

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

March 19, 2024 at 5:30 PM

Venue: CMT - Communications Media Technology

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.

OLD BUSINESS

- i. Case # CE 23-00000079, Lois L. Selbe, as owner, care of Larry Selbe, Lois L. Selbe, as respondent, gives address as 954 SW Spring Lane Lake City, FL 32055, located on parcel number 00-00-00-12545-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.
2. IPMC 301.3. Vacant structures and land.

NEW BUSINESS

- ii. Case # CE 23-00000103, Mashala N A'keira Combs, as owner, Mashala N A'keira Combs , as respondent, gives address as 670 NE Washington Street Lake City, FL 32055, located on parcel number 00-00-00-10779-000.

Violations:

1. IPMC 302.4 Weeds
2. IPMC 301.3. Vacant structures and land.

- iii. Case # CE 24-00000010, Judy Tomlinson Tew, as owner, Judy Tomlinson Tew, as respondent, gives address as 464 SW Theresa Ct. Lake City, FL 32055, located on parcel number 00-00-00-13942-000.

Violations:

1. City Ordinance Sec. 22-201 Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances

2. IPMC 302.1. Sanitation.

iv. Case # CE 24-00000012, Martha Morper, as owner, Martha Morper, as respondent, gives address as 970 SW Pinemount Rd. Room 10 Lake City, FL 32055, located on parcel number 31-3S-17-05975-000.

Violations:

1. City Ordinance Sec. 22-201- Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances

2. IPMC 302.1. Sanitation.

v. Case # CE 24-00000013, Katie Mae Avinger Malave, as owner, Katie Mae Avinger Malave, as respondent, gives address as 515 NW Gibson Lane Lake City, FL 32055, located on parcel number 30-3S-17-11532-001.

Violations:

1. City Ordinance Sec. 22-201 Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.

2. City Ordinance Sec. 22-202 Duty of property owners generally.

3. IPMC 302.1 Sanitation

ADJOURNMENT

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:
<https://us02web.zoom.us/j/84659541815>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 846 5954 1815#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 846 5954 1815#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

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 23-00000079, Lois L. Selbe, as owner, care of Larry Selbe, Lois L. Selbe, as respondent, gives address as 954 SW Spring Lane Lake City, FL 32055, located on parcel number 00-00-00-12545-000.

Violations:

1. IPMC 108.1.1. Unsafe structures.
2. IPMC 301.3. Vacant structures and land.



Subject	Author	Last Changed Date/Time
Investigation On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.	Marshall Sova	03/05/2024 01:26:13 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:48:21 AM
Investigation On February 6, 2024 I met with Clifford Selbe at City hall. Mr. Selbe is a heir to Loise Selbe's will. Mr. Selbe gave me a copy of the will and Mrs. Selbes death certificate which is attached to the case file. Mr. Selbe stated that he would like the City to demo the property and he would pay the city back for the demo cost. Clifford Selbe 3754 286th Terrace Branford, FL 32008 (478)390-4591	Marshall Sova	02/06/2024 01:44:10 PM
Investigation On January 30, 2024 a Special Magistrate hearing was heard on this case. A continuance was issued on this case due to the property listed in probate. I learned that there was a will and I will be meeting with Clifford Selbe on Feb. 6, 2024 to work out what we are going to do with the property.	Marshall Sova	02/01/2024 09:37:19 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:55:54 AM
Investigation On January 10, 2024 I received a quote from Cross Environmental Services for demolition services for the property located at 954 SW Spring Lane. The price for that demolition service is \$6,100.00 this includes demolition, disposal services and rodent control.	Marshall Sova	01/10/2024 08:48:26 AM
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change. On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.	Marshall Sova	01/09/2024 09:51:52 AM
Investigation On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.	Marshall Sova	10/23/2023 12:10:07 PM
Investigation On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.	Marshall Sova	10/18/2023 09:17:58 AM
Initial Inspection	Marshall Sova	10/13/2023 12:56:27 PM



Subject Author Last Changed Date/Time

On October 12, 2023 I inspected the property located at 954 SW Spring Lane which is abandoned. The structure burnt several weeks ago and is about to collapse in parts of the structure. This structure is unsafe to the public and is causing a attractive nuisance to the neighborhood. I am requesting a demolition of this property.

A NOV was prepared and will be mailed certified to the owner with a compliance date of October 27, 2023. The property was also posted as no occupancy allowed.



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

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 10/12/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Avenue Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 954 SW Spring Lane Nature
of Complaint: Unsafe structure, attractive nuisance

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Lois Selbe Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

The house burnt several months ago

****** Below Internal Use Only ******

Date Received: 10/12/2023 Via: Person Case Number Assigned 23-00000079

Notes:

Case Data Sheet for case # 23-00000079

Parcel# 12545-000

Address: 954 SW Spring Lane

Owner: Lois L. Selbe

Date of first inspection: 10/12/2023

1st Notice of Violation sent: 10/12/23

2nd inspection date: 11/28/23

2nd Notice of Violation sent: 11/28/23

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: 11/28/23

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 11/28/23

Mailing Cost/Date: 8.53 10/12/23

Mailing Cost/Date: 8.53 11/28/23

Mailing Cost/Date: _____

Total Mailing Cost: \$17.06

Marshall Sova

Marshall Sova CEO/ City of Lake City

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Item i.

