stairway, deck, porch and balcony, and all appurtenances IPMC 304.10 Stairways, attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage decks, porches and balconies. and capable of supporting the imposed loads. In residential districts, automotive vehicles or trailers of any type without current license plates LDR 4.2.17 shall not be parked or stored than in completely enclosed buildings.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	The structure is deteriorating in several locations. The City of Lake City is needing to know your intentions of what you are going to do with this property.
IPMC 304.1 General.	 It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements. It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions. It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure. It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.
IPMC 304.10 Stairways, decks, porches and balconies.	There are no steps or stairway to this structure.
LDR 4.2.17	The truck in the driveway either needs to be removed or a current license plate put on it.
	A Special Magistrate hearing is scheduled for June 5, 2025 which requires your attendance. The Special Magistrate can assess fines or place an order to demolish the structure.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee:
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing n	otice to (Name of person and relationship):
Name: Mae Lois Graham Zeighler Relation	onship owner:Owner
On date: May 1, 2025 time being: 9:00 am	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX_	First class mailing
Refused to sign, drop service	
Marshall Sova	and the
Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-0000051

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Mae Lois Graham Zeighler

Address: 735 NW Campbell Terrace Lake City, FL 32055

	•			
INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:			
Date: 07/23/2024	Complaint CE Personnel ObservationX Complainant: Marshall Sova CE Personnel: Marshall Sova			
Violation Code	Violation Description			
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.			
IPMC 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary s as not to pose a threat to the public health, safety or welfare.			
IPMC 304.10 Stairways, decks, porches and balconies.	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.			
LDR 4.2.17	In residential districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored than in completely enclosed buildings.			

Violation Code

Corrective Action



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

IPMC 301.3	The structure is deteriorating in several locations. The City of Lake City is needing to
Vacant structures and land.	know your intentions of what you are going to do with this property.
IPMC 304.1	It must be in good repair. There should be no evidence of deterioration, or damaged or
	loose elements. It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions. It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure. It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.
IPMC 304.10 Stairways, decks, porches and balconies.	There are no steps or stairway to this structure.
LDR 4.2.17	The truck in the driveway either needs to be removed or a current license plate put on it.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: August 7, 2024



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing noti	ce to (Name of person and relationship):
Name: Mae Lois Graham Zeighler Relations	
On date: July 23, 2024 time being: 1:28 pm	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX_Fi	rst class mailing
Refused to sign, drop service	
Marshall Sova	3n/11/1
Print Name of Code Inspector	Signature of Code Inspector



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/j/84659541815

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000051

Respondent: Mae Lois Graham Zeighler

NOTICE OF HEARING

Warrant hamburatified and common	nded to appear before the Special Magistrate for a Code
You are nereby notified and comman	Thursday the 5th day of
Enforcement Violation hearing on (day)	Thursday the 5th day of at (time) 5:30 a.m. p.m.
June , 20 25 ,	25 N. Marion Ave, 2 nd floor, Council Chambers, Lake
The hearing will take place at City Hall, 20	15 N. Marion Ave, 2 th 1100r, Council Chambers, Lake
City, Florida, at which time evidence and t	testimony will be presented to the Special Magistrate
concerning the violation. You have the rig	ght to examine all evidence and to cross-examine all
witnesses, and to present evidence and testing	mony on your behalf concerning said violation.
The Special Magistrate will be pres	siding over your hearing through the Zoom platform.
The City of Lake City, Florida will have to	the technology available for you to view the Special
Magistrate through Zoom and present your	case to the Special Magistrate. IF YOU HAVE ANY
DOCUMENTS, RECURDS, WRITING	S, OR PHOTOGRAPH YOU WISH FOR THE
TO THE CODE INSPECTOR AT LE	AND CONSIDER, YOU MUST PROVIDE THESE AST TWENTY-FOUR (24) HOURS PRIOR TO
	AST TWENTT-FOUR (24) HOURS TRIOR TO
YOUR SCHEDULED HEARING.	
If you have any questions concern	ing your upcoming hearing, please contact the Code
Inspector at (386)719-5746.	ing your apcoming nearing, preuse consist in some
nispector at (360)/17-3/40.	
Your failure to appear at the hearing	g may result in a civil fine being imposed on you for
said violation up to \$250.00 per day/per vio	plation each day the violation continues.
suita violation ap to passono o per any. per	
It is the RESPONSIBILITY of the RESP	ONDENT to schedule a Compliancy inspection.
This case will not go before the Sp compliance in accordance with the Notice of	pecial Magistrate if the violation(s) are brought into of Violation.
The thirt I delivered the forecoin	ag nation to (Name of person and relationship):
I hereby certify that I delivered the foregoin	ng notice to (Name of person and relationship):
Name Mae Lois Graham Zeighler	Relationship Owner
	time being 9:00 am
□ Personal Service	Posted on property and at City Hall
■ Certified Mail, Return Receipt requested	
□ Refused to sign, drop service	L Titst class manning
☐ Kerused to sign, drop service	
Marshall Sova	
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this No	otice of Hearing
Signature of Respondent/Recipient	Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 735 NW Campbell Terrace AND 205 N Marion Ave, Lake City, FL. 32055.



Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 27th day of MAY 2025, by Marshall Sova

who is personally known to me.

[SEAL] Signature of Notary

____Alina Gill

Print or Type Name

My Commission expires: August 19, 2025

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000051

Respondent: Mae Lois Graham Zeighler

NOTICE OF HEARING

Tr. 1 1 Carlond common	dod to appear before the Special Magistrate for a Code
You are hereby notified and comman	ded to appear before the Special Magistrate for a Code
Enforcement Violation hearing on (day)	Thursday the 5th day of at (time) 5:30 a.m. pm.
June , 2025 , 6	5 N. Marion Ave, 2 nd floor, Council Chambers, Lake
The hearing will take place at City Hall, 20	estimony will be presented to the Special Magistrate
City, Florida, at which time evidence and u	Let be assemble all evidence and to cross-evamine all
concerning the violation. You have the rig	the to examine all evidence and to cross-examine all
witnesses, and to present evidence and testir	nony on your behalf concerning said violation.
	1 day through the Zoom platform
The Special Magistrate will be pres	iding over your hearing through the Zoom platform.
The City of Lake City, Florida will have t	he technology available for you to view the Special
Magistrate through Zoom and present your	case to the Special Magistrate. IF YOU HAVE ANY
DOCUMENTS, RECORDS, WRITINGS	S, OR PHOTOGRAPH YOU WISH FOR THE
SPECIAL MAGISTRATE TO REVIEW	AND CONSIDER, YOU MUST PROVIDE THESE
TO THE CODE INSPECTOR AT LEA	AST TWENTY-FOUR (24) HOURS PRIOR TO
YOUR SCHEDULED HEARING.	
	t t t t was the Code
If you have any questions concerni	ng your upcoming hearing, please contact the Code
Inspector at (386)719-5746.	
Your failure to appear at the hearing	may result in a civil fine being imposed on you for
said violation up to \$250.00 per day/per viol	lation each day the violation continues.
It is the RESPONSIBILITY of the RESPONSIBILITY	ONDENT to schedule a Compliancy inspection.
TI' will not so before the Sr	pecial Magistrate if the violation(s) are brought into
Inis case will not go before the St	f Violation
compliance in accordance with the Notice of	Violation.
The state of the foregoin	g notice to (Name of person and relationship):
I hereby certify that I delivered the folegoing	g notice to (Name of person and relationship).
Name Mae Lois Graham Zeighler	Relationship Owner
On date May 1, 2025	time being 9:00 am
□ Personal Service	Posted on property and at City Hall
■ Certified Mail, Return Receipt requested	
	1 list class manning
☐ Refused to sign, drop service	
Marshall Sova	
	Signature of Code Inspector
Print Name of Code Inspector	Digitative of Code Inspector
I acknowledge receipt of a copy of this No	tice of Hearing
I acknowledge receipt of a copy of two to	
	·
Signature of Respondent/Recipient	Date

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

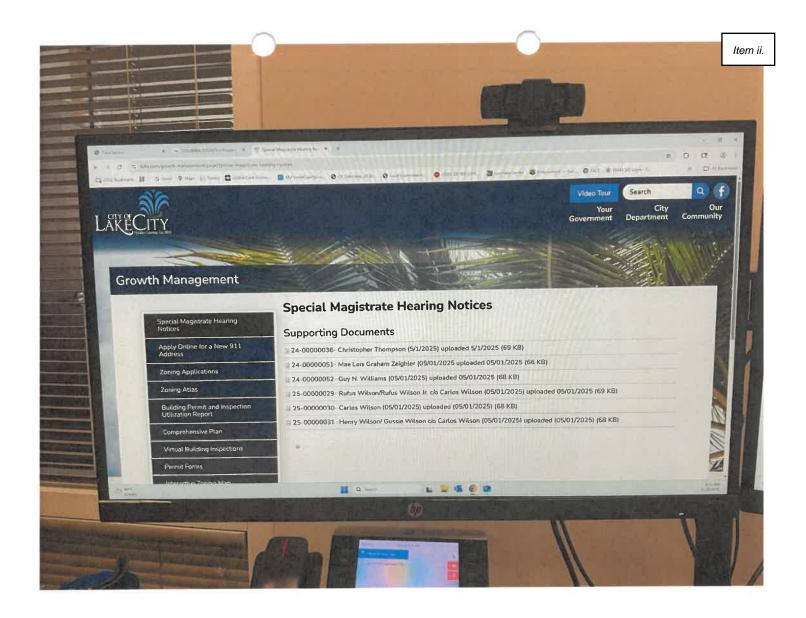
Members of the public may also view the meeting on our YouTube channel at:

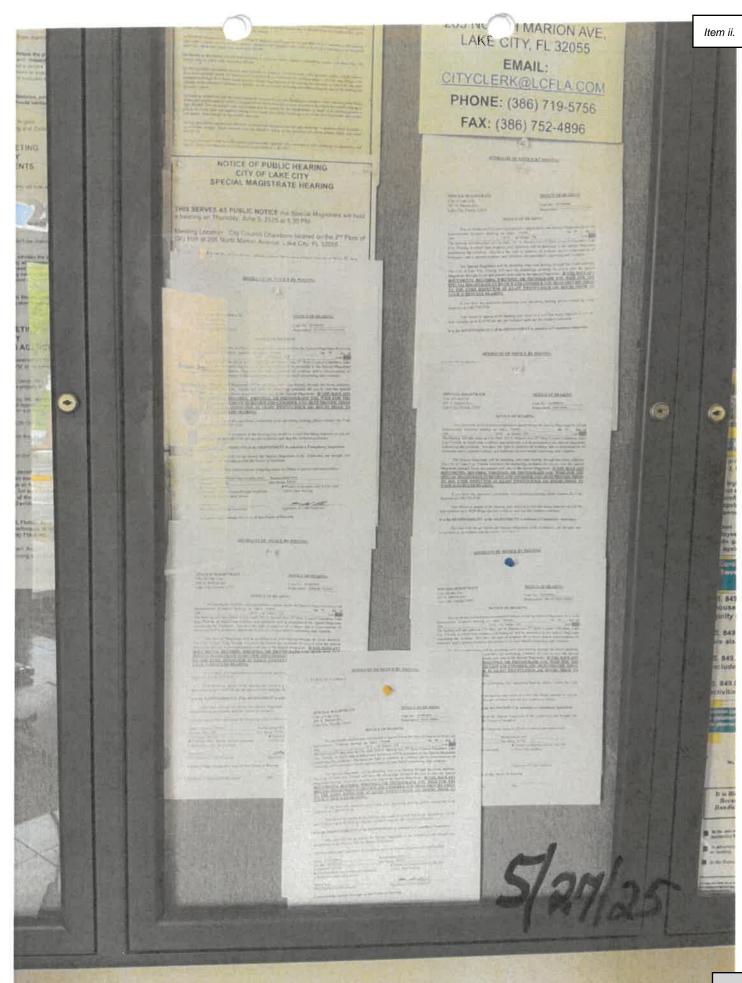
https://www.youtube.com/c/CityofLakeCity

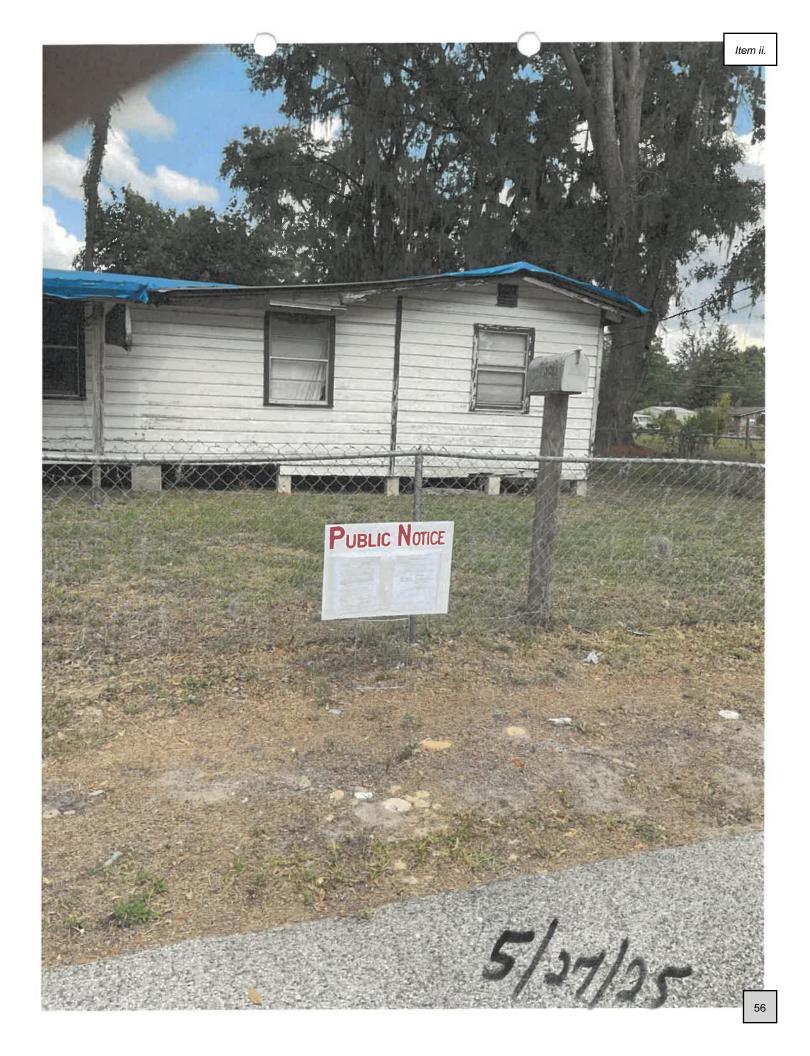
Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

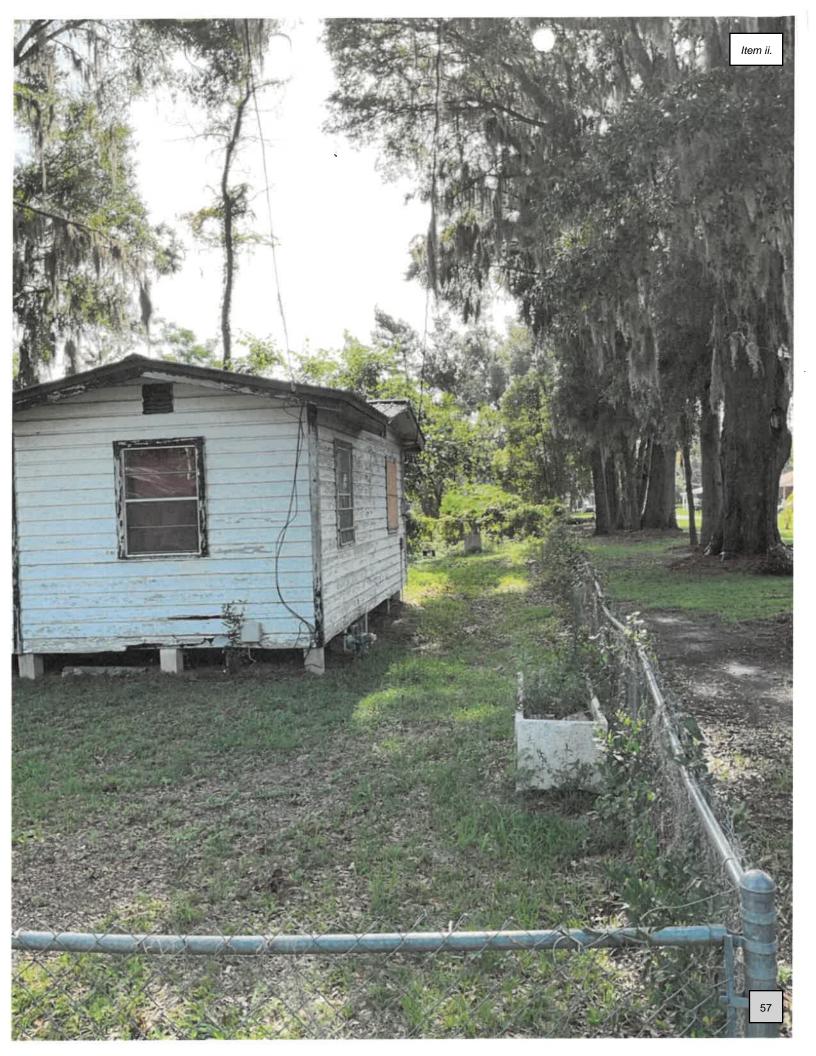
SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

















City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	ELIVERY
	■ Complete items 1, 2, and 3,	A. Signature	
	 Print your name and address on the reverse so that we can return the card to you. 	×	☐ Age
	 Attach this card to the back of the mailpiece, or on the front if space permits. 	B. Received by (Printed Name)	C. Date of De
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	PS Form 3811, July 2020 PSN 7530-02-000-9053	loop	Domostic Dotum Do

C. Date of Delivery

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L. Priority Mail Express® L. Registered Mail** G. Registered Mail** Delivery G. Signature Confirmation** G. Signature Confirmation**			Domestic Return Receipt
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42 92	abel)	86 2507	02-000-9053

Certified Mail =

A receipt (this portion of

A unique identifier for yo

Electronic verification of

delivery.

A record of delivery (incl signature) that is retaine for a specified penod.

Important Reminders:

You may purchase Certificate Walle, First-Erst-Class Maile, First-Cress Maile service is service is service.

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cerain Priority Main their enditional flee, an additional flee, an the following services:

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PS Form **3800,** January

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94	10	CERTIFIED MAIL® REC	EIPT
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95	2	City, Signe, 300-40	
		PS Form 3800, January 2023 PSN 7530-02-000-9047	See Reverse for Instructions

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

×

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailplece,

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, PS Form 3811, July 2020 PSN 7530-02-000-9053

□ Phority Mail Express®
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□ Registered Mail Restricted
Delivery
□ Signature Confirmation™
□ Signature Confirmation
γ Restricted Delivery

Domestic Return Receipt

D. is delivery address different from item 1? If YES, enter delivery address below: B. Received by (Printed Name)

§ **2**

☐ Agent ☐ Addressee C. Date of Delivery

Service Type
 Adult Signature
 Adult Signature
 Cartified Mail®
 Certified Mail®

d Mail d Mail Restricted Delivery (over-\$500)

PS Form **3800**, January 3 For an additional fee, an endoard fee, an endoard on the me the collowing services:

- Return receipt service of deliventy (including 1 You can request a have lectronic version. For complete PS Form SE

delivery.