2024 Working updated: 10/5/2023

Columbia County Property Appraiser
Jeff Hampton

Parcel: 00-00-00-12545-000 (41087)

Owner & Property Info

Result: 80 of 188

Owner	SELBE LOIS L 954 SW SPRING LN LAKE CITY, FL 32025		
Site	954 SW SPRING LN, LAKE CITY		
Description*	W DIV: LOT 4 BLOCK 5 MCFARLANE PARK S/D. 644-254-259, 647-279, 678-450, 834-2388, 843-1171, 843-1172, WD 1020-2588 QC 1135-787		
Area	0.143 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$5,938	Mkt Land	\$5,938
Ag Land	\$0	Ag Land	\$0
Building	\$90,304	Building	\$90,304
XFOB	\$4,940	XFOB	\$4,940
Just	\$101,182	Just	\$101,182
Class	\$0	Class	\$0
Appraised	\$101,182	Appraised	\$101,182
SOH Cap [?]	\$10,103	SOH Cap [?]	\$995
Assessed	\$101,182	Assessed	\$101,182
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$91,079 city:\$91,079 other:\$0 school:\$101,182	Total Taxable	county:\$100,187 city:\$100,187 other:\$0 school:\$101,182

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/22/1997	\$39,500	0843/1172	WD	I	Q	
2/11/1997	\$0	0834/2388	WD	I	U	03
4/4/1995	\$0	0808/2146	WD	I	U	09
7/23/1993	\$25,000	0777/1338	WD	I	Q	
3/16/1988	\$18,500	0647/0279	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1170	1382	\$90,304

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1993	\$1,200.00	1.00	0 x 0
0296	SHED METAL	1993	\$440.00	80.00	8 x 10
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0166	CONC,PAVMT	1993	\$300.00	1.00	0 x 0
0210	GARAGE U	2011	\$2,500.00	1.00	13 x 21
0169	FENCE/WOOD	2011	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6,250.000 SF (0.143 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$5,938

Search Result: 80 of 188



Subject	Author	Last Changed Date/Time
Investigation On November 28, 2023 a Notice of Hearing was prepared and mailed certified to the property owner. A 2nd NOV was mailed out also.	Marshall Sova	11/28/2023 10:07:49 AM
Investigation On December 20, 2023 a Special Magistrate will hear this case and is scheduled for 5:30 pm.	Marshall Sova	11/27/2023 03:56:03 PM
Investigation On October 23, 2023 I was able to obtain a copy of the Lake City Fire Departments report. This report is attached to the case file.	Marshall Sova	10/23/2023 12:10:07 PM
Investigation On October 17, 2023 the certified green card was returned to me as delivered. It was signed for by Debra Lee Selbe.	Marshall Sova	10/18/2023 09:17:58 AM
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LAST WILL AND TESTAMENT
OF
LOIS L. SELBE

I, LOIS L. SELBE, a resident of COLUMBIA County, Florida, and a citizen of the United States, declare this to be my Last Will and Testament, revoking all other wills and codicils previously made by me. My social security number is 233-32-5049.

ARTICLE I
Debts and Funeral Expenses

I direct that all of my just, unsecured debts and funeral expenses be paid as soon after my death as reasonably may be convenient, and I authorize my personal representatives to settle any claim against my estate in their absolute discretion.

ARTICLE II
Expenses of Administration

I direct that all expenses of administering my estate (including expenses payable with respect to assets not passing under this will) be paid out of my residuary estate. All expenses of packing, storing, and shipping my tangible personal property shall be paid as expenses of administration.

ARTICLE III
Tangible Personal Property

I give and devise certain items of my tangible personal property to the persons named in the last dated writing signed by me and in existence at the time of my death. If no separate writing is found and properly identified by my personal representatives within zero (thirty) days after the qualification of my personal representatives, it shall be presumed that there is no such writing, and any subsequently discovered writing shall be ignored. I give and devise one-half (1/2) of the remainder of my tangible personal property (or all of my tangible personal property in the event there is no such writing in existence at my death) to my grandson, CLIFFORD EUGENE SELBE, per stirpes and one-half (1/2) to STEVEN LOPEZ, non per stirpes.



LOIS L. SELBE, Testatrix

ARTICLE IV
Residuary Estate

I give and devise all of the rest, residue, and remainder of my estate, real, personal, and mixed, wherever situated, in equal shares to my grandson, CLIFFORD EUGENE SELBE, per stirpes, and STEVEN LOPEZ, non per stirpes.

ARTICLE V
Disabled Beneficiaries

Whenever any property of my estate is required to be paid to a minor, a person under legal disability, or a person not adjudicated incapacitated but who, by reason of illness or mental or physical disability, is unable, in the opinion of my personal representatives, to properly administer the property, payment may be made

- a. directly to the beneficiary;
- b. to the legally appointed guardian of the person or guardian of the property of the beneficiary;
- c. to some near relative of the beneficiary, to be applied for the benefit of the beneficiary;
- d. directly for the benefit of the beneficiary; or
- e. to a custodian for a minor beneficiary under the Florida Uniform Transfers to Minors Act.

ARTICLE VI
Simultaneous Death Clause

Notwithstanding anything to the contrary contained herein or in any statute, if any beneficiary and I die under any circumstances in which there is insufficient evidence concerning who died first, or insufficient evidence to prove that we died otherwise than simultaneously, or if any beneficiary survives me but dies within ninety (90) days of my death, all of my property passing under this will shall be disposed of as if the beneficiary had predeceased me.


LOIS L. SELBE, Testatrix

ARTICLE VII
Assets Passing Outside This Will

I hereby confirm that all properties - real, personal, and mixed - including bank accounts, held in my name and that of any person as joint tenants with rights of survivorship, are intended to pass by operation of law and not under this will. It also is my intent that assets with a named beneficiary pass to the named beneficiary by operation of law and be affected by this will only to the extent my estate or any trust hereunder is named as beneficiary or the asset would pass to my estate or any trust hereunder because of the provisions of any agreement controlling the disposition of the asset.

ARTICLE VIII
Appointment and Powers of Personal Representatives

I appoint CLIFFORD EUGENE SELBE as personal representative of my estate, and I direct that no bond for the faithful performance of his duties as personal representative be required of him. In addition to all powers granted to my personal representative by law, I authorize my personal representative, if and whenever in his discretion he deems it advisable, for any purpose whatsoever, to make and enter into contracts; to sell the whole or any part of my real or personal property without court approval, at public or private sale; and to execute and deliver all deeds and instruments of transfer necessary or proper to pass the title thereto. My personal representative shall have the right to make distribution of my estate non-pro rata among the beneficiaries. If CLIFFORD EUGENE SELBE shall fail or cease to serve as my personal representative for any reason, I appoint STEVEN LOPEZ as successor personal representative, to serve without bond and with all the powers, discretions, and immunities granted above to my personal representative.

ARTICLE IX
Arbitration of Disputes

All disputes arising under this will, other than disputes of the validity of all or a part of the will, between or among the beneficiaries and a fiduciary under the will, or any combination of such persons or entities, shall be submitted to binding arbitration.



LOIS L. SELBE, Testatrix

ARTICLE X
Miscellaneous

The headings used herein are intended solely for use as reference and are not intended to be a part of this will.

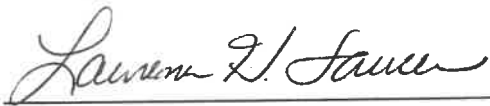
When necessary or appropriate to the meaning in this will, the singular and plural shall be interchangeable, and words of any gender shall include all genders.

I sign and publish this as my Last Will and Testament, the same consisting of five pages, each page of which bears my initials or my signature, all in the presence of two individuals witnessing and attesting the same at my request in the State of Florida, on January 30, 2008.




LOIS L. SELBE
Testatrix

The foregoing was published, declared, and signed by LOIS L. SELBE, in our presence, as and to be her Last Will and Testament and we, at her request, in her presence, and in the presence of each other, hereby subscribe as attesting witnesses.



Lawrence H. Saucer
905 SW Baya Drive
Lake City, Florida 32025
Witness




Lloyd E. Peterson, Jr.
905 SW Baya Drive
Lake City, Florida 32025
Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

I, LOIS L. SELBE, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my will.



LOIS L. SELBE
Testatrix



LOIS L. SELBE, Testatrix

We, Lawrence H. Saucer and Lloyd E. Peterson, Jr., have been sworn by the officer signing below, and declare to that officer on our oaths that the testatrix declared the instrument to be the testatrix's will and signed it in our presence and that we each signed the instrument as a witness in the presence of the testatrix and of each other.

Lawrence H. Saucer

Lawrence H. Saucer
905 SW Baya Drive
Lake City, Florida 32025
Witness

Lloyd E. Peterson, Jr.

Lloyd E. Peterson, Jr.
905 SW Baya Drive
Lake City, Florida 32025
Witness

Acknowledged and subscribed before me by the testatrix, LOIS L. SELBE, who is personally known to me or who has produced Florida Driver's License as identification, and sworn to and subscribed before me by the witnesses, Lawrence H. Saucer who is personally known to me or who has produced _____ as identification and Lloyd E. Peterson, Jr. who is personally known to me or who has produced _____ as identification, and subscribed by me in the presence of the testatrix and the subscribing witnesses, all on January 30, 2008.



Cynthia Terrio

Notary Public - State of Florida
Cynthia Terrio

Lois L. Selbe

LOIS L. SELBE, Testatrix

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

NOTICE OF HEARING

Case No.: 23-0000079
Respondent: Lois Selbe C/o Clifford Selbe

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Lois Selbe c/o Clifford Selbe Relationship Owner
On date February 6, 2024 time being 10:01 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
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing


Signature of Respondent/Recipient

2/6/24
Date

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS
CERTIFICATION OF DEATH

STATE FILE NUMBER: 2014116727

DATE ISSUED: DECEMBER 20, 2023

DECEDENT INFORMATION

DATE FILED: AUGUST 21, 2014

NAME: LOIS LOUISE SELBE

DATE OF DEATH: AUGUST 17, 2014

SEX: FEMALE

AGE: 089 YEARS

DATE OF BIRTH: MARCH 17, 1925

SSN: ***-**-5049

BIRTHPLACE: KANAWHA COUNTY, WEST VIRGINIA, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: SUWANNEE VALLEY HAVEN HOSPICE

LOCATION OF DEATH: LAKE CITY, COLUMBIA COUNTY, 32055

RESIDENCE: 954 SW SPRING LANE, LAKE CITY, FLORIDA 32025, UNITED STATES

COUNTY: COLUMBIA

OCCUPATION, INDUSTRY: SALES CLERK, RETAIL

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: WIDOWED

SURVIVING SPOUSE NAME: NONE

FATHER'S NAME: ALVA HARRISON

MOTHER'S NAME: GENEVA KELLER

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: LARRY LEE SELBE

RELATIONSHIP TO DECEDENT: SON

INFORMANT'S ADDRESS: 954 SW SPRING LANE, LAKE CITY, FLORIDA 32025, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: SAMUEL MARKHAM, F060870

FUNERAL FACILITY: DEES-PARRISH FAMILY FUNERAL HOME INC F039886

458 SOUTH MARION AVE, LAKE CITY, FLORIDA 32025

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: FOREST LAWN MEMORIAL GARDENS
LAKE CITY, FLORIDA**CERTIFIER INFORMATION**

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

TIME OF DEATH (24 HOUR): 1230

CERTIFIER'S NAME: DOUGLAS ARTHUR ROGERS

CERTIFIER'S LICENSE NUMBER: OS8096

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

DATE CERTIFIED: AUGUST 20, 2014

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2025998177

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT, WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD





January 9th, 2024

Marshall Sova
City of Lake City
205 N. Marion Ave.
Lake City, FL 32055
Email: SovaM@lcfla.com

RE: CES Proposal No: P24-0024

Patti Residence
954 SW Spring Lane
Lake City, FL 32055

Marshall Sova,

Cross Environmental Services, Inc. (CES) is pleased to submit our proposal for the demolition and disposal of the 1,400sqft wood frame house and provide rodent control at the above referenced project.

Total Price.....\$6,100.00

We appreciate the opportunity to provide you with this proposal and we look forward to working with you in the near future. If you find this proposal acceptable, please sign and scan (tbiston@crossenv.com) to our office.