A record of delivery (inc signature) that is retain for a specified period.

Certified Mail service is infermational mail.

Insurance coverage is with Certified Mail service of Certified Mail service insurance coverage autrentance coverage such that is provided Mail item. For an additional fee, an

Important Reminders

You may purchase Cert
First-Class Mail®, Firstor Priority Mail® service

Tridified Mail service is Certified Mail

A receipt (this portion or year a mique identifier for year Electronic verification of delivery

64

File Attachments for Item:

iii. Case # CE 24-0000052, Guy N. Williams, as owner, Guy N. Williams, as respondent, gives address as 129 NW Lee Lane Lake City, FL 32055, located on parcel # 00-00-00-11417-000.

Violations:

- 1. IPMC 301.3 Vacant structures and land.
- 2. IPMC 302.4 Weeds.
- 3. IPMC 304.1 General.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: July 26, 2024	Name (require	ed) Glenell owden		
Phone: 386-406-3367	Address: 1150	NE Bascom Norris Dr Lake City, FL 32	2055	Email:
Do you wish to be contacted at Address of Complaint: 129 NW L of Complaint: Unsafe structure, over	ee Ln	? Yes No Best Time To Ca	ll:	Nature
				How
long has the complaint been go				Do you know
who the person(s) involved are frames that the complaint is hat that you would like to us to know.	ppening? Yes No I	rho? Guy N. Williams If yes, when? Now	Do yo	ou know the time er information
	**** Below Inte	ernal Use Only ****		
Date Received: July 26, 2024 Notes:	Via: Phone	Case Number Assigned	24-0000052	

Case Data Sheet for case # <u>24-0000052</u>

Parcel#_11417-000	
Address: 129 NW Lee Ln	
Owner: Guy N. Williams	
Date of first inspection: 07/26/2024	
1 st Notice of Violation sent: 7/2/24	
2 nd inspection date:	
2 nd Notice of Violation sent:	
Date of Public Notice placed on property:	
Notice of Mag. Hearing sent:	
Notice on City of Lake City website on:	
Notice posted in City Hall:	
Mailing Cost/Date: <u>9.64</u> 7/2/24	
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	while

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Exempt

Total Taxable

Parcel: @ 00-00-00-11417-000 (39891) 🕙

Owner & Pr	operty Info		Result: 1 of 45		
Owner	WILLIAMS GUY N 1999 S MARION AVE LAKE CITY, FL 32025				
Site	129 NW LEE LN, LAKE CITY				
Description*	NW DIV: SW1/4 EX W 44 FT BLOCK 67.	357-460, TD 1454-1193, W	D 1462-1890,		
Area	0.183 AC	S/T/R	29-3S-17		
Use Code**	MISC IMPROVED (0700) Tax District 1				

"The <u>Use Code</u> is a Ft_Dept. of Revenue (DOR) code and is not maintained by the Prope your city or county Planning & Zoning office for specific zoning information.

Property & Assessme	ent Values		
2023 Certif	ied Values	2024 Wo	rking Values
Mkt Land	\$4,000	Mkt Land	\$4,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$500	XFOB	\$500
Just	\$4,500	Just	\$4,500
Class	\$0	Class	\$0
Appraised	\$4,500	Appraised	\$4,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
hassassA	\$4.500	Assessed	\$4,500

\$0 Exempt

county:\$4,500 city:\$4,500 Total other:\$0 school:\$4,500 Taxable



Sales History								
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
3/7/2022	\$5,000	1462 / 1890	WD	1	Q	01		
12/6/2021	\$5,000	1454 / 1193	TD	1	U	18		

▼ Building Characteristics					V
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
		NONE			

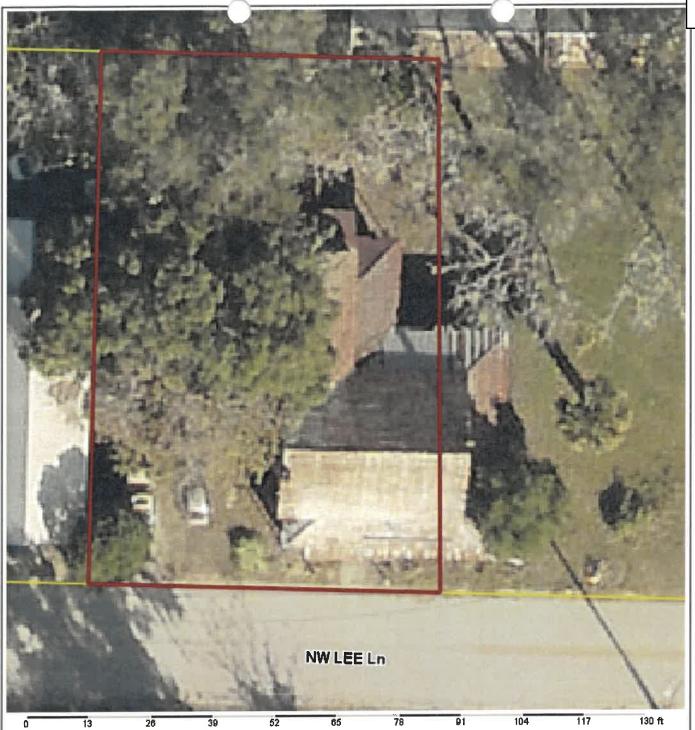
Extra Features & O	▼ Extra Features & Out Bulldings								
Code	Desc	Year Blt	Value	Units	Dims				
0285	SALVAGE	1920	\$500.00	1,00	x				

▼ Land Bre	akdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	8,000.000 SF (0.183 AC)	1,0000/1.0000 1.0000/ /	\$1 /SF	\$4,000

Search Result: 1 of 45

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

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.



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

PARCEL: 00-00-00-11417-000 (39891) | MISC IMPROVED (0700) | 0.183 AC

NW DN: SW1/4 EX W 44 FT BLOCK 67. 357-460, TD 1454-1193, WD 1462-1890,

WILLIAMS GUY N 2024 Working Values Owner: 1999 S MARION AVE \$4,500 Mkt Lnd \$4,000 Appraised LAKE CITY, FL 32025 \$4,500 Ag Lnd \$0 Assessed Site: 129 NW LEE LN, LAKE CITY Bidg Exempt \$0 \$0 \$5,000 I (Q) \$5,000 I (U) Sales **XFOB** \$500 county:\$4,500 3/7/2022 city:\$4,500 12/6/2021 Total Info Just \$4,500 other:\$0 school:\$4,500 Taxable

NOTES: Columbia County, FL

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warrantles, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Tax Callector

Item iii.

generated on 7/25/2024 2:10:05 PM EDT

Tax Record

Last Update: 7/25/2024 2:08:53 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number			Tax T	уре	Tax Year		
R11417-000			REAL ESTATE			2023	
WILLIZ	ng Address AMS GUY N S MARION AVE			y Address LAKE CITY			
	CITY FL 32025		000 171	h			
LAKE	CIII FH 32023		GEO Num l	11417-000			
	Exempt Amount		Taxable	Value			
	See Below		See Be	elow			
NO EXI	tion Detail EMPTIONS Description (click	Millag 001			crow Code		
00-00-	-00 0700/0700.18 Ac 54-1193, WD 1462-18	cres NW DIV:	SW1/4 EX	W 44 FT BLO	CK 67. 35	7-460,	
	·	Ad Valo	rem Taxes				
				Exemption	Taxable	Taxe	
axing A	Authority	Rate	Value	Amount	Value	Levied	
ITY OF LA	AKE CITY	4.9000	4,500	0	\$4,500	\$22.05	
	COUNTY COMMISSIONERS	7.8150	4,500	0	\$4,500	\$35.1	
	COUNTY SCHOOL BOARD	0.7480	4,500	0	\$4,500	\$3.3	
ISCRETION OCAL	NARY	3.2170	4,500	0	\$4,500	\$14.4	
APITAL OU	IITI.AV	1.5000	4,500	0	\$4,500	\$6.7	
	RIVER WATER MGT DIST	0.3113	4,500	0	\$4,500	\$1.4	
	E HOSPITAL AUTHORITY	0.0001	4,500	0	\$4,500	\$0.0	
	Total Millage	18.4914	To	otal Taxes		\$83.22	
	No	on-Ad Valore	em Assess	ments			
Code	4 2					Amount \$61.26	
			Total	l Assessments	3	\$61.26	
			Taxes	& Assessment	s	\$144.48	
			If Paid	d By	Am	ount Due	
						\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/14/2023	PAYMENT	2100647.0015	2023	\$138.70

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/25/2024 2:10:32 PM EDT

Tax Record

Last Update: 7/25/2024 2:10:32 PM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

Account Number	Тах Туре	Tax Year
R11417-000	REAL ESTATE	2023

Payment History							
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid		
	30936	11/14/2023	2100647.0015	\$144.48	\$138.70		
2023	Owner Name	WILLIAMS GUY N					
	Paid By	guy willia	ms				

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	35339	4/25/2023	1506220.0001	\$335.73	\$345.80
2022	Owner Name				
	Paid By	WILLIAMS R	11417-000		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	36747	12/31/2021	1800630.0001	\$1,085.13	\$1,052.58
2021	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	Clerk of C	ircuit Court	-Swisher	

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid		
	2484	4/28/2021	9510031.0003	\$1,034.16	\$1,065.18		
2020	Owner Name	STEWART BILLIE FRANCES					
	Paid By	CITRUS CAPITAL HOLDINGS, LLC					

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid	
	2522	11/2/2017	2700140.0001	\$230.67	\$298.12	
2016	Owner Name	STEWART BILLIE FRANCES				
	Paid By	BILLIE F S	STEWART RICHA	RDSON		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2521	5/1/2013	2304250.0001	\$194.01	\$199.83
2012	Owner Name	STEWART BI	ILLIE FRANCES		
	Paid By	STEWART BI	ILLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2011	2531	5/2/2012	2204474.0001	\$171.12	\$176.25
	Owner Name	STEWART BI	LLIE FRANCES	NCES	
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2010	133237	3/31/2011	2502983.0001	\$171.12	\$171.12
	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2009	133241	4/22/2010	2604291.0001	\$171.12	\$176.25
	Owner Name	STEWART B	ILLIE FRANCES		

Item iii.

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	133001	5/15/2009	2504104.0001	\$167.17	\$190.59
2008	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

JON FREDDIE

RICHA

Paid By

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	132321	6/13/2008	3501817.0001	\$153.58	\$207.43
2007	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
_	131687	3/19/2007	3103314.0001	\$153.58	\$153.58
2006	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	131001	5/10/2006	1005864.0001	\$71.00	\$89.98
2005	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	130139	5/2/2005	2702084.0001	\$55.20	\$70.36
2004	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	129600	3/19/2004	2502047.0001	\$33.00	\$33.00
2003	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	129146	4/15/2003	2901910.0001	\$32.73	\$33.71
2002	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	128518	3/4/2002	1204761.0001	\$28.00	\$28.00
2001	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	127899	3/1/2001	1004088.0001	\$28.00	\$28.00
2000	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	127425	2/3/2000	1003510.0001	\$28.00	\$27.72
1999	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1998	126995	2/18/1999	1003622.0001	\$28.00	\$27.72
	Owner Name	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	126347	2/20/1998	1004168.0001	\$28.00	\$27.72
1997	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

BILLIE FRANCES

STEWA

Paid By

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	125611	2/21/1997	1004681.0001	\$28.00	\$27.72
1996	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	125103	2/5/1996	3005601.0001	\$28.00	\$27.72
<u> 1995</u>	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	124859	1/31/1995	3004710.0001	\$20.00	\$19.60
1994	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	124224	1/31/1994	1004666.0001	\$20.00	\$19.60
1993	Owner Name	STEWART BILLIE FRANCES			
	Paid By	STEWART BILLIE FRANCES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
ones e m	123603	2/9/1993	1005298.0001	\$20.00	\$19.80
1992	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	123310	1/29/1992	1012189.0001	\$20.00	\$19.60
<u> 1991</u>	Owner Name	STEWART BI	STEWART BILLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	23158	3/12/1991	3005754.0001	\$20.00	\$20.00
1990	Owner Name	STEWART BILLIE FRANCES			
	Paid By	STEWART BILLIE FRANCES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
	2262200.0004	3/28/1990	1005531.0001	\$20.00	\$20.00
<u> 1989</u>	Owner Name	STEWART BI	LLIE FRANCES		
	Paid By	STEWART BI	LLIE FRANCES		



Name: Guy N. Williams

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-00000052 2nd violation with NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Address: 129 NW Lee	e Lane Lake City, FL 32055		
INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION			
	Complaint X CE Personnel Observation		
Date: 07/26/2024	Complainant: Glenel Bowden CE Personnel: Marshall Sova		
Violation Code	Violation Description		
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.		
302.4 Weeds.	Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.		
304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.		



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
301.3 Vacant structures and land.	The City of Lake City is concerned that this structure in unsafe to the community. It is the intentions of the City of Lake City to ascertain what your attentions are concerning this structure. Due to the structure being unsafe it is the City's intentions of possibly demolishing this structure.
302.4 Weeds	The property is overgrown and needs to be cleaned up.
304.1 General.	The exterior of structures must perform four primary functions: • It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements. • It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions. • It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure. • It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas. A Special Magistrate hearing is scheduled for June 5, 2025. In this hearing the Special Magistrate can assess fines and could order a demolition of the structure due to being unsafe.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: Attend S	pecial Magistrate hearing scheduled for June 5, 2025
--------------------	--



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee:
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing no	
Name: Guy N. Williams Relationship own	ner:
On date: April 30, 2025 time being: 12:11 pm_	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requested _X	First class mailing
Refused to sign, drop service	
Marshall Sova	erelle
Print Name of Code Inspector	Signature of Code Inspector



Name: Guv N. Williams

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 24-00000052

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
	Complaint _X CE Personnel Observation
Date: 07/26/2024	Complainant: Glenel Bowden CE Personnel: Marshall Sova
Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or
302.4 Weeds.	adversely affect the public health or safety. Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
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Violation Code

Corrective Action



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

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WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

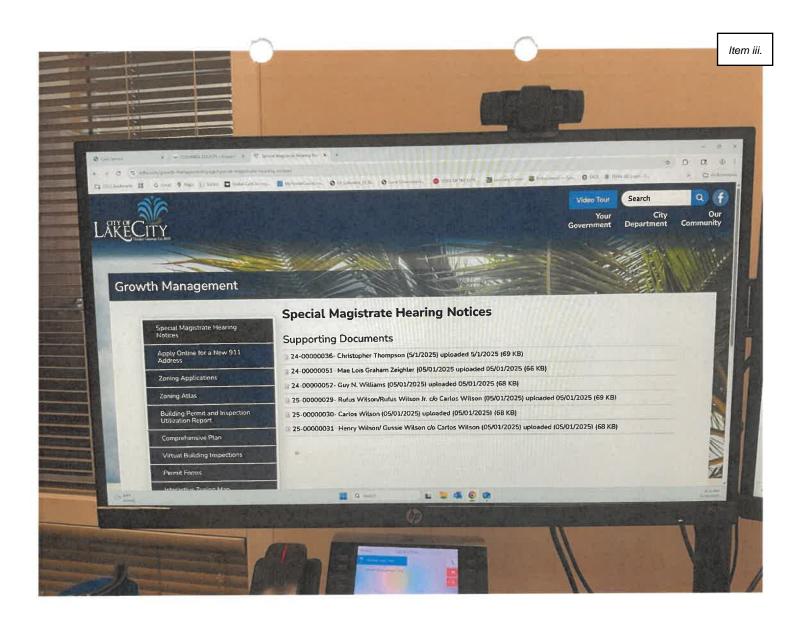
Warning

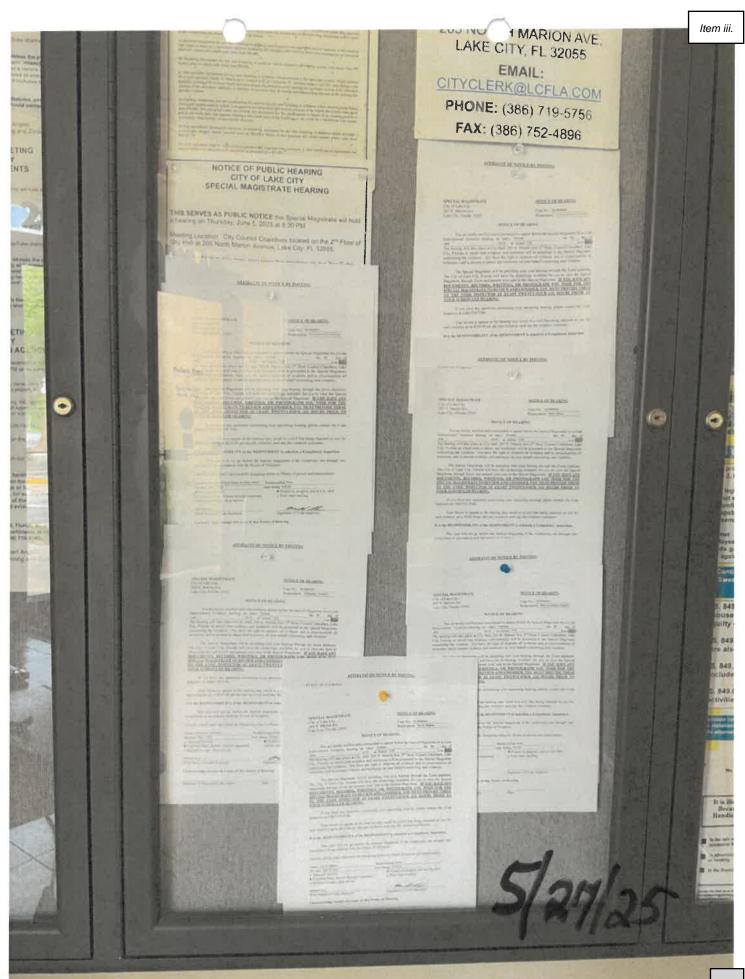
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee:
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing r	
Name: Guy N. Williams Relationship ov	vner:
On date: July 26, 2024 time being: 1:40 pm_	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requested _X	_First class mailing
Refused to sign, drop service	
Marshall Sova	Irfuf Il
Print Name of Code Inspector	Signature of Code Inspector