Sincerely,

Travis E. Biston

Project manager

ACCEPTANCE OF PROPOSAL – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance

Signature

Lake City 24-0024



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

IPMC 108.1.1 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 pursue demo proceedings on said property.
IPMC 301.3 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.

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: **Notice of hearing set** _____



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: Lois L. Selbe Relationship owner: _____

On date: November 28, 2023 time being: 10:15 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
Print Name of Code Inspector


Signature of Code Inspector



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

IPMC 108.1.1 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 pursue demo proceedings on said property.
IPMC 301.3 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.

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: **October 27, 2023** _____



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: Lois L. Selbe Relationship owner: _____

On date: October 12, 2023 time being: 1:15 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovo
Print Name of Code Inspector


Signature of Code Inspector

PUBLIC NOTICE

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 8th day of March 2024, personally appeared, Marshall Seavey, Code Enforcement Officer, who, after being first duly sworn in oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 8th day of March 2024, I personally observed the attached violations and posted a copy of the VIOLATIONS OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 914 SW Spring Lane and at 205 N. Marina Ave. Lake City, FL 32055.

Marshall Seavey
 Marshall Seavey, Code Enforcement Inspector
 SWORN TO AND SUBSCRIBED before me this
 8th day of March 2024, at Marshall Seavey
 who is personally known to me
Jan Marie Spear
 Signature of Notary
 Jan Marie Spear
 Notary Public
 My Commission expires: September 23, 2024



NOTICE OF HEARING

Case No. _____
 Respondent: _____

SPECIAL MAGISTRATE
 500 N. Marina Ave
 Lake City, Florida 32055

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) _____ at _____ o'clock (AM or PM) on the _____ day of _____, 2024, at _____, 500 N. Marina Ave., 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidentiary materials, witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the right to subpoena you to appear at the Special Magistrate's office, 500 N. Marina Ave., 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidentiary materials, witnesses, and to present evidence and testimony on your behalf concerning said violation.

PLEASE ATTEND TO THIS MATTER IMMEDIATELY. YOU MUST PROVIDE THESE DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPHS TO THE SPECIAL MAGISTRATE TO BE HEARD AND CONSIDERED AT LEAST 72 HOURS PRIOR TO YOUR SCHEDULED HEARING.

If you have any questions concerning your upcoming hearing, please contact the Code Enforcement Department at (813) 716-3746.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$200 per day per violation each day the violation continues.

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO SUBMIT A COMPLAINT INSPECTION COMPLIANCE IN ACCORDANCE WITH THE NOTICE OF VIOLATION.

This case will not go before the Special Magistrate if the violator(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):
 Name: _____ Relationship: _____
 Date: _____
 I have provided this notice to the person named above at the address listed below.
 On this _____ day of _____, 2024.
 I have provided this notice to the person named above at the address listed below.
 On this _____ day of _____, 2024.
 I have provided this notice to the person named above at the address listed below.
 On this _____ day of _____, 2024.
 I have provided this notice to the person named above at the address listed below.
 On this _____ day of _____, 2024.

Signature of Code Inspector: _____
 Date: _____

I acknowledge receipt of a copy of this Notice of Hearing.
 Signature of Respondent: _____
 Date: _____



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&M (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N Akeira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malaw (3/19/2024) uploaded (2/16/2024) (121 KB)

Your Government Department City Community

Video Tour Search

1/30/24





















Lake City Fire Department

INCIDENT

Incident Number 23-0001666 Incident Date 09/20/2023 NFIRS Number 0001583 Incident Type (111) - Building fire

FDID 29012 Station Lake City Fire Station 1 Shift B Shift District LCFD 1

Initial Dispatch Code _____

Alarms 1 Working Fire? _____ COVID-19 was a factor _____ Critical Incident _____ Critical Incident Team _____

Temporary Resident Involvement _____

Hazardous Materials Released _____

Action Taken 1 (73) - Provide manpower

Action Taken 2 (21) - Search

Action Taken 3 (11) - Extinguishment by fire service personnel

AID

Aid Given/Received (2) - Automatic aid received

Aided Agency _____ Their Incident Number _____

Aiding Agencies CCFR

LOCATION

Location Type (1) - Street address

Address 954 Southwest SPRING Lane, LAKE CITY, Florida, 32025

Cross Street, USNG, or Directions _____ Latitude 0.00000000 Longitude 0.00000000 Census Tract _____

Detector Alerted Occupant _____

Property Use (419) - 1 or 2 family dwelling Mixed Use _____

⌚ TIMES

Dispatch Notified Time <u>02:52:45, 09/20/2023</u>	Alarm Time <u>02:52:45, 09/20/2023</u>	
Arrival Time <u>02:57:33, 09/20/2023</u>	Water on Fire Time _____	At Patient Time _____
Loss Stop Time _____	Controlled Time _____	Last Unit Cleared Time <u>07:18:35, 09/20/2023</u>
Total On Scene Time <u>4 hrs 21 mins 2 sec</u>	Total Incident Time _____	

📊 COUNTS

Counts Include Aid Received?

No

Suppression:

Apparatus	Personnel
<u>3</u>	<u>6</u>

EMS:

Apparatus	Personnel
<u>0</u>	<u>0</u>

Other:

Apparatus	Personnel
<u>1</u>	<u>1</u>

💰 LOSS

Property:

Estimated Property Losses
75000

Estimated Property Value

Content:

Estimated Content Losses
25000

Estimated Content Value

📄 AUTHORIZATION

Report Writer:

Name	Employee Number	Assignment	Authorization Date
<u>THOMAS, AUSTIN</u>	<u>154</u>	_____	<u>09/20/2023</u>

Officer in Charge:

Name	Employee Number	Assignment	Authorization Date
<u>WEHINGER, JOSHUA</u>	<u>101</u>	_____	<u>09/20/2023</u>

Quality Control:

Name	Authorization Date
<u>BRANNON, ADAM</u>	<u>09/20/2023</u>

📝 INCIDENT NARRATIVE

Station 1, 2 and CCFR station 51 and 48 were dispatched to a structure fire with occupants inside the building. Upon arrival after doing a 360 of the building it was found that the Residents was 2/3rds involved with fire involving the front porch, the middle living area and the attic and eves directly above them. 154 established command of the scene. The residents in who were standing out in the street advised the only thing unaccounted for was their dog.

The power line supplying the residents with power was burned in half and was sparking and arching on the ground on the east side of the building, power company was notified with a 30mins or less ETA.

INCIDENT NARRATIVE

Three FF made entry with a 1 3/4" handline through the front door beginning the initial fire attacks as well as a primary search. We established a water supply from the closest available hydrant. As Station 2 and CCFR units arrived on scene we pulled a second handline and with no victims found on the primary search we began our secondary search of the building. The fire was knocked down on the majority of the interior walls and contents but substantial fire remained in the attic space and between the old and new roofing material. Command was transferred from 154 to LC1. The power company was yet to be on scene and advised they could be another 30 mins before they arrived, LC1 decided to shut down the power grid to the area. With fire spreading through the attic and with no success on gaining access to the void in between the roof we switched to a defensive attack mode. Using both handline on all side of the building we were able to successfully knock down the fire from the outside. We reentered the building from the front door and began mopping up the fire extinguishing hot spots as they were found using the TIC. The power company arrived on scene and secured the power and the grid was turned back on.

Once the fire was extinguished we made contact again with the homeowner who advised he was sleeping when he heard some crackling noises and smelled smoke that woke him up. He exited the residents and called 911. He believed the fire/smoke and crackling was coming from around his computer desk when he exited the building. American Red cross was contacted for the homeowner. After the fire was deemed extinguished we began cleaning up the scene and cleared.

Created By: THOMAS, AUSTIN

Unit Reports

E1

Use (1) - Suppression	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:04, 09/20/2023	Arrival Time 02:57:35, 09/20/2023
--	---	---

At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
-----------------	---	------------------

Actions Taken:

Personnel
AUSTIN THOMAS, KYLE RODRIGUEZ

E2

Use (1) - Suppression	Responding From	Priority
---------------------------------	-----------------	----------

Response Delays

Dispatch Time 02:52:45, 09/20/2023	Enroute Time 02:55:12, 09/20/2023	Arrival Time 02:59:02, 09/20/2023
--	---	---

At Patient Time	Clear Time 07:18:35, 09/20/2023	In District Time
-----------------	---	------------------

Actions Taken:

Personnel
GREG SUND, CHRISTOPHER BETHEA

L1

Use (1) - Suppression Responding From _____ Priority _____

Response Delays _____

Dispatch Time 02:52:45, 09/20/2023 Enroute Time 02:55:06, 09/20/2023 Arrival Time 02:57:33, 09/20/2023

At Patient Time _____ Clear Time 07:18:35, 09/20/2023 In District Time _____

Actions Taken: _____

Personnel

GRAMBY CROFT, JAMES LUPARDUS

LC1

Use (0) - Other Responding From _____ Priority _____

Response Delays _____

Dispatch Time 02:52:45, 09/20/2023 Enroute Time 03:02:56, 09/20/2023 Arrival Time 03:12:14, 09/20/2023

At Patient Time _____ Clear Time 07:18:35, 09/20/2023 In District Time _____

Actions Taken: _____

Personnel

JOSHUA WEHINGER

 **Fire Module**

i SITE INFO

Alarms _____ Acres Burned _____ Resident Units In Bldg 1 Buildings Involved _____

Hydrant Identifier _____ Estimated Water Usage _____

🔥 IGNITION

Area of Origin (UU) - Undetermined

Heat Source (UU) - Undetermined

Item First Ignited (UU) - Undetermined Fire Confined to Item? _____

🔥 IGNITION

Type of Material First Ignited

Cause of Ignition
(2) - Unintentional

Factors Contributing to Ignition 1
(UU) - Undetermined

Human Factors Contributing to Ignition
(1) - Asleep

Est. Age of Person Involved Gender of Person Involved

⚙️ EQUIPMENT

Equipment Involved in Ignition

Equipment Power Source Equipment Portability

Brand	Model	Serial Number	Year
<hr/>	<hr/>	<hr/>	<hr/>

🏠 STRUCTURE

Structure Type
(1) - Enclosed building

Stories Above Grade 1	Stories Below Grade 0	Building Status (2) - In normal use
---------------------------------	---------------------------------	---

Length 30 ft	Width 60 ft	Total Square Feet 1800 sq ft	Story of Fire Origin 1
------------------------	-----------------------	--	----------------------------------

Fire Spread
(5) - Beyond building of origin

Item Contributing Most to Flame Spread	Type of Material
<hr/>	<hr/>

Number of Stories with Damage

Minor Damage	Significant Damage	Heavy Damage	Extreme Damage	Total Stories
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

🛡️ PROTECTIVE SYSTEMS

Presence of Detector (U) - Undetermined	Detector Type
<hr/>	<hr/>

Power Supply	Detector Operations
<hr/>	<hr/>

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System (N) - None Present	System Type
<hr/>	<hr/>

 **PROTECTIVE SYSTEMS**

System Operation	# of Sprinklers	Reason for System Failure
------------------	-----------------	---------------------------

79



9589 0710 5270 0668 3684 40
9589 0710 5270 0668 3684 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
OFFICIAL USE

Certified Mail Fee
\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) 3.55
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

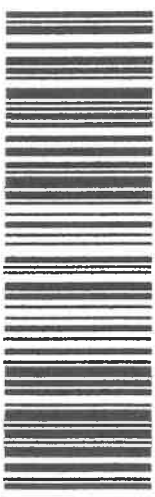
Postage
\$.13
Total Postage and Fees
\$ 8.53

Sent to
Street and Apt. No., or PO Box No.
105 Rose Circle Ct
City, State, ZIP+4®
Lake City FL 32025

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

1/9/24



9589 0710 5270 0699 1232 92
9589 0710 5270 0699 1232 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.35</u>	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>2.55</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.63</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>LOIS SCOR</u>	
Street and Apt. No. or PO Box No. <u>952 SW SPRING LN</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32055</u>	

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

10/12/23

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

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:

LOIS L. SELBE
 954 SW SPAINING LN
 LAKE CITY, FL 32055

10/12/23



9590 9402 8295 3094 5732 14

2. Article Number (Transfer from service label)

9589 0720 5270 0699 1232 92

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail (over \$500)
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (one portion is retained by the sender) that is valid for a specified period.
- Electronic verification of delivery.
- A record of delivery (one portion is retained by the sender).
- You may purchase Certified Mail™ or Priority Mail® service with Certified Mail service.
- Insurance coverage is available for Certified Mail service.
- For an additional fee, a return receipt on the mailpiece may be requested.
- Return receipt service of delivery (including electronic version, if available) may be requested.