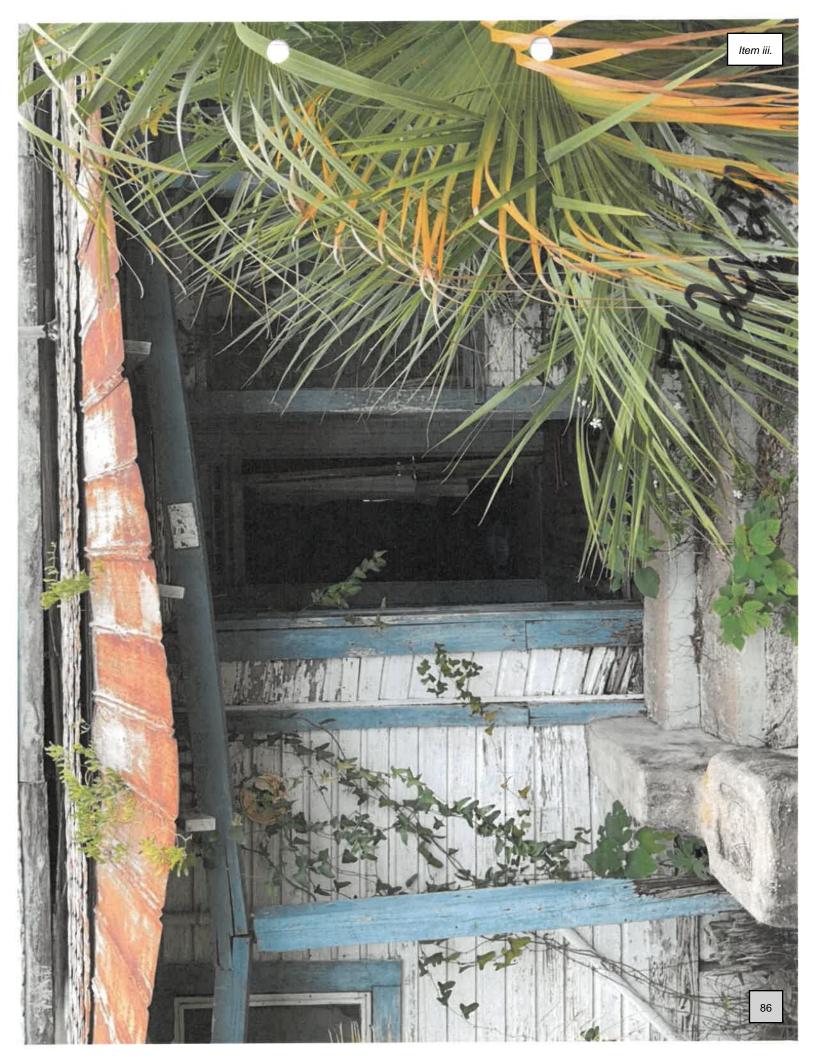




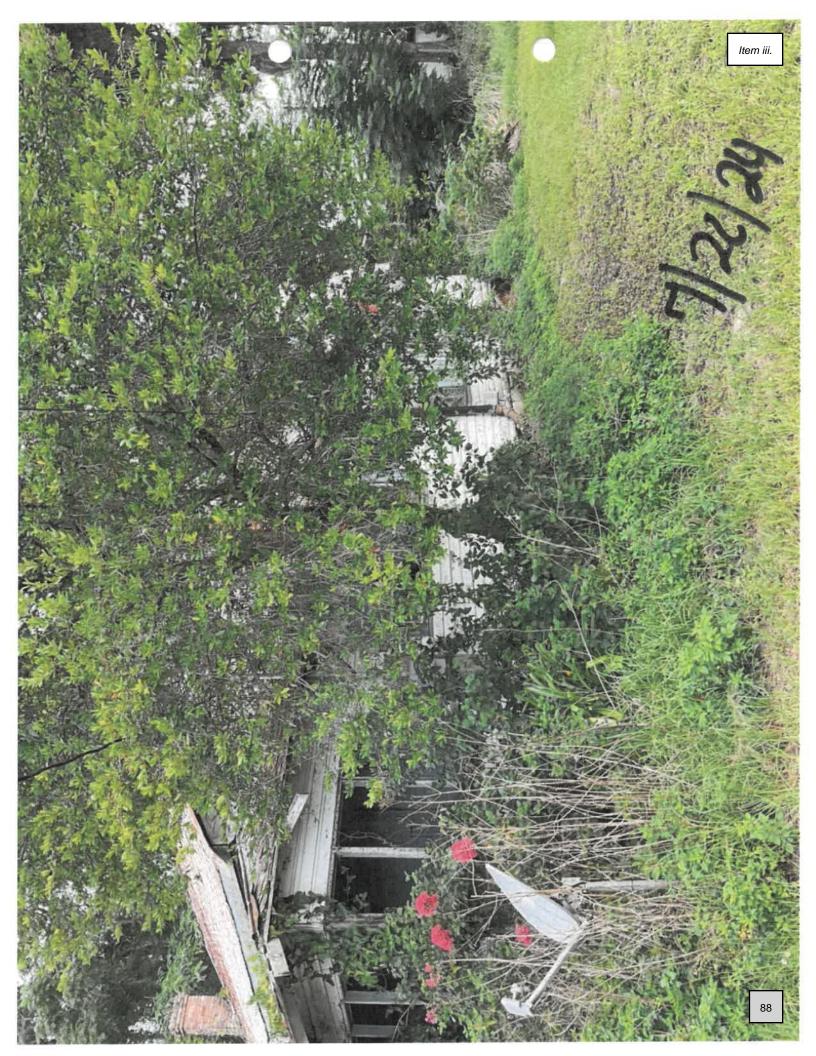


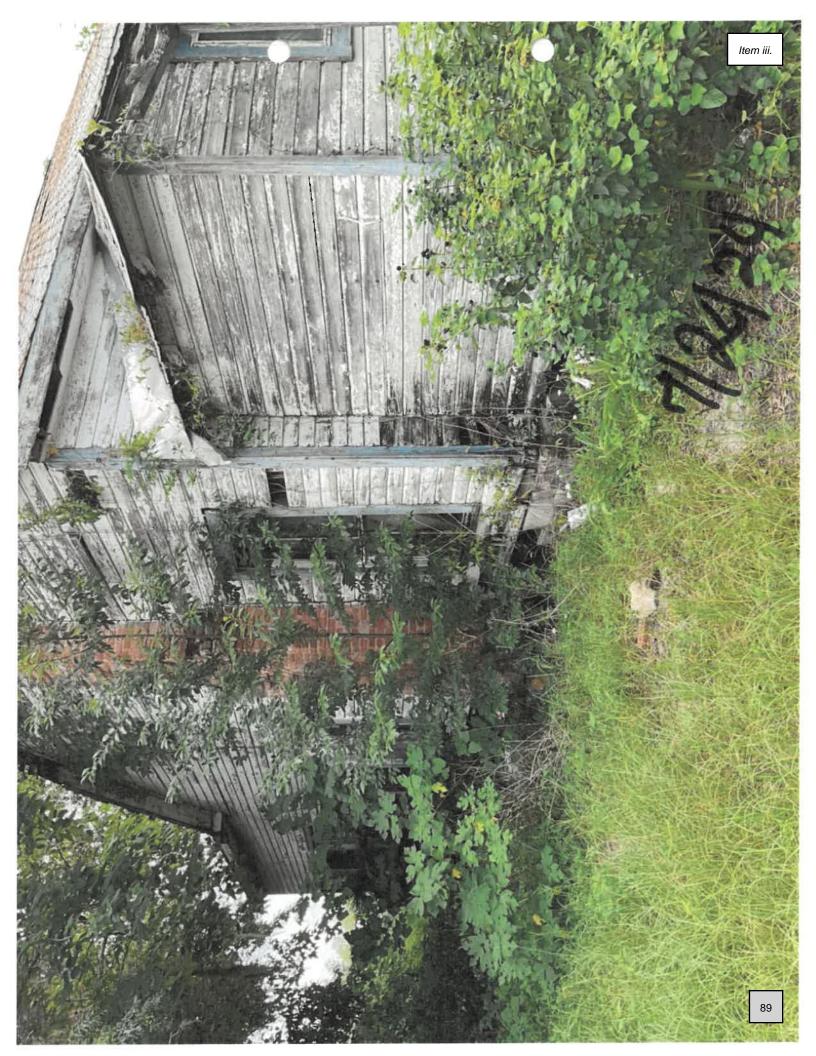


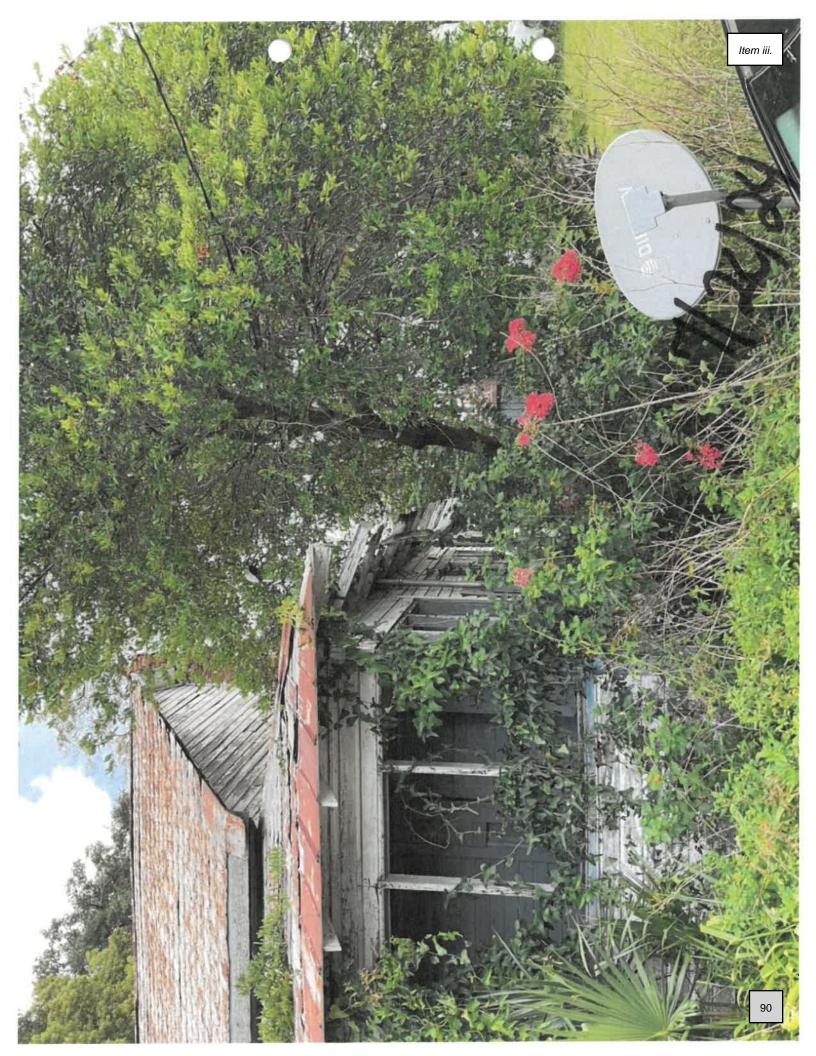


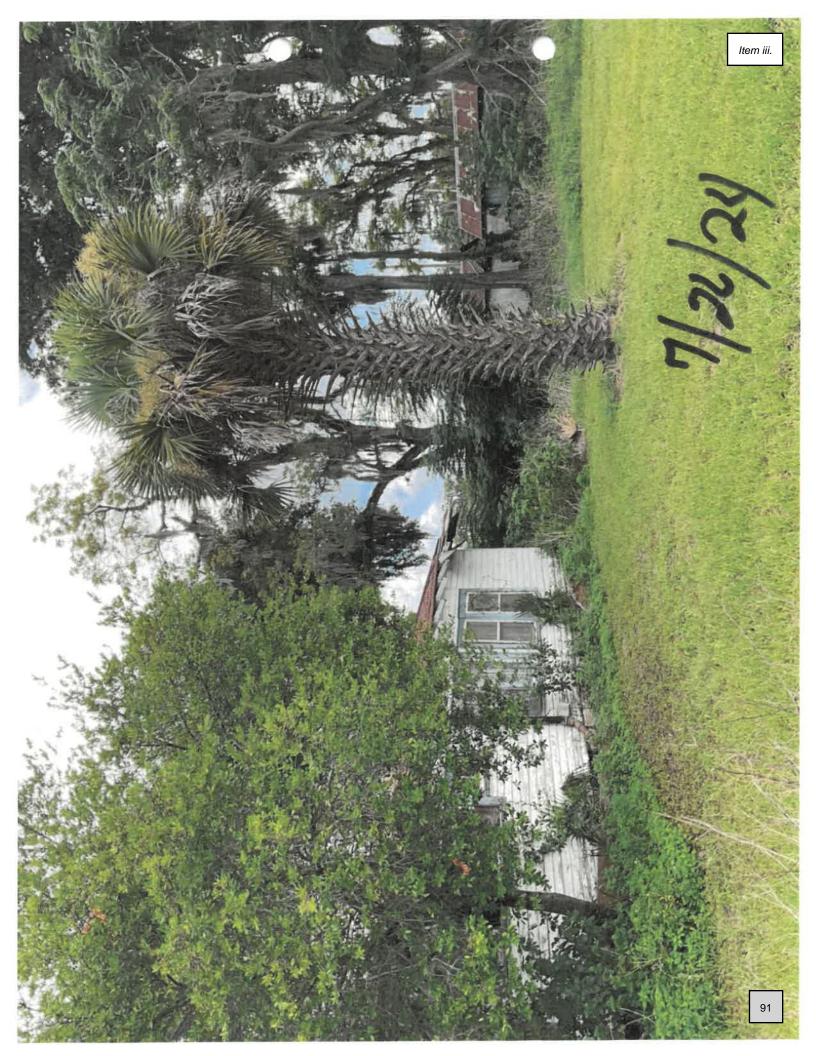














SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24-00000052
Respondent: Guy N. Williams

NOTICE OF HEARING

Enforcement Violation hearing on (day) Thur June, 20 25, at (till The hearing will take place at City Hall, 205 N. City, Florida, at which time evidence and testime concerning the violation. You have the right to witnesses, and to present evidence and testimony	iony will be presented to the Special Magistrate examine all evidence and to cross-examine all on your behalf concerning said violation. If over your hearing through the Zoom platform, chnology available for you to view the Special to the Special Magistrate. IF YOU HAVE ANY R PHOTOGRAPH YOU WISH FOR THE CONSIDER, YOU MUST PROVIDE THESE
If you have any questions concerning your Inspector at (386)719-5746.	our upcoming hearing, please contact the Code
Your failure to appear at the hearing may said violation up to \$250.00 per day/per violation	y result in a civil fine being imposed on you for a each day the violation continues.
It is the RESPONSIBILITY of the RESPOND	ENT to schedule a Compliancy inspection.
This case will not go before the Special compliance in accordance with the Notice of Vio	Magistrate if the violation(s) are brought into lation.
I hereby certify that I delivered the foregoing not	ice to (Name of person and relationship):
Name Guy N. Williams Rela	ationship Owner
	being 12:58 pm
□ Personal Service	Posted on property and at City Hall
Certified Mail, Return Receipt requested	☐ First class mailing
□ Refused to sign, drop service	
	- 1, 1,
Marshall Sova	and de
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice	of Hearing
Signature of Respondent/Recipient	Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 129 NW Lee Lane AND 205 N Marion Ave, Lake City, FL. 32055.

ALINA GILL.
MY COMMISSION # HH 166737
EXPIRES: August 19, 2025
Bonded Thru Notary Public Underwriters

[SEAL]

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this ___27th___ day of MAY 2025, by Marshall Sova who is personally known to me.

Signature of Notary

____Alina Gill

Print or Type Name

My Commission expires: August 19, 2025

Item iii.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

Live and a second of the	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	X Agent
so that we can return the card to you.	☐ Addresse
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name) C. Date of Deliver
Article Addressed to:	D. Is delivery address different from item 1? Yes
Clater Pallage	If YES, enter delivery address below:
GLENEL KONDEN	
1156 NE BASCOM NOCES RE.	
LAKE CITY. FZ	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restrict Delivery
9590 9402 9016 4122 8443 15	☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery ☐ Signature Confirmation
2. Article Number (Transfer from service lahel)	☐ Collect on Delivery Restricted Delivery Restricted Delivery
9589 0710 5270 2886 2507 18	ured Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	Agent Addresse
so that we can return the card to you.	B Received by (Irinted Name) C. Date of Deliver
Attach this card to the back of the mailpiece, or on the front if space-permits.	Que Williams 5/2/25
1. Article Addressed to:	D. Is delivery address different from item 1? Yes
Cine Al Williams	If YES, enter delivery address below: No
Guy 10. 10 Ciris	
1999 S. MANON AUC.	
LAKE CITY FZ 32025	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricte
9590 9402 9016 4122 8443 22	☐ Certified Mail® Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ¹⁷
2 Article Number (Transfer from service label)	☐ Collect on Delivery ☐ Signature Confirmation ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery
9549 0710 5770 7881	☐ Insured Mail ☐ ed Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	\$500)
	Domestic Return Receipt
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2507	250	For delivery information, visit our website a	2,400
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9589	9589	Street of Byt. No., of PO Box No. City, State, 37-48	See Reverse for Instruction

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse
- Attach this card to the back of the mailpiece,

1. Article Addressed to:

MILLO 4/30/25

2 Article Number (Transfer from service label)

2507

Domestic Return Receipt

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- signature) that is retain for a specified period. Electronic verification or delivery.

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 A record of delivery (inc...
- Certified Mail service i International mail. or Priority Mail® servic ■ You may purchase Cen First-Class Mail®, First Important Reminders
- Friedrach and The Friedrach and The Friedram and The Friedram and The Friedram Ann and The Friedram and The endorsement on the r ■ For an additional fee, of Certified Mail servic insurance coverage a certain Priority Mail its ■ Insurance coverage is with Certified Mail ser

PS Form 3800, Januar

so that we can return the card to you.

☐ Agent ☐ Addressee C. Date of Delivery

B. Received by (Printed Name)

or on the front if space permits.

D. Is delivery address different from item 1?

If YES, enter delivery address below:

PS Form 3811, July 2020 PSN 7530-02-000-9053 9589 0710 5270 2886

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted
☐ Signerer
☐ Signature Confirmation™
☐ Signature Confirmation
☐ Signature Confirmation
☐ Signature Confirmation

Item iii.

	1.0	디	U.S. Postal Service [™] CERTIFIED MAIL® RECE	IPT
	2507	2507	Domestic Mail Only For delivery information, visit our website at	www.usps.com
	0710 5270 2886	0710 5270 2886	Certified Mail Fee \$ Ext Services & Fees (check box, add for as his propriate) Freturn Receipt (hardcopy) Return Roceipt (electronic) Certified Mail Restricted Delivery Adult Signature Required Adult Signature Restricted Delivery \$ Postage To all Postage and Fees	Postmark Here
City 5. 5.	9589 C	589		See Reverse for instructions

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	ELIVERY
	Complete items 1, 2, and 3.	A. Signature	
	 Print your name and address on the reverse so that we can return the card to you. 	×	☐ Agent ☐ Addressee
	 Attach this card to the back of the mailpiece, or on the front if space permits. 	B. Received by (Printed Name)	C. Date of Delivery
MARI	1. Article Addressed to: Glove AMDon	D. is delivery address different from item 17 if YES, enter delivery address below:	tem 1? II Yes low: II No
5 4	1156 NE Bascon Nacus A.		
1/39.	LAKE (BY F)		~
25	9590 9402 9016 4122 8443 15	stricted Delivery	☐ Priority Mail Express®☐ Chegistered Mail™ Registered Mail Restricted Delivery ☐ Signature Confirmation™
	2. Article Number (Transfer from services labor) 95.89 0710 5270 2886 2507 12	U Collect on Delivery I Collect on Delivery Restricted Delivery ured Mail ured Mail Restricted Delivery	Signature Confirmation Restricted Delivery
	PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt

Certified Mail

A record of delivery (it signature) that is retail signature) that is retail for a specified period. delivery. A neceipt (this portion
A unique identifier for
Electronic verification
delivery.

PS Form **3800,** January

Terestant eventual was in the many was in the mandersement on the man fine following services - Return receipt services of delivery (including you can request a his electronic version. From 3 electronic version in the first version in

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■ Certified Mail service International mail. ■ You may purchase Ce First-Class Mail®, First or Priority Mail® service nebnimeA instroqmi

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SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3,
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

S. Mason Me.

2. Article Number (Transfer from service label)

קסטג פכלע מלכל מגלס פאלפ ; PS Form 3811, July 2020 PSN 7530-02-000-9055

□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted
Delivery
□ Signeture Confirmation™
□ Signeture Confirmation
□ Restricted Delivery

Domestic Return Receipt

A. Signature

COMPLETE THIS SECTION ON DELIVERY

×

☐ Agent ☐ Addressee

C. Date of Delivery B. Received by (Printed Name)

§ 2 | | D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

Adult Signature Restricted Delivery

Certified Mail Restricted Delivery

Collect on Selvery

FE Form 3800, Juny probined feathopmic sensitives of the sensitive of the se

 Electronic verification is delivery (in second of delivery (in Certified Mail

* Recept the portion of

* A unique identifier for g

1	7,7	U.S. Postal Service [™] CERTIFIED MAIL [®] RECI	EIPT 🕹
1002	1002	Por delivery information, visit our website a	t www.usps.com
1255	1255	Certified Mail Fee \$ Extra Services & Fees (check box, add (syles appropriate) Return Receipt (hardcopy)	
5270	5270	Return Receipt (electronic) \$ Geriffed Mail Restricted Delivery \$ Adult Signature Required \$ Adult Signature Restricted Delivery \$	Postmark Here
0770	0770	Postage \$ Total Postage and Fees \$	
9589	9589	Sent To Street any Ab Mo., or PO Box Ng. City, State of P.	
		PS Form 3800, January 2023 PSN 7530-02-000-9047	See Reverse for Instruction

7/26/24

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.	24-00000052	
Witness:	Glenel Bowden	

NOTICE OF HEARING

None	E OF HEARING
Enforcement Violation hearing on (day) June , 20 25 The hearing will take place at City Hall, 20 City, Florida, at which time evidence and to concerning the violation. You have the right	aded to appear before the Special Magistrate for a Code Thursday the 5th day of at (time) 5:30 a.m./p.m. 25 N. Marion Ave, 2 nd floor, Council Chambers, Lake testimony will be presented to the Special Magistrate ght to examine all evidence and to cross-examine all mony on your behalf concerning said violation.
The Special Magistrate will be pres The City of Lake City, Florida will have t Magistrate through Zoom and present your DOCUMENTS, RECORDS, WRITING SPECIAL MAGISTRATE TO REVIEW	siding over your hearing through the Zoom platform. the technology available for you to view the Special case to the Special Magistrate. IF YOU HAVE ANY S, OR PHOTOGRAPH YOU WISH FOR THE AND CONSIDER, YOU MUST PROVIDE THESE AST TWENTY-FOUR (24) HOURS PRIOR TO
If you have any questions concerning Inspector at (386)719-5746.	ing your upcoming hearing, please contact the Code
Your failure to appear at the hearing said violation up to \$250.00 per day/per vio	g may result in a civil fine being imposed on you for lation each day the violation continues.
It is the RESPONSIBILITY of the RESP	ONDENT to schedule a Compliancy inspection.
This case will not go before the Sp compliance in accordance with the Notice of	pecial Magistrate if the violation(s) are brought into of Violation.
I hereby certify that I delivered the foregoin	ng notice to (Name of person and relationship):
Name Glenel Bowden On date April 30, 2025 □ Personal Service ■ Certified Mail, Return Receipt requested □ Refused to sign, drop service	Posted on property and at City Hall
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this No	otice of mearing
Signature of Respondent/Recipient	Date

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 24	24-0000052	
Respondent	Guy N. Williams	

NOTICE OF HEARING

Enforcement Violation hearing on (day) June , 20 ²⁵ The hearing will take place at City Hall, 20 City, Florida, at which time evidence and to concerning the violation. You have the right	nded to appear before the Special Magistrate for a Code Thursday the 5th day of at (time) 5:30 a.m. p.m. Thursday the 5th day of a.m. p.m. Thursday a.m. p.m. Thursday the 5th day of a.m. p.m. Thursday a.m. p.m. Thursday to N. Marion Ave, 2 nd floor, Council Chambers, Lake testimony will be presented to the Special Magistrate ght to examine all evidence and to cross-examine all mony on your behalf concerning said violation.
The City of Lake City, Florida will have a Magistrate through Zoom and present your DOCUMENTS, RECORDS, WRITING SPECIAL MAGISTRATE TO REVIEW	siding over your hearing through the Zoom platform. the technology available for you to view the Special case to the Special Magistrate. IF YOU HAVE ANY SS, OR PHOTOGRAPH YOU WISH FOR THE AND CONSIDER, YOU MUST PROVIDE THESE AST TWENTY-FOUR (24) HOURS PRIOR TO
If you have any questions concern Inspector at (386)719-5746.	ing your upcoming hearing, please contact the Code
Your failure to appear at the hearin said violation up to \$250.00 per day/per vio	g may result in a civil fine being imposed on you for plation each day the violation continues.
It is the RESPONSIBILITY of the RESP	CONDENT to schedule a Compliancy inspection.
This case will not go before the S compliance in accordance with the Notice of	pecial Magistrate if the violation(s) are brought into of Violation.
I hereby certify that I delivered the foregoin	ng notice to (Name of person and relationship):
Name Guy N. Williams	Relationship Owner
On date April 30, 2025	time being 12:58 pm
□ Personal Service	Posted on property and at City Hall
■ Certified Mail, Return Receipt requested	□ First class mailing
□ Refused to sign, drop service	
Marshall Sova	entitle
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this No	otice of Hearing
Signature of Respondent/Recipient	Date



April 30, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/i/84659541815

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



April 30, 2025

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

File Attachments for Item:

iv. Case # CE 25-00000029, Rufus Wilson, Rufus Wilson Jr., c/o Carlos Wilson, as owners, Rufus Wilson, Rufus Wilson Jr., c/o Carlos Wilson, as respondents, gives address as 815 NE Jackson Avenue Lake City, FL 32055, located on parcel # 00-00-00-11004-000.

Violations:

1. IPMC 302.8 Motor Vehicles

Item iv.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: Feb. 12, 2025	Name (required) Marshall So	ova	
Phone: (386)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055			
Do you wish to be contacted ab Address of Complaint: 815 NE Ja of Complaint: Derelict vehicles	out this complaint? Yes No E	Sest Time To Call:	Nature
			How
long has the complaint been go	ng on? Unknown		Do you know
who the person(s) involved are frames that the complaint is hap that you would like to us to know	pening? Yes No If yes, when	? Now Is there a	Do you know the time into your other information
	**** Below Internal Use O	nly ****	
Date Received: Feb. 12 2025 Notes:	_ Via: Person Case N	Number Assigned 25-00000029	

	Case Data Sheet for case # <u>25-0000029</u>
Parcel#_11004-000	case bata silect for case ii
Address: 815 NE Jackson Ave	
Owner: Rufus Wilson/Rufus Wilson Jr c/o Carlos Wilson	
Date of first inspection: $02/12/202$	25
1 st Notice of Violation sent: $\frac{02/13}{1}$	12025 Presoney Derivers 3/18
2 nd inspection date:	
2 nd Notice of Violation sent: Proce	rty: 5/27/25
Date of Public Notice placed on prope	rty: <u>5/27/25~</u>
Notice of Mag. Hearing sent:	1/25
Notice on City of Lake City website on	5/1/25
Notice posted in City Hall:	
Mailing Cost/Date: \$9.69 2/13	/2025
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	2 shille

Marshall Sova CEO/ City of Lake City



Item iv. 2025 Workin

Columbia County Property Appraiser

Jeff Hampton

Owner

Parcel: @ 00-00-00-11004-000 (39382) 📀

Owner & Property Info Result: 30 of 35 WILSON RUFUS

RUFUS WILSON JR 815 NE JACKSON AVE C/O CARLOS WILSON LAKE CITY, FL 32055

815 NE JACKSON AVE, LAKE CITY Site Description*

NE DIV: NW1/4 BLOCK 46. ORB 709-378, DC 749-2001, (WILL-ORB 774-1813). S/T/R 29-3S-17 0.337 AC Area Use Code** SINGLE FAMILY (0100) Tax District 1

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

*The <u>Use Code</u> 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 epecific zoning information.

Property & Assessment Values 2025 Working Values 2024 Certified Values Mkt Land \$6,615 Mkt Land \$6,615 \$0 Ag Land \$0 Ag Land \$37,558 Building \$37.558 Building \$3,600 \$3,600 XFOB XFOB \$47,773 Just \$47,773 Just \$0 Class \$0 Class \$47,773 \$47,773 Appraised Appraised \$0 SOH/10% Cap \$0 SOH/10% Car \$47,773 Assessed \$47,773 Assessed \$0 Exempt \$0 Exempt county:\$47,773 city:\$47,773 county:\$47,773 city:\$47,773 Total Total other:\$0 school:\$47,773 other:\$0 school:\$47,773 Taxable Taxable

NOTE: Property ownership changes can cause the Assassed value of the property to reset to full Market value, which could result in higher property taxes.



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
			NONE			

Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1935	1675	2325	\$37,558
Desc determinations are used by the Prop-	erty Appraisers office solely for the purpose of determining a pro-	operty's Just Value for ad valorem tax	purposes and should not be used	for any other surpose	

tra Features & Out	Buildings				
Code	Desc	Year Blt	Value	Units	Dims
0020	BARN.FR	2004	\$1,000.00	1.00	0 x 0
0020	BARN.FR	2004	\$500.00	1.00	0 x 0
0166	CONC.PAVMT	2011	\$100.00	1.00	0 x 0
0020	BARN,FR	2015	\$2,000.00	1,00	0 x 0

▼ Land Br	reakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	14,700,000 SF (0,337 AC)	1,0000/1,0000 1,0000/,9000000 /	\$0 /SF	\$6,615

Search Result: 30 of 35

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

by: GrizzlyLogic.com

The Information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/6/2025 and may not reflect the data currently on file at our office.





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

PARCEL: 00-00-00-11004-000 (39382) | SINGLE FAMILY (0100) | 0.337 AC

NE DIV: NW1/4 BLOCK 46. ORB 709-378, DC 749-2001, (WILL-ORB 774-1813).

ı	WILSON RUFUS		2025 Wor	king Values	
I	RUFUS WILSON JR	Mkt Lnd	\$6,615	Appraised	\$47,773
I	Owner: 815 NE JACKSON AVE	Ag Lnd	\$0	Assessed	\$47,773
ı	C/O CARLOS WILSON	Bldg	\$37,558	Exempt	\$0
ı	LAKE CITY, FL 32055	XFOB	\$3,600		county:\$47,773
I	Site: 815 NE JACKSON AVE, LAKE	Just	\$47,773	Total Taxable	city:\$47,773 other:\$0
1	CITY			iaxable	omer.ขบ

Sales NONE Info

CITY

Columbia County, FL

NOTES:



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/6/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com GrizzlyLogic.com

school:\$47,773



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE

CASE # 25-00000029 2nd violation w/NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Rufus Wilson/Rufus Wilson Jr. co Carlos Wilson

INITIAL INSPECTION

Complaint __ CE Personnel Observation __X__
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8	Vehicles need to be removed off of the property and city street to prevent a blighting
Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the due
	date a Special Magistrate hearing will be scheduled.
	A Special Magistrate hearing is scheduled for June 5, 2025. You are required to attend in person or through Zoom. The Special Magistrate can assess fines and could place a lien on the property.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: Attend Special Magistrate hearing June 5, 202	5
---	---



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name	
Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carlos Wilso	n Relationship owner:
On date: May 1, 2025 time being: _8:22 am	_
Personal Service _X	
Posted on property_X and at City Hall _X	
Certified Mail, Return Receipt requestedFirst class maili	ng
Refused to sign, drop service	
Marshall Sova	2.4///
	gnature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000029

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Rufus Wilson/Rufus Wilson Jr. co Carlos Wilson



Violation Code

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the dudate a Special Magistrate hearing will be scheduled.
	This notice constitutes a warning to discontinue the above violation, and to bring the ompliance on or before the date listed below:
Due date: April 1	2, 2025

Corrective Action



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carlos V	
On date: March 12, 2025 time being: Personal Service _X_ Posted on property and at City Hall	HAND DRIVERED 3/18/25
Certified Mail, Return Receipt requestedFirst class Refused to sign, drop service	
Marshall Sova Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000029

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Rufus Wilson/Rufus Wilson Jr. co Carlos Wilson

INITIAL INSPECTION

Complaint __ CE Personnel Observation __X__
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the due
iviotor venicies.	date a Special Magistrate hearing will be scheduled.
	date a Special Magistrate nearing will be selectared.
	This notice constitutes a warning to discontinue the above violation, and to bring the mpliance on or before the date listed below:
Violation into co.	impliance on or before the date listed below.
Due date: March 1	13, 2025



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

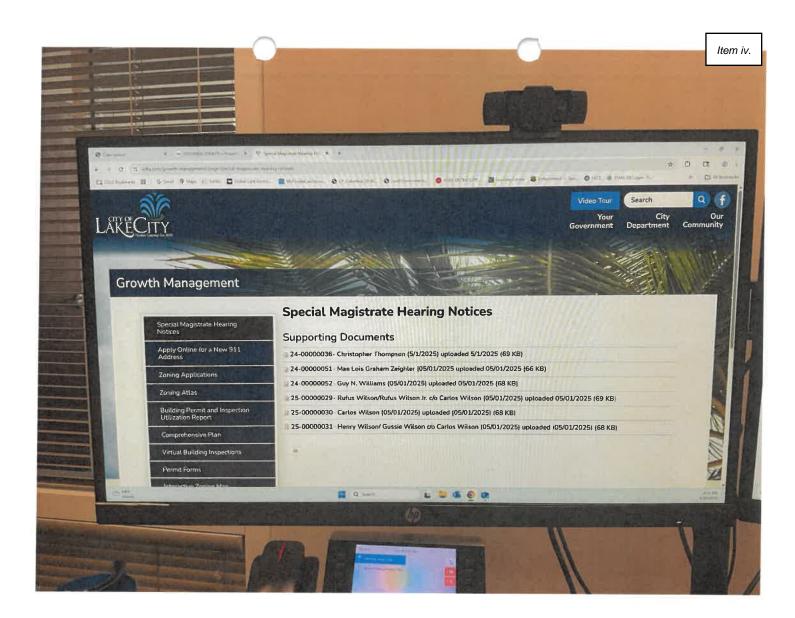
Warning

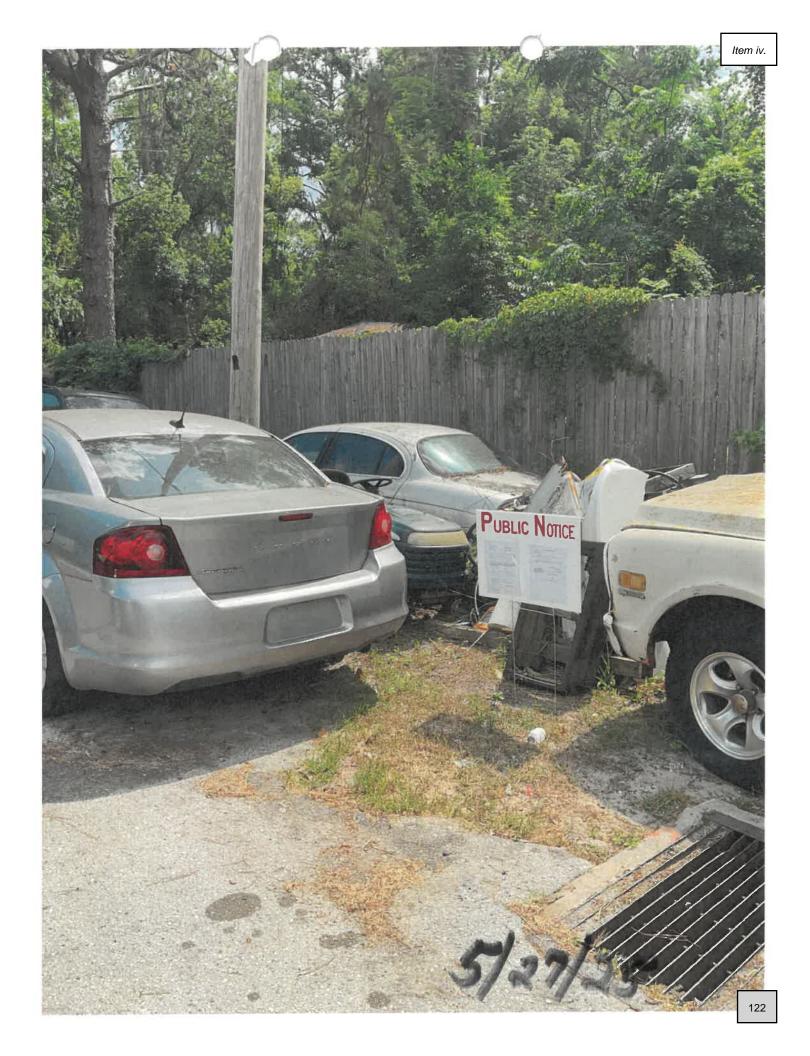
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

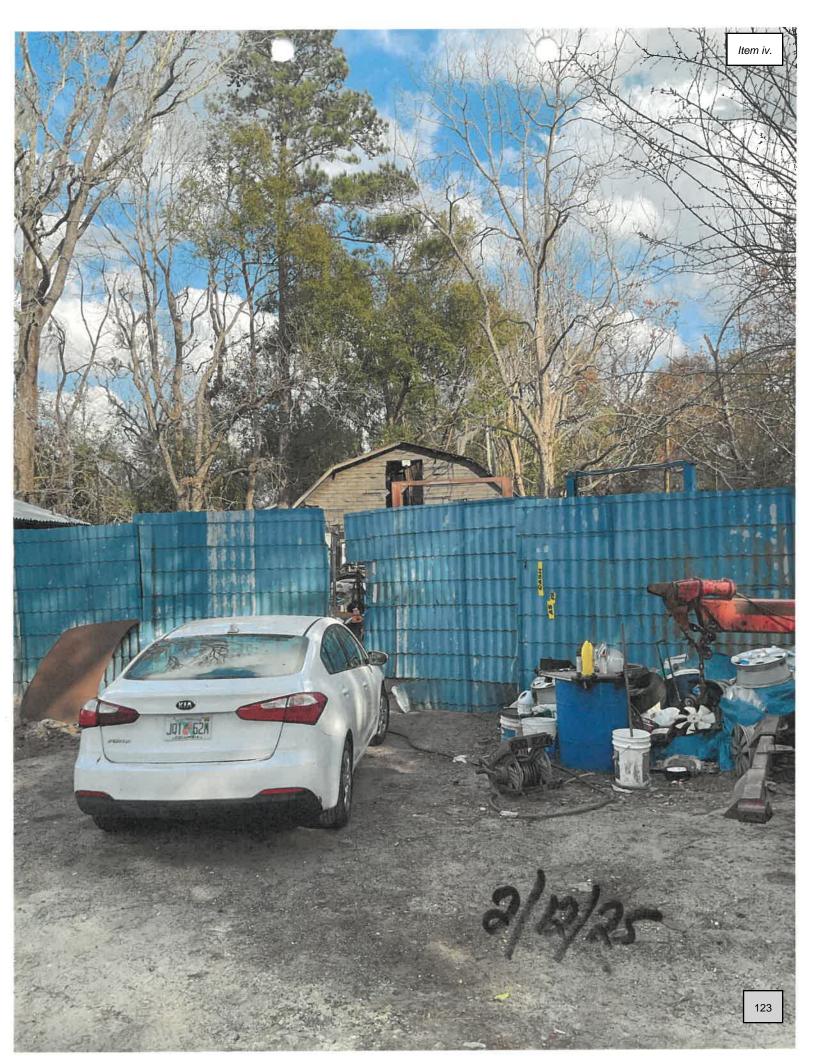
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee:
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