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

11/28/23
NBV
NBH



9589 0710 5270 0699 1583 48
9589 0710 5270 0699 1583 48

12.
055

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$1.23
Total Postage and Fees	\$8.53
Sent to	Louis L. Seave
Street and Apt. No., or PO Box No.	954 SW Seaside Ln.
City, State ZIP+4®	Lake City FL 32055

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

LOIS L. SELBE
 954 SW SPANGLIN
 LAKE CITY, FL 32055

8/22/23



9590 9402 8295 3094 8397 61

2. Article Number (transfer from service label)

9589 0710 5270 0699 1583 48
 PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (one portion only) is provided for you.
- An original identifier for your mailpiece is provided.
- Electronic verification of delivery is available.
- A record of delivery (with signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail™, First-Class Mail™, First-Class Mail® or Priority Mail® service in conjunction with Certified Mail service.
- Insurance coverage will be provided with Certified Mail service.
- For an additional fee, you may purchase an endorsement on the return receipt service.
- The return receipt service of delivery (including electronic return receipt) You can request a return receipt with PS Form 3800, January 2019.

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

NOTICE OF HEARING

Case No.: 23-00000079
Respondent: Lois Selbe

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m. p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Lois Selbe Relationship Owner
On date February 12, 2024 time being 12:16 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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

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

NOTICE OF HEARING

Case No.: 23-0000079
Respondent: Lois Selbe C/o Clifford Selbe

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

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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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Lois Selbe c/o Clifford Selbe Relationship Owner
On date February 6, 2024 time being 10:01 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
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, 8th day of March 2024, 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 8h day of March 2024, 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: 954 SW Spring Lane and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova

Marshall Sova -Code Enforcement Inspector

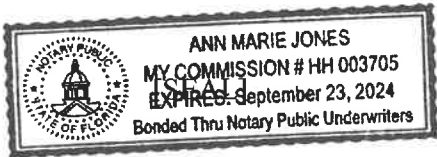
SWORN TO AND SUBSCRIBED before me this
8th day of March 2024, by Marshall Sova
who is personally known to me.

Ann Marie Jones

Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024



Sova, Marshall

From: Pelham, Shasta
Sent: Thursday, January 18, 2024 4:54 PM
To: DEMO
Subject: Demo - 954 SW Spring Ln

Good Afternoon,

Growth Management received a demo request for 954 SW Spring Ln. The following Demo work orders have been issued. A completed copy of the work orders will be sent to Growth Management as they are received.

Number	Type	Priority	Request Date	Scheduled Date	Complete Date
2024-00000521	Demo Gas		01/18/2024	01/11/2024	Open
2024-00000520	Demo Sewer		01/18/2024	01/18/2024	Open
2024-00000519	Demo Water		01/18/2024	01/18/2024	Open

Shasta M. Pelham
Utility Service Coordinator
173 NW Hillsboro St.
Lake City, FL 32055
pelhams@lcfla.com
Phone: (386) 719-5786



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

SPECIAL MAGISTRATE
City of Lake City
205 N. Marion Ave
Lake City, Florida 320

NOTICE OF HEARING

LARRY SELBE

You are hereby
Enforcement Violation
January

for a Code
____ day of
____ a.m./p.m.
____, Lake
Magistrate
examine all
on.

The hearing will take place in
City, Florida, at which
concerning the violation
witnesses, and to present

platform.
The Special
PLEASE RETURN ANY
OR THE
BEFORE THESE
PERMITS

The Special Magistrate
The City of Lake City
Magistrate through Zoom
DOCUMENTS, RECORDS
SPECIAL MAGISTRATE
TO THE CODE INSPECTOR
YOUR SCHEDULED

the Code

If you have any questions,
Inspector at (386)719-5

on you for

Your failure to appear for
said violation up to \$250

action.

It is the RESPONSIBILITY

brought into

This case will require
compliance in accordance with

);

I hereby certify that I deliver

will

Name Lois L. Selbe c/o Larry
On date January 5, 2024

- Personal Service
- Certified Mail, Return Receipt
- Refused to sign, drop and return to sender

Marshall Sova
Print Name of Code Inspector

I acknowledge receipt of

Signature of Respondent

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, on the front if space permits.
Title Addressed to: _____
A. Signature X Lois Selbe
B. Received by (Printed Name) Larry Selbe
C. Date 1/4
D. Is delivery address different from item 1? NO
If YES, enter delivery address below:

City of Lake City
Business Tax
205 NORTH MARION AVE.
LAKE CITY, FLORIDA 32055-3918



January 5, 2024

To whom it may concern:

The Special Magistrate hearing will be held on January 30, 2024 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 through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer

Sova, Marshall

From: help@lcfla.com
Sent: Thursday, January 4, 2024 8:29 AM
To: Sova, Marshall
Subject: Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

On 1/4/24, at 8:28 am, James Pelham wrote:
City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate
Time: This is a recurring meeting Meet anytime

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

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 Tuesday, January 30, 2024 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

File Attachments for Item:

ii. Case # CE 23-00000103, Mashala N A'keira Combs, as owner, Mashala N A'keira Combs , as respondent, gives address as 670 NE Washington Street Lake City, FL 32055, located on parcel number 00-00-00-10779-000.

Violations:

1. IPMC 302.4 Weeds
2. IPMC 301.3. Vacant structures and land.



Subject	Author	Last Changed Date/Time
Investigation On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.	Marshall Sova	03/05/2024 01:25:32 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:47:37 AM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:47:14 AM
Investigation On February 21, 2024 the certified green card was returned to me as delivered and signed for. This is the 2nd violation and NOH that was delivered.	Marshall Sova	02/21/2024 03:04:25 PM
Re-Inspection On February 12, 2024 I re-inspected the property and there has been no change. I prepared a NOV 2nd violation and a NOH to appear in front of the Special Mag. on March 19, 2024 and mailed it certified to the owner. 9589 0710 5270 1255 1053 63	Marshall Sova	02/12/2024 02:27:36 PM
Investigation The certified green card was returned to me on January 3, 2024 as delivered.	Marshall Sova	01/03/2024 01:39:44 PM
Initial Inspection On December 27, 2023 I noticed the property located at the intersection of Broadway & ML King was overgrown. This is a vacant lot parcel #10779-000. Photos were taken and are attached to the case file. A NOV was prepared and mailed certified to the owner on 12/27/2023 with a compliance date of 1/11/2024.	Marshall Sova	12/27/2023 12:08:36 PM



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

Item ii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/27/2023 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N. Marion Ave. Lake City, FL Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: Vacant lot on Broadway Parcel # 10779-000 Nature
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Mashala N A'keira Combs Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 12/27/2023 Via: Person Case Number Assigned 23-00000103

Notes:

Case Data Sheet for case # 23-00000103

Parcel# 10779-000

Address: Vacant lot on Broadway

Owner: Mashala Combs

Date of first inspection: 12/27/2023

1st Notice of Violation sent: 12/27/2023

2nd inspection date: 2/13/24

2nd Notice of Violation sent: 2/13/24

Date of Public Noticed placed on property: 3/8/24

Notice of Mag. Hearing sent: 2/13/24

Notice in Lake City Reporter on: _____

Notice posted in City Hall: 3/8/24

NOTICE PLACED ON CITY WEBSITE 2/16/24

Mailing Cost/Date: \$8.53 12/27/2023

Mailing Cost/Date: 8.65 2/13/24

Mailing Cost/Date: _____

Total Mailing Cost: \$17.22

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 12/21/2023

Parcel: << **00-00-00-10779-000 (39120)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	COMBS MASHALA N A'KEIRA 670 NE WASHINGTON ST LAKE CITY, FL 32055		
Site			
Description*	NE DIV: S1/2 OF LOT 9 & ALL LOT 10 BLOCK 3 WASHINGTON PARK S/D. ORB 477-363, QCD 999-1625.		
Area	0.189 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$2,067	Mkt Land	\$2,067
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,067	Just	\$2,067
Class	\$0	Class	\$0
Appraised	\$2,067	Appraised	\$2,067
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,067	Assessed	\$2,067
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,067 city:\$2,067 other:\$0 school:\$2,067	Total Taxable	county:\$2,067 city:\$2,067 other:\$0 school:\$2,067

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2002	\$100	0999/1625	QC	V	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	8,268.000 SF (0.189 AC)	1.0000/1.0000 1.0000/ /	\$0 /SF	\$2,067



0 13 26 39 52 65 78 91 104 117 130 ft

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

PARCEL: 00-00-00-10779-000 (39120) | VACANT (0000) | 0.189 AC
 NE DIV: S1/2 OF LOT 9 & ALL LOT 10 BLOCK 3 WASHINGTON PARK S/D. ORB 477-363, QCD 999-1625.

COMBS MASHALA N A'KEIRA
 Owner: 670 NE WASHINGTON ST
 LAKE CITY, FL 32055

2024 Working Values

Site:		Mkt Lnd	\$2,067	Appraised	\$2,067
Sales		Ag Lnd	\$0	Assessed	\$2,067
Info	10/18/2002 \$100 V(U)	Bldg	\$0	Exempt	\$0
		XFOB	\$0	county:	\$2,067
		Just	\$2,067	city:	\$2,067
				other:	\$0
				school:	\$2,067
				Total Taxable	

NOTES:



Columbia County, FL

This information, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 31874

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R10779-000		See Below	See Below	001

COMBS MASHALA N A'KEIRA
670 NE WASHINGTON ST
LAKE CITY FL 32055

00-00-00 0000/0000.19 Acres NE DIV:
S1/2 OF LOT 9 & ALL LOT 10 BLOCK 3
WASHINGTON PARK S/D. ORB 477-363,
QCD 999-1625.

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	2,067		\$2,067	\$10.13
BOARD OF COUNTY COMMISSIONERS	7.8150	2,067		\$2,067	\$16.15
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	2,067		\$2,067	\$1.55
LOCAL	3.2170	2,067		\$2,067	\$6.65
CAPITAL OUTLAY	1.5000	2,067		\$2,067	\$3.10
SUWANNEE RIVER WATER MGT DIST	0.3113	2,067		\$2,067	\$0.64
LAKE SHORE HOSPITAL AUTHORITY	0.0001	2,067		\$2,067	\$0.00
Total Millage		18.4914	Total Taxes		\$38.22

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
Total Assessments		\$61.26

Taxes & Assessments					
IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$95.50	\$96.50	\$97.49	\$98.49	\$99.48



DEPARTMENT OF GROWTH MANAGEMENT
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.	Please clean and mow property to prevent blighting.
IPMC 302.4 Weeds.	Please clean and mow property to prevent blighting.

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: **Mandatory appearance in front of the Special Magistrate on March 19, 2024 @5:30 pm_**



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: Mashala N A'Keira Combs Relationship owner: _____

On date: February 12, 2024 time being: 2:17 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovo
Print Name of Code Inspector


Signature of Code Inspector



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 # 23-0000103

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: **Mashala N A’Keira Combs**

Address: **Vacant lot on Broadway Parcel #10779-000 Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint ___ CE Personnel Observation X
 Date: **12/27/2023** 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 302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [18 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.