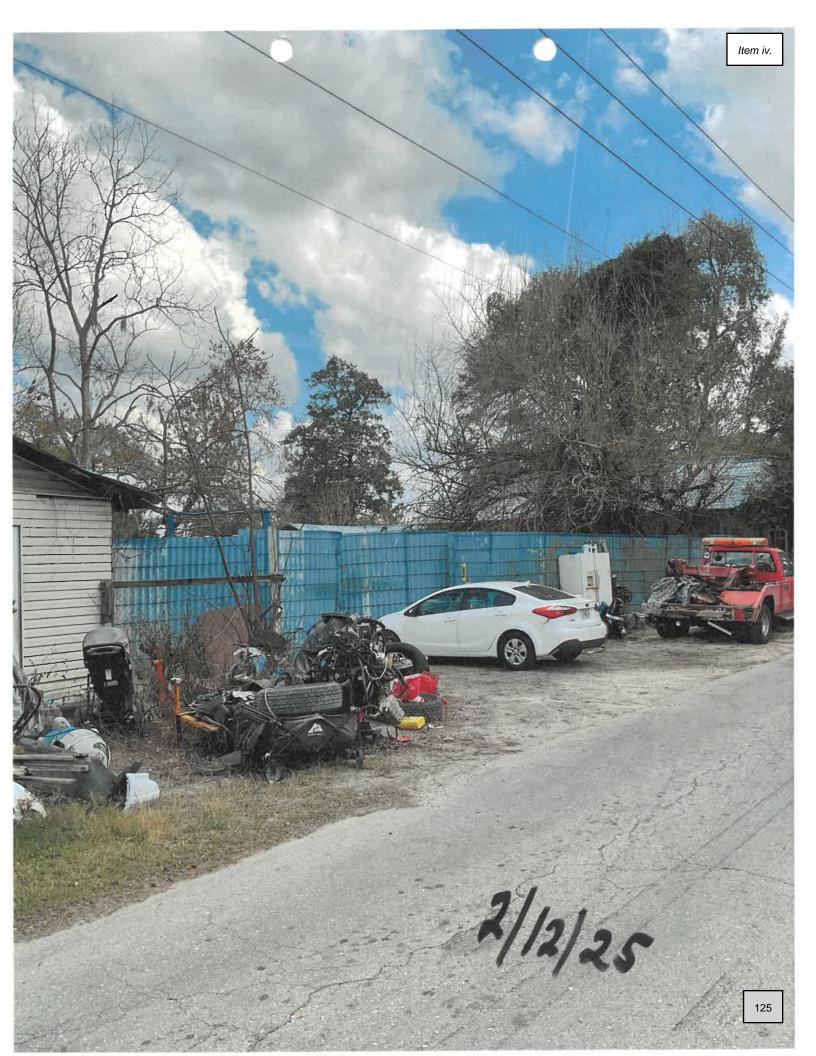
I hereby certify that I delivered the foregoing notice to (Nat	ne of person and relationship):
Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carlos Wilson	son Relationship owner:
On date: February 13, 2025 time being: 9:30 am	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX_First class n	nailing
Refused to sign, drop service	
	9011111
Marshall Sova	mhysic
Print Name of Code Inspector	Signature of Code Inspector

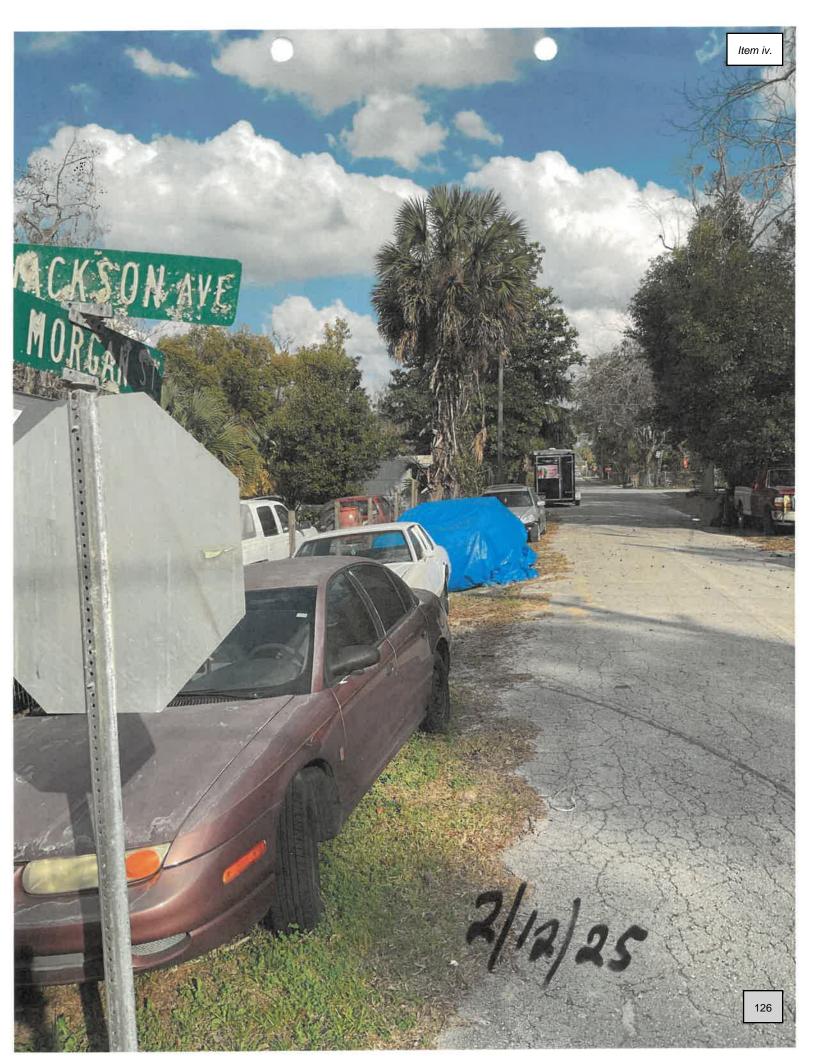












SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-00000029
Respondent: Rufus Wilson/Rufus Wilson Jr./c/o Carlos Wilson

NOTICE OF HEARING

You are hereby notified and commanded to Enforcement Violation hearing on (day) Thursd June , 2025, at (time The hearing will take place at City Hall, 205 N. M. City, Florida, at which time evidence and testimos concerning the violation. You have the right to witnesses, and to present evidence and testimony of	Marion Ave, 2 nd floor, Council Chambers, Lake ony will be presented to the Special Magistrate examine all evidence and to cross-examine all
	over your hearing through the Zoom platform. hnology available for you to view the Special of the Special Magistrate. IF YOU HAVE ANY PHOTOGRAPH YOU WISH FOR THE CONSIDER, YOU MUST PROVIDE THESE
Inspector at (386)719-5746.	ur upcoming hearing, please contact the Code
Your failure to appear at the hearing may said violation up to \$250.00 per day/per violation It is the RESPONSIBILITY of the RESPONDE	
This case will not go before the Special compliance in accordance with the Notice of Viola	Magistrate if the violation(s) are brought into ation.
I hereby certify that I delivered the foregoing notice	e to (Name of person and relationship):
	ionship Owner
	eing 8:34 am
■ Personal Service□ Certified Mail, Return Receipt requested	■ Posted on property and at City Hall □ First class mailing
□ Refused to sign, drop service	a rinst class manning
Marchall Care	Intelle
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice o	f Hearing
Signature of Respondent/Recipient	Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 815 NE Jackson Avenue AND 205 N Marion Ave, Lake City, FL. 32055.



[SEAL]

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 27th day of MAY 2025, by Marshall Sova

who is personally known to me.

Signature of Notary

Alina Gill Print or Type Name

My Commission expires: August 19,2025

Item iv.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-00000029
Respondent: Rufus Wilson/Rufus Wilson Jr/c/o Carlos Wilson

NOTICE OF HEARING

You are hereby notified and commanded	to appear before the Special Magistrate for a Code
Enforcement Violation hearing on (day) Thu	time) 5:30 the 5th day of a.m. p.m.
June $\frac{2025}{\text{The bearing will take place at City Hell 205 N}}$, at (1)	time) 5:30 a.m./p.m. Marion Ave, 2 nd floor, Council Chambers, Lake
The hearing will take place at City Tian, 200 1.	mony will be presented to the Special Magistrate
concerning the violation. You have the right to	o examine all evidence and to cross-examine all
witnesses, and to present evidence and testimon	y on your hehalf concerning said violation.
withesses, and to present evidence and testimon,	y on your bonds bonds in grant y construction
The Special Magistrate will be presidin	g over your hearing through the Zoom platform.
The City of Lake City. Florida will have the to	echnology available for you to view the Special
Magistrate through Zoom and present your case	to the Special Magistrate. IF YOU HAVE ANY
DOCUMENTS, RECORDS, WRITINGS, O	OR PHOTOGRAPH YOU WISH FOR THE
SPECIAL MAGISTRATE TO REVIEW AND	CONSIDER, YOU MUST PROVIDE THESE
TO THE CODE INSPECTOR AT LEAST	TWENTY-FOUR (24) HOURS PRIOR TO
YOUR SCHEDULED HEARING.	
If you have any questions concerning y	your upcoming hearing, please contact the Code
Inspector at (386)719-5746.	your appointing nearing, prease contact the code
hispector at (300)/17-3740.	
Your failure to appear at the hearing ma	y result in a civil fine being imposed on you for
said violation up to \$250.00 per day/per violatio	n each day the violation continues.
	•
It is the RESPONSIBILITY of the RESPONI	DENT to schedule a Compliancy inspection.
This case will not so before the Specie	al Magistrate if the violation(s) are brought into
compliance in accordance with the Notice of Vic	
compliance in accordance with the Notice of Vic	Jiguon.
I hereby certify that I delivered the foregoing no	tice to (Name of person and relationship):
Thoroby colorly that I don't order the letter and he	17
Name Rufus Wilson/Rufus Wilson Jr./c/o Carlos Wilson Rel	lationship Owner
On date May 1, 2025 time	e being 8:34 am
Personal Service	Posted on property and at City Hall
□ Certified Mail, Return Receipt requested	☐ First class mailing
□ Refused to sign, drop service	
Marshall Sova	22/11/
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice	of Hearing
Signature of Respondent/Recipient	Date



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/j/84659541815

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

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1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

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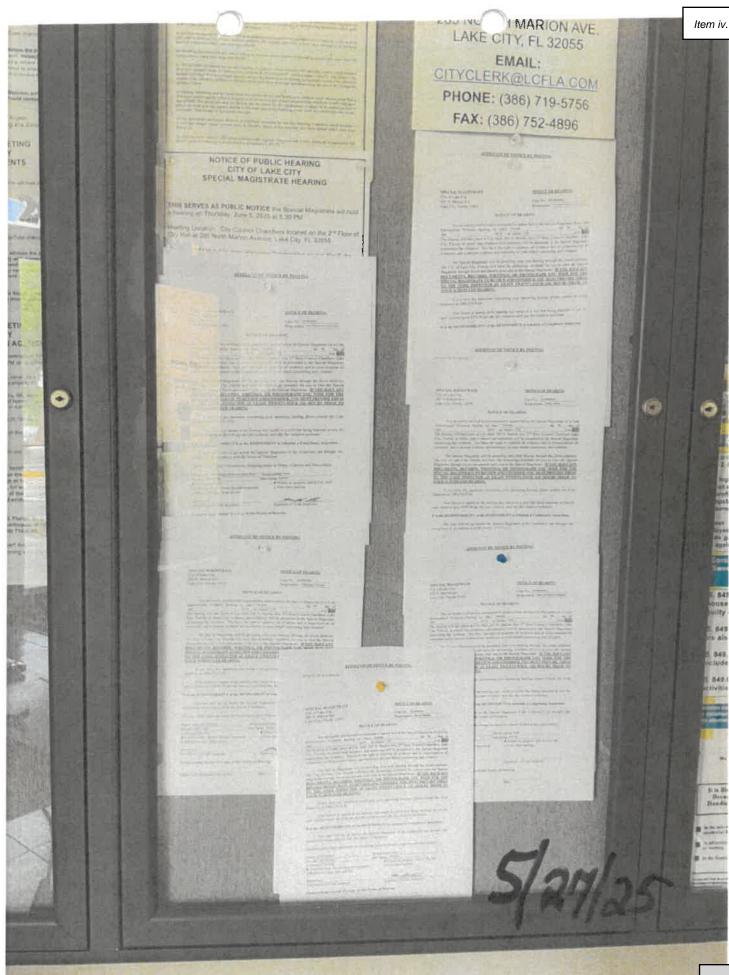
Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



City of Lake City

205 N. Marion Ave. Lake City, Florida 32055

Ret 3/10/25

RETURN TO SENDER UNABLE TO FORWARD

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City of Lake City
code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

1131 Certified Mail Fee
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Extra Services & Fees (check box, add
A Return Receipt (hardcopy)
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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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2/13/25

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1131 PS Form 3811, July 2020 PSN 7530-02-000-8055

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□ Registered Mail**
□ Registered Mail**
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A. Signature

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B. Received by (Printed Name)

☐ Agent ☐ Addressee C. Date of Delivery

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A .0085 --- 7.20 Sections grammers mit appropriate parameter (preparate parameter) (preparate) Certified Mail st a A major (this portion of the a A major (this portion for you

File Attachments for Item:

v. Case # CE 25-0000030, Carlos Wilson, as owner, Carlos Wilson, as respondent, located on parcel # 00-00-00-11128-000 Lake City, FL 32055.

Violations:

1. IPMC 302.8 Motor Vehicles

Item v.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

Telephone: (386) 719-5750 growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: Feb. 12, 2025	Name (require	d) Marshall Sova		
Phone: (386)719-5746	Address: 205	N. Marion Ave Lake City, FL 32055		Email:
Do you wish to be contacted al Address of Complaint: Parcel #1 of Complaint: Derelict vehicles		? Yes No Best Time To Ca	11:	Nature
			= = =	How
long has the complaint been go	oing on? Unknown			Do you know
who the person(s) involved are frames that the complaint is ha that you would like to us to kn	ppening? Yes No I	ho? Carlos Wilson f yes, when? Now		ou know the time the information
	**** Below Inte	ernal Use Only ****		
Date Received: Feb. 12 2025 Notes:	Via: Person	Case Number Assigned	25-00000030	

	Case Data Sheet for case # <u>25-0000030</u>
Parcel#_11128-000	
Address: Vacant lot	
Owner: Carlos Wilson	
Date of first inspection: $02/12/20$	25
1^{st} Notice of Violation sent: $02/13$	3/2025 3/18 Proservey Decrutes
2 nd inspection date:	
2 nd Notice of Violation sent:	vners 5/1/25
Date of Public Notice placed on prope	
Notice of Mag. Hearing sent:	1/25
Notice on City of Lake City website on	::_5/1/25
Notice posted in City Hall:	
<u> </u>	
Mailing Cost/Date: \$9.69 2/13	3/2025
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	2nh///

Marshall Sova CEO/ City of Lake City

Item v. 2025 Worki

Columbia County Property Appraiser

Jeff Hampton

Owner

Description*

Parcel: @ 00-00-00-11128-000 (39527) 😥

Owner & Property Info WILSON CARLOS 815 NE JACKSON AVE LAKE CITY, FL 32055

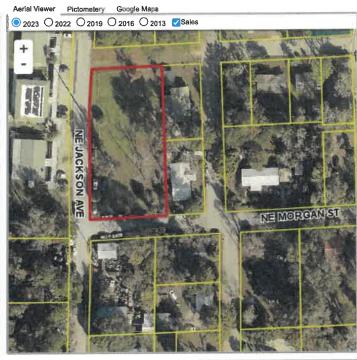
Site NE DIV: ALL BLOCK 31 MCELROYS S/D EX E 60 FT THEREOF, 524-579, 524-586, QC 1300-2184, QC 1485-314,

0.631 AC S/T/R 29-35-17 Area Tax District 1 Use Code VACANT (0000)

"The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.
"The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appreliser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Asse	ssment Values		
2024	Certified Values	2025	Working Values
Mkt Land	\$8,255	Mkt Land	\$8,255
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$8,255	Just	\$8,255
Class	\$0	Class	\$0
Appraised	\$8,255	Appraised	\$8,255
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$8,255	Assessed	\$8,255
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$8,255 city:\$8,255 other:\$0 school:\$8,255		county:\$8,255 city:\$8,255 other:\$0 school:\$8,255

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
2/25/2023	\$100	1486 / 314	QC	ν	U	11	
8/17/2015	\$100	1300 / 2184	QC	V	U	11	

▼ Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
		NONE			

▼ Extra Features & Out E	Buildings				
Code	Desc	Year Blt	Value	Units	Dims
	-	NON	E T		

Zand Breakdown								
Desc	Units	Adjustments	Eff Rate	Land Value				
VAC RES (MKT)	27,518.000 SF (0.631 AC)	1.0000/1.0000 1.0000/,6000000 /	\$0 /SF	\$8,255				
	Desc	Desc Units	Desc Units Adjustments	Desc Units Adjustments Eff Rate				

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

by: GrizzlyLogic,com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by enyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/6/2025 and may not reflect the data currently on file at our office.

Item v.



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

PARCEL: 00-00-00-11128-000 (39527) | VACANT (0000) | 0.631 AC

NE DIV: ALL BLOCK 31 MCELROYS S/D EX E 60 FT THEREOF, 524-579, 524-586, QC 1300-2184, QC 1485-314,

WILSON CARLOS			2025 Working Values			
Owner: 815 NE JACKSON AVE LAKE CITY, FL 32055		Mkt Lnd	\$8,255	Appraised	\$8,255	
		Ag Lnd	\$0	Assessed	\$8,255	
Site:			Bldg	\$0	Exempt	\$0
Sales	2/25/2023	\$100 V (U)	XFOB	\$0		county:\$8,255
Info	8/17/2015	\$100 V (U)	Just	\$8,255	Total Taxable	city:\$8,255 other:\$0 school:\$8,255

NOTES: Columbia County, FL

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/13/2025 and may not reflect the data currently on file at our office.

GrizzivLogic.com GrizzlyLogic.com



Name: Carlos Wilson

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000030 2nd violation w/NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Address: Parcel #11128-000 Lake City, FL 32055						
INITIAL INSPECTIO	INITIAL INSPECTION PROMPTED BY: NITIAL INSPECTION					
	Complaint CE Personnel ObservationX					
Date: 02/12/2025	Complainant: Marshall Sova CE Personnel: Marshall Sova					
Violation Code	Violation Description					
IPMC 302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.					



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action			
IPMC 302.8	Vehicles need to be removed off of the property and city street to prevent a blighting			
Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the due			
	date a Special Magistrate hearing will be scheduled.			
	A Special Magistrate hearing is scheduled for June 5, 2025. You are required to attend in person or through Zoom. The Special Magistrate can assess fines and could place a lien on the property.			

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: Attend Special Magistrate hearing June 5, 2025		
--	--	--



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice t	o (Name of person and relationship):
Name: Carlos Wilson Relationship owner:	
On date: May 1, 2025 time being:	
Personal Service X	
Posted on property_X_ and at City Hall _X	
Certified Mail, Return Receipt requestedFirst cla	ass mailing
Refused to sign, drop service	
Marshall Sova	Infelle
Print Name of Code Inspector	Signature of Code Inspector
Tilli Name of Code inspector	Digitator of Code Inspector



Name: Carlos Wilson

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000030

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Address: Parcel #11128-000 Lake City, FL 32055				
INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:			
	Complaint CE Personnel Observation X			
Date: 02/12/2025	Complainant: Marshall Sova CE Personnel: Marshall Sova			
Violation Code	Violation Description			
IPMC 302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.			



Violation Code

IPMC 302.8

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

	issue in the community. If the vehicles are not removed from the property by the due date a Special Magistrate hearing will be scheduled.
	his notice constitutes a warning to discontinue the above violation, and to bring the mpliance on or before the date listed below:
Oue date: April 12	

Corrective Action

Vehicles need to be removed off of the property and city street to prevent a blighting



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee:
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice. Name: Carlos Wilson Relationship owner:	ce to (Name of person and relationship):
On date: March 12, 2025 time being:	Ham Da
Personal Service X and at City Hall	HAND DAIVAGO 3/18/25
Certified Mail, Return Receipt requestedFirst Refused to sign, drop service	
Marshall Sova Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000030

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Carlos Wilson Address: Parcel #1112	8-000 Lake City, FL 32055					
INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:					
Date: 02/12/2025	Complaint CE Personnel ObservationX Complainant: Marshall Sova CE Personnel: Marshall Sova					
Violation Code	Violation Description					
vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.					



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the due
	date a Special Magistrate hearing will be scheduled.
	nis notice constitutes a warning to discontinue the above violation, and to bring the appliance on or before the date listed below:
Due date: March 1.	3, 2025



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

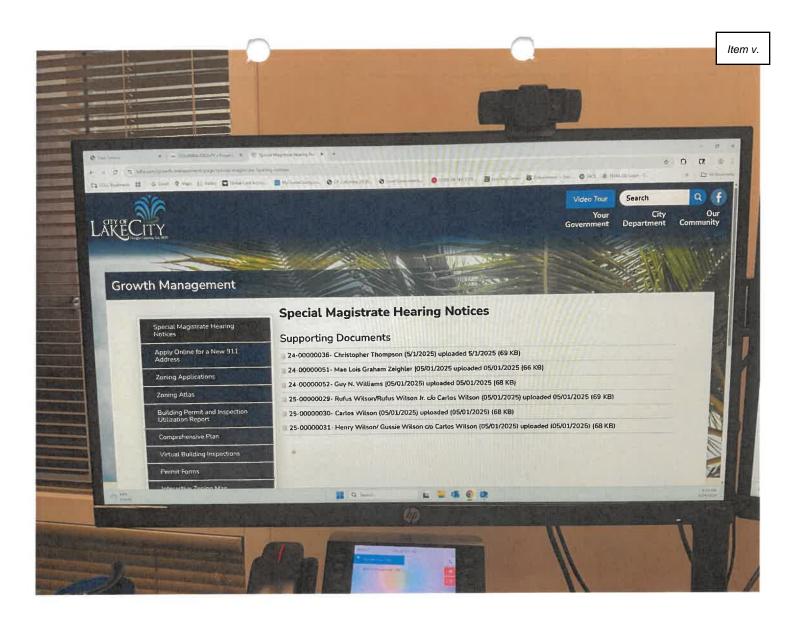
Warning

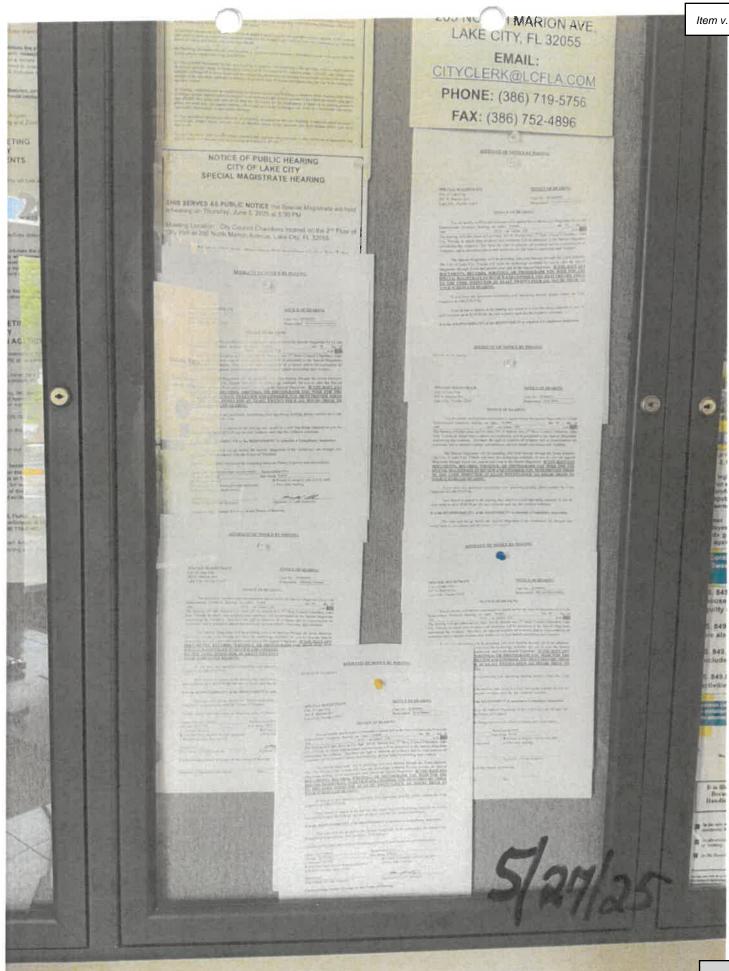
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

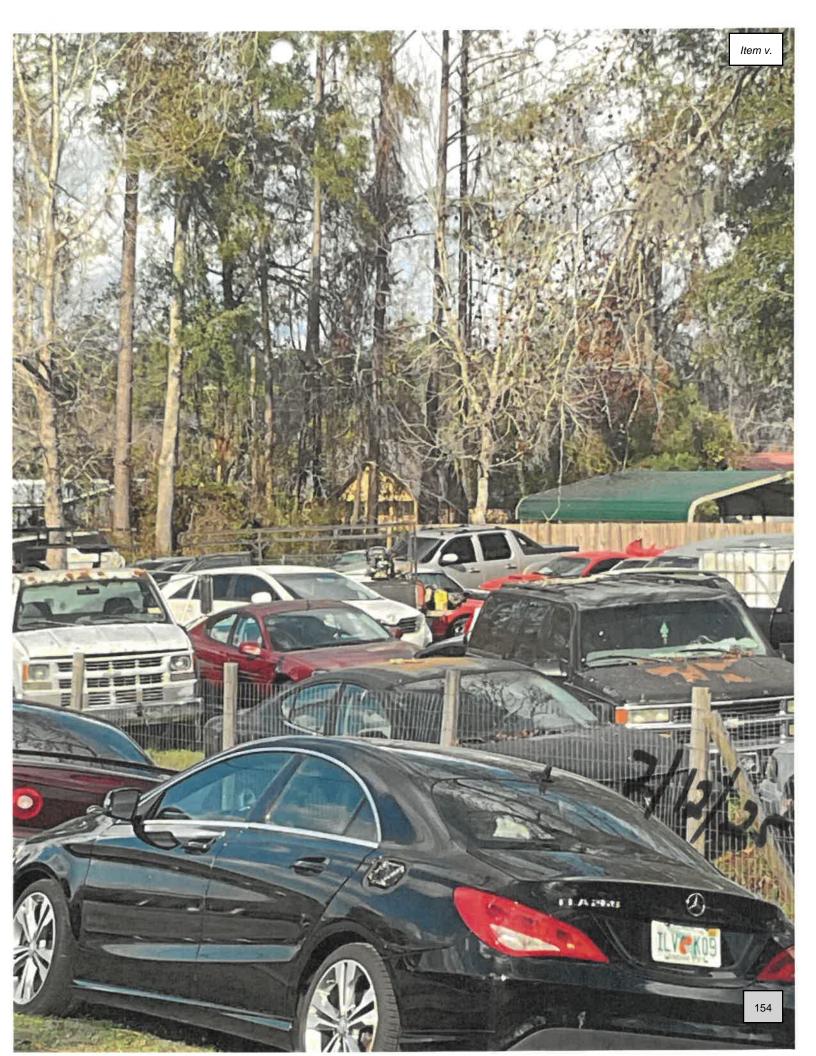
A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

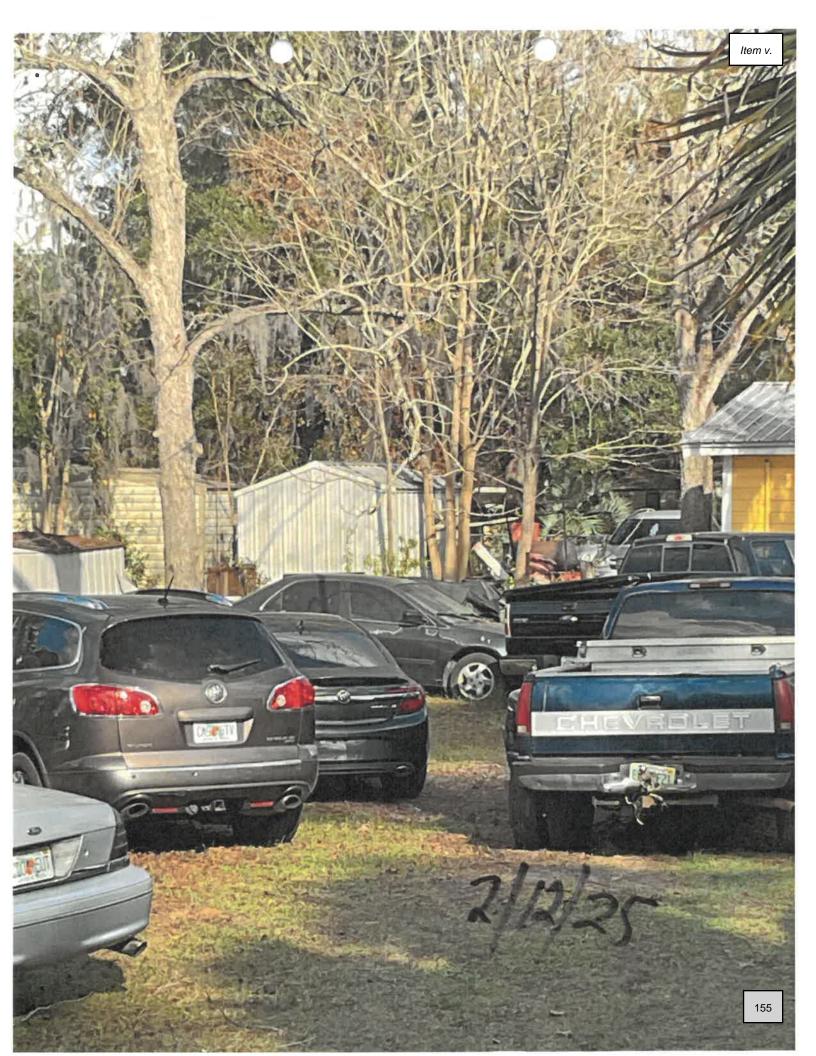
I hereby certify that I delivered the foregoing notice	e to (Name of person and relationship):
Name: Carlos Wilson Relationship owner:	
On date: February 13, 2025 time being: 9:30 am	
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requested _X_Firs	t class mailing
Refused to sign, drop service	
Marshall Sova	Inhell!
Print Name of Code Inspector	Signature of Code Inspector

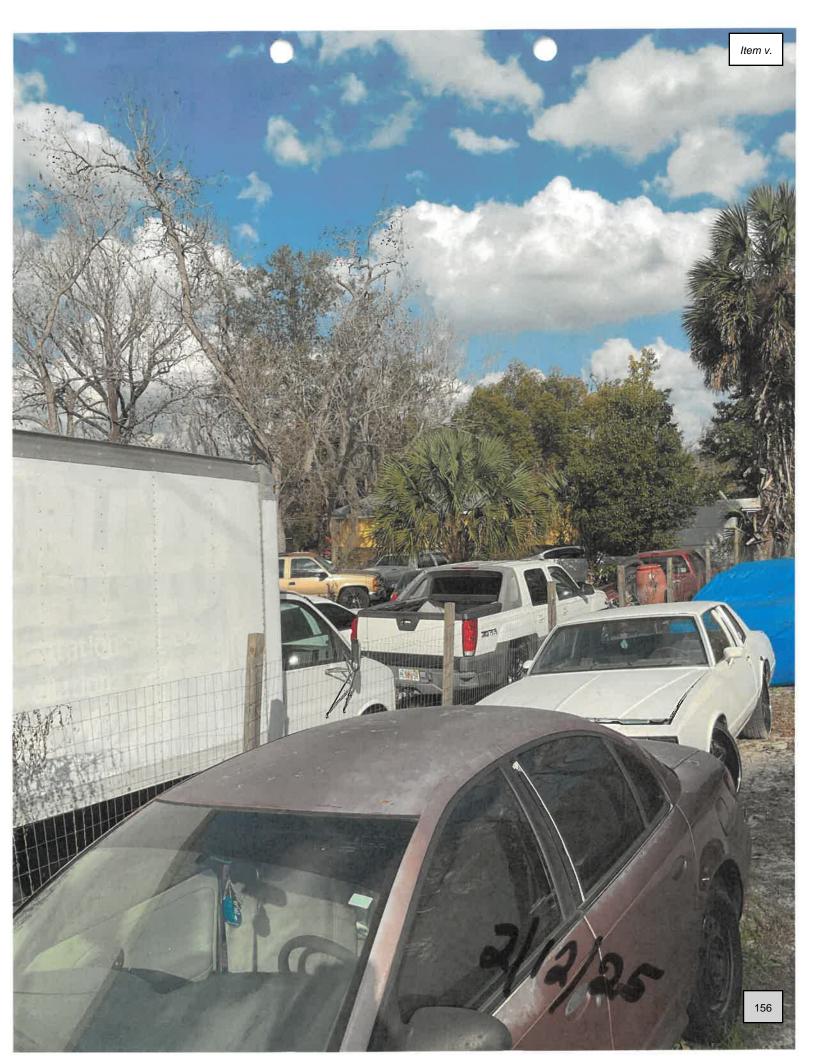




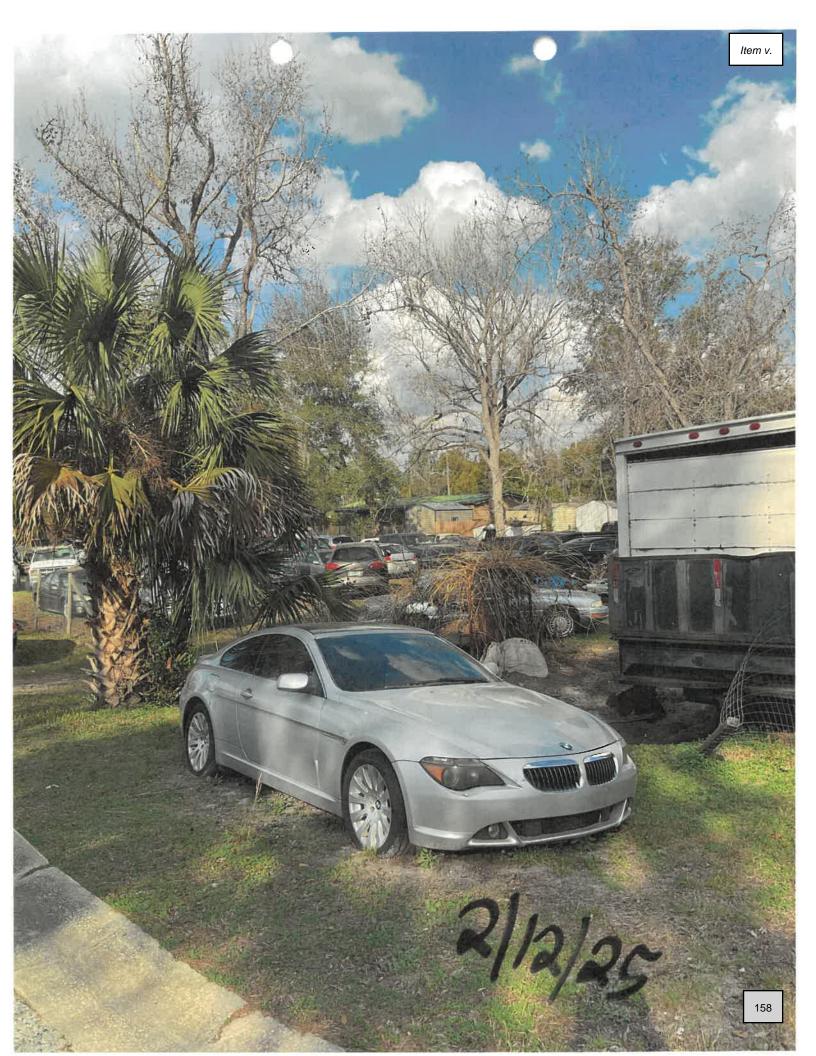












SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-00000030
Respondent: Carlos Wilson

NOTICE OF HEARING

Enforcement Violation hearing on (day), 20_25, at The hearing will take place at City Hall, 205 I City, Florida, at which time evidence and test	(time) 5:30 a.m./p.m. N. Marion Ave, 2 nd floor, Council Chambers, Lake imony will be presented to the Special Magistrate to examine all evidence and to cross-examine all
The City of Lake City, Florida will have the Magistrate through Zoom and present your cas DOCUMENTS , RECORDS , WRITINGS , SPECIAL MAGISTRATE TO REVIEW AN	ing over your hearing through the Zoom platform. technology available for you to view the Special se to the Special Magistrate. IF YOU HAVE ANY OR PHOTOGRAPH YOU WISH FOR THE ID CONSIDER, YOU MUST PROVIDE THESE T TWENTY-FOUR (24) HOURS PRIOR TO
If you have any questions concerning Inspector at (386)719-5746.	your upcoming hearing, please contact the Code
Your failure to appear at the hearing n said violation up to \$250.00 per day/per violation	nay result in a civil fine being imposed on you for ion each day the violation continues.
It is the RESPONSIBILITY of the RESPON	NDENT to schedule a Compliancy inspection.
This case will not go before the Spec compliance in accordance with the Notice of V	cial Magistrate if the violation(s) are brought into Violation.
I hereby certify that I delivered the foregoing r	notice to (Name of person and relationship):
Name Carlos Wilson R	elationship Owner
	ne being 8:34 am
 ■ Personal Service □ Certified Mail, Return Receipt requested □ Refused to sign, drop service 	■ Posted on property and at City Hall □ First class mailing
Marshall Sova	2 1111
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice	ce of Hearing
Signature of Respondent/Recipient	Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel # 11128-000 AND 205 N Marion Ave, Lake City, FL. 32055.



Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this

27th day of MAY 2025, by Marshall Sova

who is personally known to me.

[SEAL]

Alina Gill

Print or Type Name

Signature of Notary

My Commission expires: August 19,2025

Item v.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-00000030
Respondent: Carlos Wilson

NOTICE OF HEARING

Enforcement Violation hearing on (day) June , 20 25 The hearing will take place at City Hall, 20 City, Florida, at which time evidence and to concerning the violation. You have the right	anded to appear before the Special Magistrate for a Code thursday the 5th day of at (time) 5:30 a.m./p.m. D5 N. Marion Ave, 2 nd floor, Council Chambers, Lake testimony will be presented to the Special Magistrate ght to examine all evidence and to cross-examine all mony on your behalf concerning said violation.
The City of Lake City, Florida will have to Magistrate through Zoom and present your DOCUMENTS , RECORDS , WRITING SPECIAL MAGISTRATE TO REVIEW	siding over your hearing through the Zoom platform. the technology available for you to view the Special case to the Special Magistrate. IF YOU HAVE ANY S., OR PHOTOGRAPH YOU WISH FOR THE AND CONSIDER, YOU MUST PROVIDE THESE AST TWENTY-FOUR (24) HOURS PRIOR TO
If you have any questions concerns Inspector at (386)719-5746.	ing your upcoming hearing, please contact the Code
Your failure to appear at the hearing said violation up to \$250.00 per day/per vio	g may result in a civil fine being imposed on you for lation each day the violation continues.
It is the RESPONSIBILITY of the RESP	ONDENT to schedule a Compliancy inspection.
This case will not go before the S compliance in accordance with the Notice of	pecial Magistrate if the violation(s) are brought into of Violation.
I hereby certify that I delivered the foregoin	ng notice to (Name of person and relationship):
Name Carlos Wilson On date May 1, 2025 ■ Personal Service □ Certified Mail, Return Receipt requested □ Refused to sign, drop service	Relationship Owner time being 8:34 am Posted on property and at City Hall First class mailing
Marshall Sova Print Name of Code Inspector	Signature of Code Inspector
Print Name of Code Inspector I acknowledge receipt of a copy of this No	
Signature of Respondent/Recipient	Date



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/j/84659541815

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

myth

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

City of Lake City

Lake City, Florida 32055 205 N. Marion Ave.

FIRST-CLASS

ZIP 32055 **\$ 009.64**0 002 7H 0006089559 FEB 13 2025 US POSTAGEIMIPITNEY BOWES

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RETURN TO SENDER UNCLAIMED

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U.S. Postal Service™	
CERTIFIED MAIL®	RECEIPT

Domestic Mail Only

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Adult Signature Restricted Delivery \$

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9590 9402 8577 3244 7290 66 2. Article Number (Transfer from service label)

9589 0710 5270 1815 1131 PS Form 3811, July 2020 PSN 7530-02-000-9053

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted
☐ Delivery
☐ Signature Confirmation™
☐ Signature Confirmation
☐ Nestricted Delivery

☐ Agent ☐ Addressee C. Date of Delivery D. Is delivery address different from Item 1? The Yes If YES, enter delivery address below: B. Received by (Printed Name) ×

3. Service Type

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File Attachments for Item:

vi. Case # CE 25-00000031, Henry Wilson, Gussie Wilson, c/o Carlos Wilson, as owners, Henry Wilson, Gussie Wilson, c/o Carlos Wilson, as respondents, gives address as 820 NE Jackson Avenue Lake City, FL 32055, located on parcel # 00-00-00-11043-000.

Violations:

1. IPMC 302.8 Motor Vehicles

Item vi.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: Feb. 12, 2025	Name (require	ed) Marshall Sova N. Marion Ave Lake City, FL 32055		 Email:
Phone: (386)719-5746	Address: 205	N. Marion Ave Lake City, FE 32033		Eman.
Do you wish to be contacted a	bout this complaint	t? Ves No Best Time To Cal	1:	
Address of Complaint: 820 NE				Nature
of Complaint: Derelict vehicles				
				How
long has the complaint been go	oing on? Unknown			Do you know
who the person(s) involved are	e? Yes No If ves. w	/ho? Henry & Gussie Wilson c/o Carlo	s Wilson Do yo	ou know the time
frames that the complaint is ha	appening? Yes No	If yes, when? Now	Is there any oth	
that you would like to us to kn	low?	•	=======================================	
-				
· 	**** Below Into	ernal Use Only ****		
Date Received: Feb. 12 2025	Via: Person	Case Number Assigned	25-00000031	
Notes:				

	Case Data Sheet for case # <u>25-0000031</u>
Parcel#_11043-000	
Address: 820 NE Jackson Ave	
Owner: Henry & Gussie Wilson c/o Carlos Wilson	
Date of first inspection: 02/12/2025	
1st Notice of Violation sent: $02/13/20$	125 3/18/25 Denner
2 nd inspection date:	
2 nd Notice of Violation sent: Republic	Murenes 5/1/25
Date of Public Notice placed on property:	-924/25
Notice of Mag. Hearing sent:	977 - 921
Notice on City of Lake City website on:	5/1/25
Notice posted in City Hall:	
Mailing Cost/Date: \$9.69 2/13/20	025
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	gnlill

Marshall Sova CEO/ City of Lake City

Item vi. 2025 Worki

Columbia County Property Appraiser

Jeff Hampton

Owner

Site

Area

Parcel: @ 00-00-00-11043-000 (39432) 😕

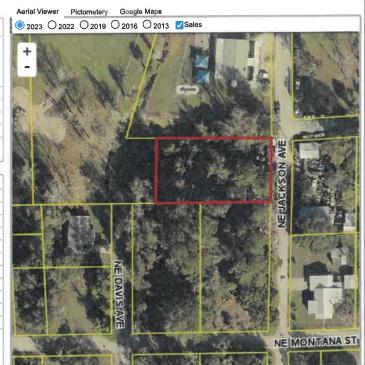
Owner & Property Info WILSON HENRY WILSON GUSSIE L 815 NE JACKSON AVE C/O CARLOS WILSON LAKE CITY, FL 32055 820 NE JACKSON AVE, LAKE CITY Description* NE DIV: 1/2 AC IN SE COR BLOCK 56 & ORB 1129-516 29-35-17 0.5 AC S/T/R

Tax District 1 Use Code** SINGLE FAMILY (0100) *The <u>Description</u> above is not to be used as the Legal Description for this percel in any legal transaction.

*The <u>Use Code</u> 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.

2024	4 Certified Values	202	5 Working Values
Mkt Land	\$8,712	Mkt Land	\$8,712
Ag Land	\$0	Ag Land	\$0
Building	\$44,648	Building	\$44,648
XFOB	\$2,000	XFOB	\$2,000
Just	\$55,360	Just	\$55,360
Class	\$0	Class	\$0
Appraised	\$55,360	Appraised	\$55,360
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$55,360	Assessed	\$55,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$55,360 city:\$55,360 other:\$0 school:\$55,360		county:\$55,360 city:\$55,360 other:\$0 school:\$55,360

NOTE: Properly ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



▼ Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
			NONE			

$\overline{\mathbf{v}}$	Building	Characteristics

Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1937	933	1119	\$44,648
Sketch Bide Desc determinations are used by the Property	SINGLE FAM (0100) Appraisers office solely for the purpose of determining a pr				444,040

v	Extra	Features	R	Out	Buildings
•	EXIIA	Learnies.	Oξ	Out	Dununga

Code	Desc	Year Bit	Value	Units	Dims
0285	SALVAGE	2004	\$2,000.00	1.00	0 x 0

▼	Land	preakdown
_		-

- Land Div	Cakaowii				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	21,780.000 SF (0.500 AC)	1,0000/1,0000 1,0000/.8000000 /	\$0 /SF	\$8,712

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

by: GrizzlyLogic,com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was lest updated: 2/6/2025 and may not reflect the data currently on file at our office.



Columbia County Property Appraiser

NOTES:

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-11043-000 (39432) | SINGLE FAMILY (0100) | 0.5 AC NE DIV: 1/2 AC IN SE COR BLOCK 56 & ORB 1129-516

2025 Working Values **WILSON HENRY WILSON GUSSIE L** \$8,712 Appraised \$55,360 Mkt Lnd Owner: 815 NE JACKSON AVE \$55,360 Assessed Ag Lnd \$0 C/O CARLOS WILSON \$0 Bldg \$44,648 Exempt LAKE CITY, FL 32055 county:\$55,360 **XFOB** \$2,000 city:\$55,360 820 NE JACKSON AVE, LAKE Total \$55,360 Just Site: Taxable other:\$0 CITY

school:\$55,360 NONE

Columbia County, FL

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/13/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

GrizzlyLogic.com

Sales

Info



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000031 2nd violation w/NOH

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Henry Wilson/Gussie Wilson C/O Carlos Wilson

INITIAL INSPECTION

Complaint __ CE Personnel Observation __X__
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8	Vehicles need to be removed off of the property and city street to prevent a blighting
Motor vehicles.	issue in the community. If the vehicles are not removed from the property by the due
	date a Special Magistrate hearing will be scheduled.
	A Special Magistrate hearing is scheduled for June 5, 2025. You are required to attend in person or through Zoom. The Special Magistrate can assess fines and could place a lien on the property.
,	

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: Attend Special Magistrate hearing June 5,	2025
---	------

Item vi.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Na	ame of person and relationship):
Name: Henry Wilson/Gussie Wilson c/o Carlos Wilson	Relationship owner:
On date: May 1, 2025 time being:	
Personal Service _X	
Posted on property_X and at City Hall _X	
Certified Mail, Return Receipt requestedFirst class m	ailing
Refused to sign, drop service	
Marshall Sova	Zull III
Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000031

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Henry Wilson/Gussie Wilson C/O Carlos Wilson

INITIAL INSPECTION

Complaint __ CE Personnel Observation __X__
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the due date a Special Magistrate hearing will be scheduled.
	This notice constitutes a warning to discontinue the above violation, and to bring the mpliance on or before the date listed below:
Due date: April 12	2, 2025

Item vi.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoin Name: Henry Wilson/Gussie Wilson c/o Carlo	ng notice to (Name of person and relationship): os Wilson Relationship owner:
On date: March 12, 2025 time being:	
Personal Service _X	Hars Dalvaco 3/18/25
Posted on property and at City Hall	9/8/25
Certified Mail, Return Receipt requested	First class mailing
Refused to sign X, drop service	
Marshall Sova	my M
Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

NOTICE OF VIOLATION

CODE ENFORCEMENT – SPECIAL MAGISTRATE

CASE # 25-00000031

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: Henry Wilson/Gussie Wilson C/O Carlos Wilson

INITIAL INSPECTION

Complaint __ CE Personnel Observation __X __
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



205 North Marion Avenue Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 302.8 Motor vehicles.	Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the dudate a Special Magistrate hearing will be scheduled.
	This notice constitutes a warning to discontinue the above violation, and to bring the impliance on or before the date listed below:
Due date: March	13, 2025



DEPARTMENT OF GROWTH MANAGEMENT

Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

205 North Marion Avenue

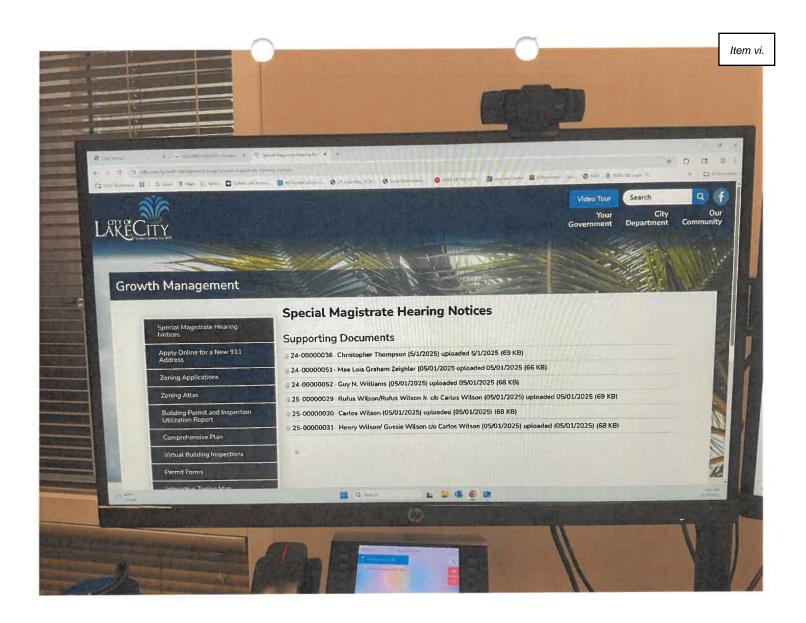
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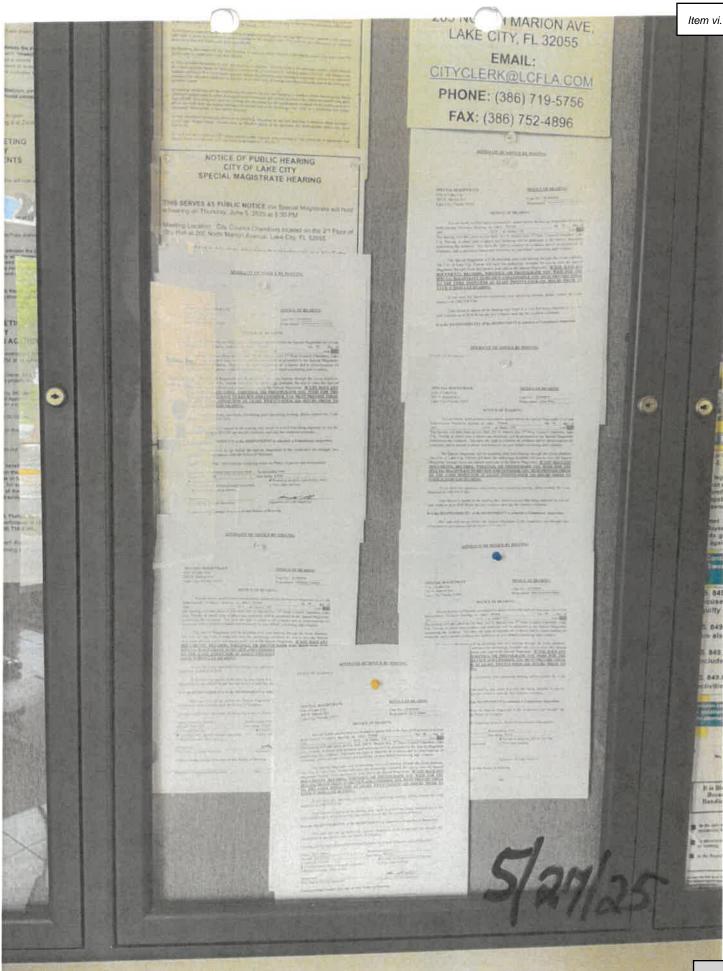
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

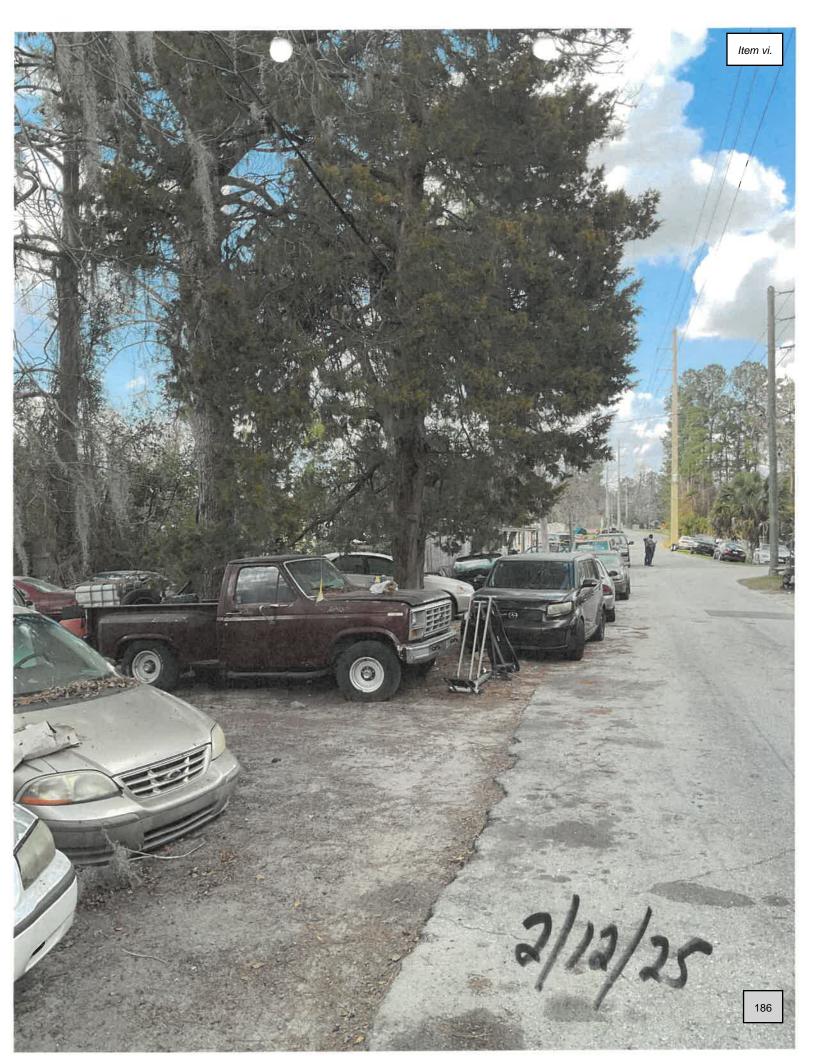
I hereby certify that I delivered the foregoing no	
Name: Henry Wilson/Gussie Wilson c/o Carlos W	ilson Relationship owner:
On date: February 13, 2025 time being: 9:30 an	1
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX	First class mailing
Refused to sign, drop service	
Marshall Sova	may M
Print Name of Code Inspector	Signature of Code Inspector

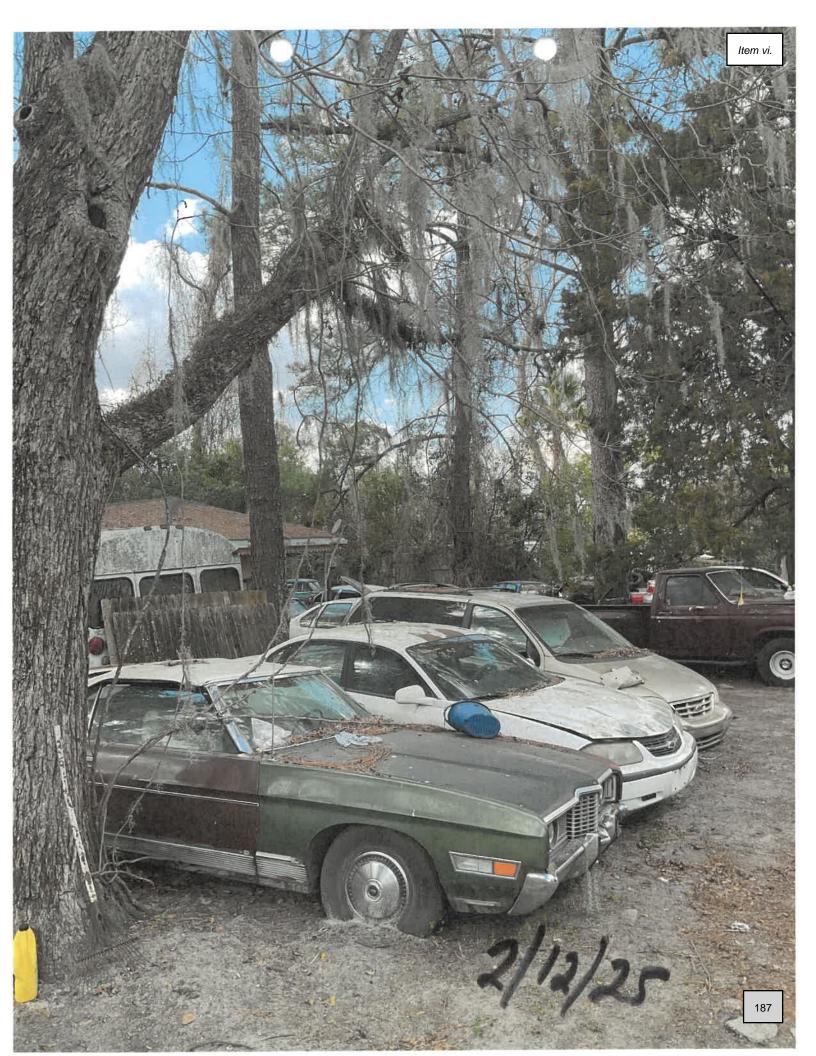


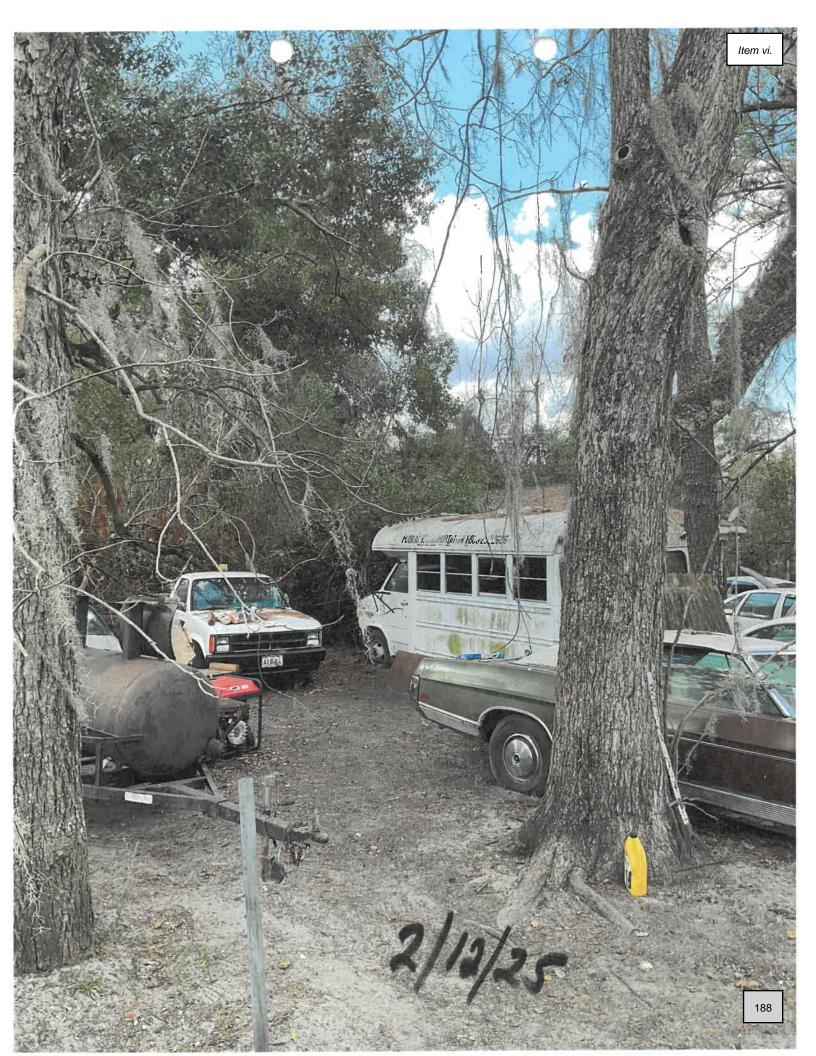






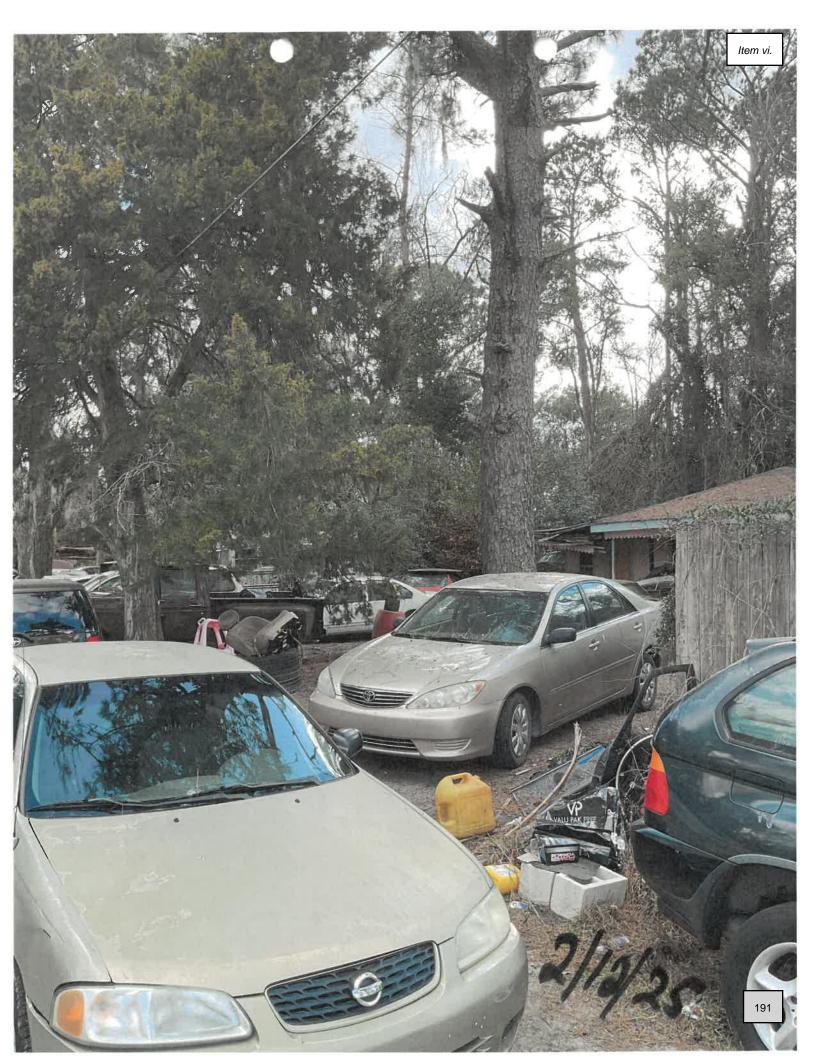


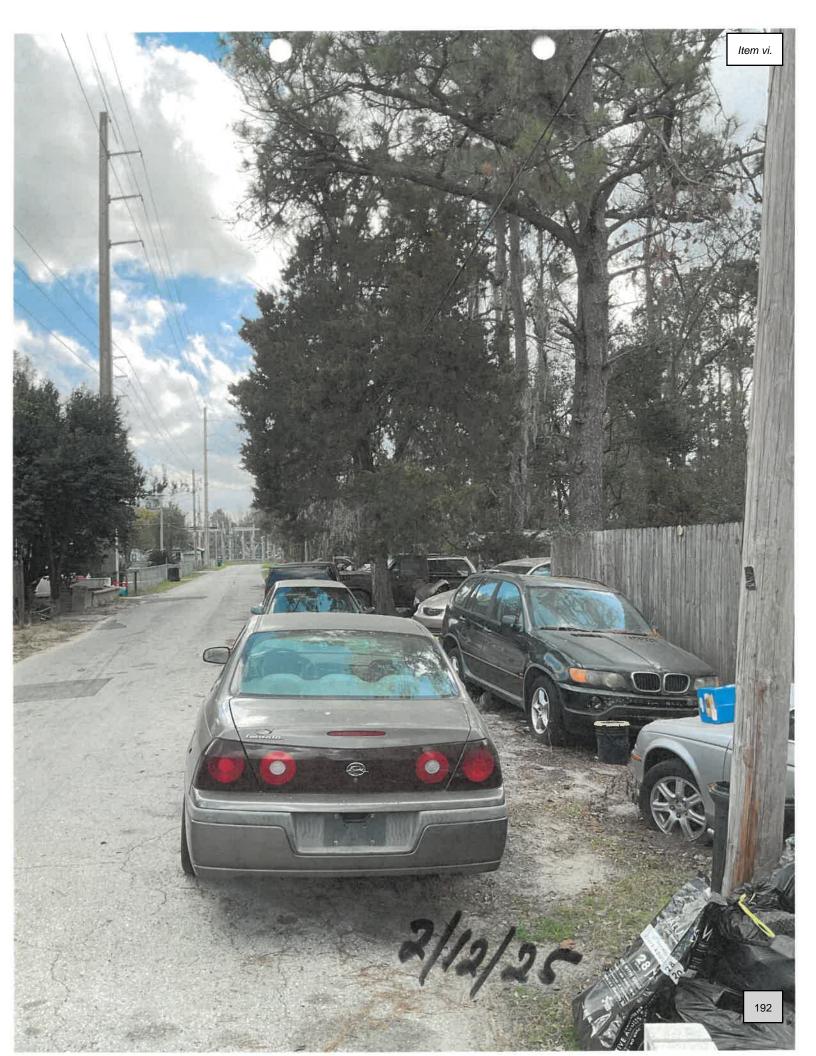


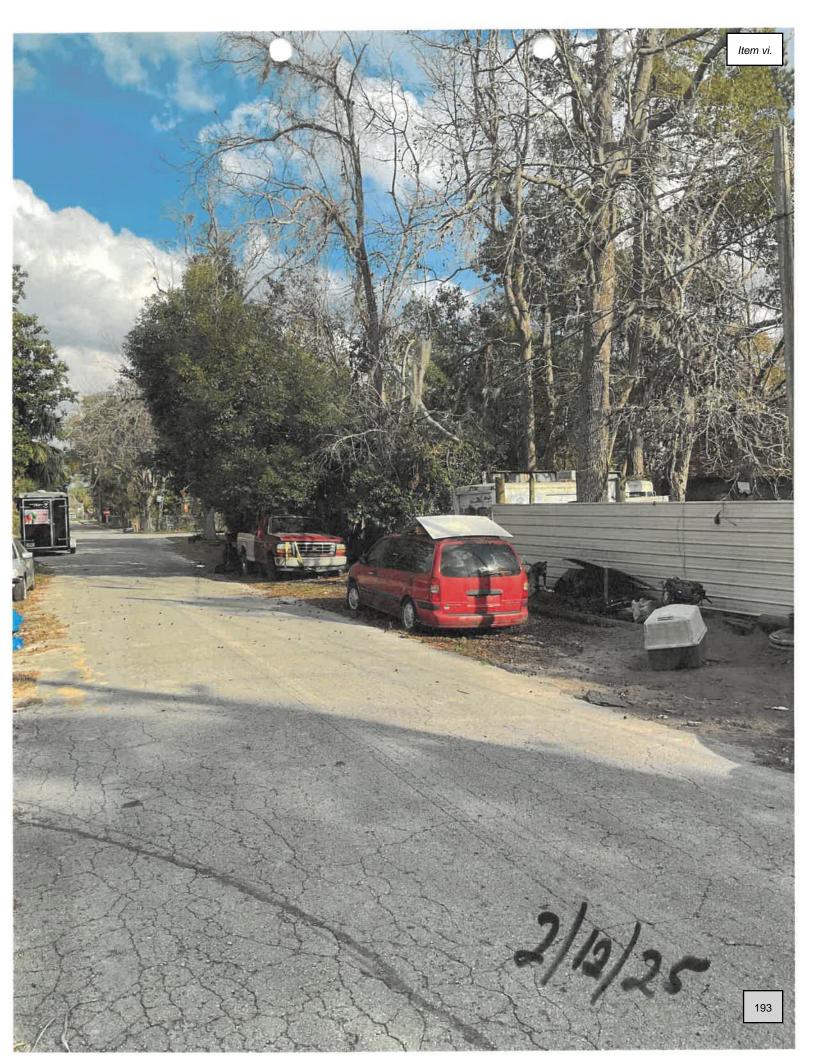


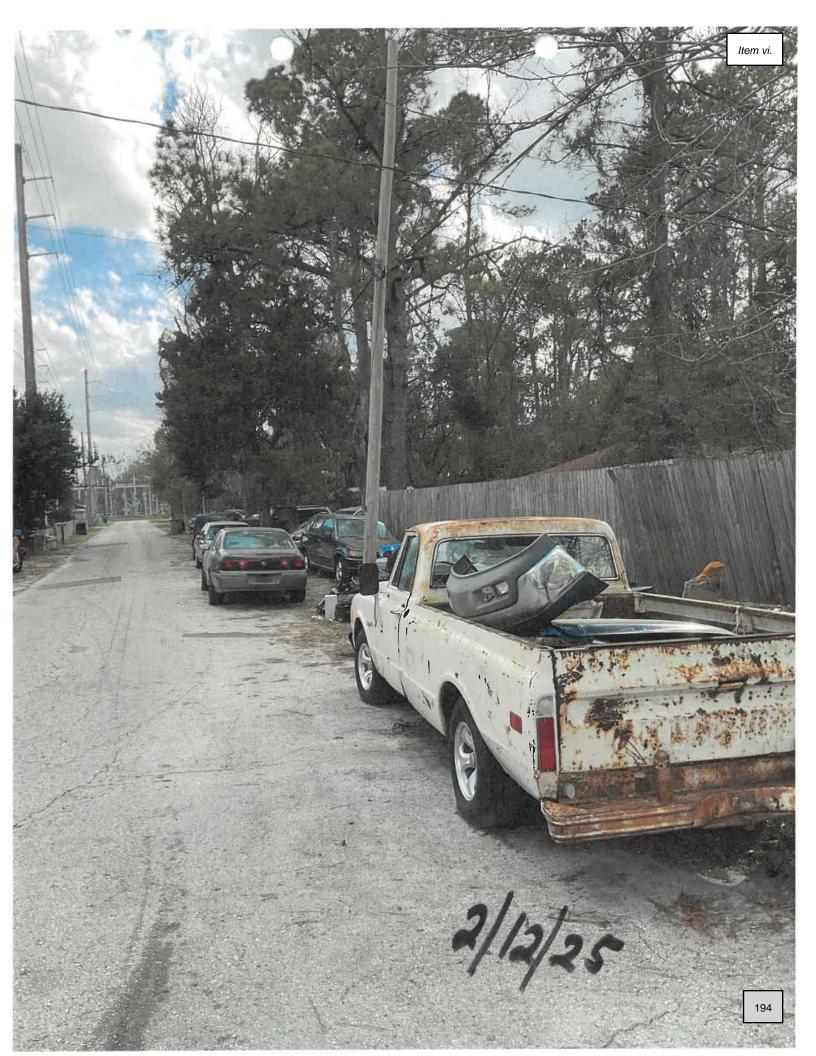












SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-00000031
Respondent: Herry Wilson/Gussie Wilson c/o Carlos Wilson

NOTICE OF HEARING

You are hereby notified and commanded to ap Enforcement Violation hearing on (day) Thursday June , 20 25 , at (time). The hearing will take place at City Hall, 205 N. Ma City, Florida, at which time evidence and testimony concerning the violation. You have the right to examine witnesses, and to present evidence and testimony on	the 5th day of a.m./p.m. rion Ave, 2 nd floor, Council Chambers, Lake will be presented to the Special Magistrate amine all evidence and to cross-examine all	
The Special Magistrate will be presiding over The City of Lake City, Florida will have the techn Magistrate through Zoom and present your case to the DOCUMENTS, RECORDS, WRITINGS, OR I SPECIAL MAGISTRATE TO REVIEW AND COTO THE CODE INSPECTOR AT LEAST TWOUR SCHEDULED HEARING.	ology available for you to view the Special ne Special Magistrate. IF YOU HAVE ANY PHOTOGRAPH YOU WISH FOR THE DISIDER, YOU MUST PROVIDE THESE	
If you have any questions concerning your Inspector at (386)719-5746.	upcoming hearing, please contact the Code	
Your failure to appear at the hearing may resaid violation up to \$250.00 per day/per violation each	sult in a civil fine being imposed on you for ch day the violation continues.	
It is the RESPONSIBILITY of the RESPONDEN	T to schedule a Compliancy inspection.	
This case will not go before the Special Macompliance in accordance with the Notice of Violatic		
I hereby certify that I delivered the foregoing notice	to (Name of person and relationship):	
	nship Owner	
	ng 8:34 am	
	■ Posted on property and at City Hall ☐ First class mailing	
Marshall Sova	Inel III	
	Signature of Code Inspector	
I acknowledge receipt of a copy of this Notice of Hearing		
Signature of Respondent/Recipient	Date	

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 27th day of MAY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 820 NE Jackson Avenue AND 205 N Marion Ave, Lake City, FL. 32055.

Item vi.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

https://www.youtube.com/c/CityofLakeCity

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE

City of Lake City 205 N. Marion Ave Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 25-0000031
Respondent: Henry Wilson/Gussie Wilson/ c/o Carlos Wilson

NOTICE OF HEARING

You are hereby notified and commanded to a Enforcement Violation hearing on (day) Thursday June 20 25, at (time	ppear before the Special Magistrate for a Code the the the day of a.m./p.m.
The hearing will take place at City Hall, 205 N. M. City, Florida, at which time evidence and testimon concerning the violation. You have the right to exwitnesses, and to present evidence and testimony or	y will be presented to the Special Magistrate samine all evidence and to cross-examine all
The City of Lake City, Florida will have the techn Magistrate through Zoom and present your case to a DOCUMENTS, RECORDS, WRITINGS, OR SPECIAL MAGISTRATE TO REVIEW AND COTO THE CODE INSPECTOR AT LEAST TO	the Special Magistrate. IF YOU HAVE ANY PHOTOGRAPH YOU WISH FOR THE ONSIDER, YOU MUST PROVIDE THESE
YOUR SCHEDULED HEARING.	
If you have any questions concerning your Inspector at (386)719-5746.	upcoming hearing, please contact the Code
Your failure to appear at the hearing may resaid violation up to \$250.00 per day/per violation ea	esult in a civil fine being imposed on you for ach day the violation continues.
It is the RESPONSIBILITY of the RESPONDEN	NT to schedule a Compliancy inspection.
This case will not go before the Special M compliance in accordance with the Notice of Violat	Magistrate if the violation(s) are brought into ion.
I hereby certify that I delivered the foregoing notice	to (Name of person and relationship):
Name Henry Wilson/Gussie Wilson c/o Carlos Wilson Relation	onship Owner
On date May 1, 2025 time be	ing 8:34 am
■ Personal Service	Posted on property and at City Hall
□ Certified Mail, Return Receipt requested	□ First class mailing
□ Refused to sign, drop service	
Marshall Sova	20 ld all
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this Notice of	Hearing
Signature of Respondent/Recipient	Date



May 1, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: https://us02web.Zoom.us/j/84659541815

Meeting ID: 846 5954 1815

One tap mobile

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13017158592,, 84659541815# US (Washington DC)

Dial by your location

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1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

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City of Lake City code Enforcement 205 N. Marion Ave. Lake City, Florida 32055

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COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailplece,

or on the front if space permits.

JRY & GUSIE MILES Article Addressed to:

9589 0710 5270 1815 1131 2. Article Number (Transfer from service label)

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□ Priority Mail Express®
□ Registered Mail™
□ Registered Mail Restricted
□ Delivery
□ Signature Confirmation™
□ Signature Confirmation
∨ Restricted Delivery

D. Is delivery address different from Item 1?

The Yes if YES, enter delivery address below:

☐ Agent ☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)

3. Service Type

C Adult Signature
C Adult Signature
C Adult Signature
C Certified Mail®
C Collect on Delivery
C C Collect on Delivery
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