DEPARTMENT OF GROWTH MANAGEMENT
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.	Please clean and mow property to prevent blighting.
IPMC 302.4 Weeds.	Please clean and mow property to prevent blighting.

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: **January 11, 2024**_____



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: Mashala N A'Keira Combs Relationship owner: _____

On date: December 27, 2023 time being: 10:36 am _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested First class mailing _____

Refused to sign _____, drop service _____

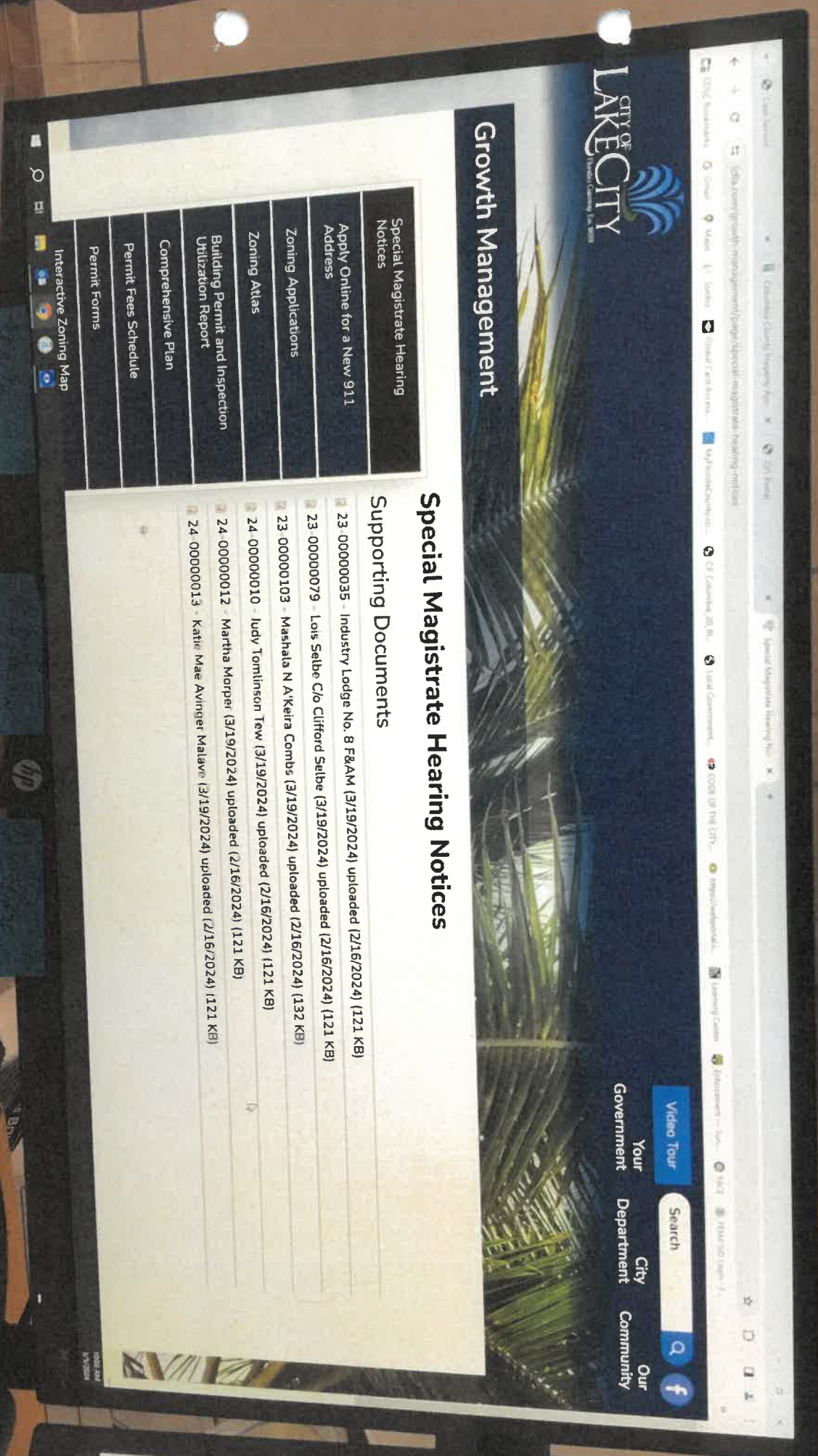
Marshall Sova _____

Print Name of Code Inspector

Signature of Code Inspector



Posting of Property 3/5/24



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms

Special Magistrate Hearing Notices

Supporting Documents

- 23 00000035 - Industry Lodge No. 8 F&AM (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23 00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23 00000103 - Mashala N A'Keira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24 00000010 - Judy Tomlinson Trw (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24 00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24 00000013 - Katie Mae Avinger Malave (3/19/2024) uploaded (2/16/2024) (121 KB)

[Video Tour](#)

Your Government Department City Community



12/27/23



12/27/23

Item ii.

12/27/23

Item ii.

12/27/23

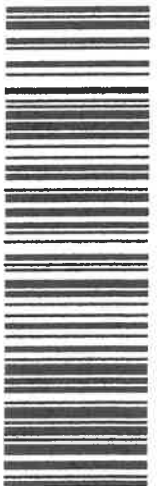
COMBS
S.

23-103

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE



9589 0710 5270 1255 1053 63
9589 0710 5270 1255 1053 63

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	3.25
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	\$.14
Total Postage and Fees	\$ 8.65

Sent to	MACHANA M'PKENA COMBS
Street and Apt. No., or PO Box No.	170 NE Washington St
City, State, ZIP+4®	Lake City FL 32055

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

2/13/24

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:

MASHALLA N'AKENA COMBS
670 NE WASHINGTON ST.
LAKE CITY FL 32055

02/12/24



9590 9402 8680 3310 5134 62

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 63

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - International Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

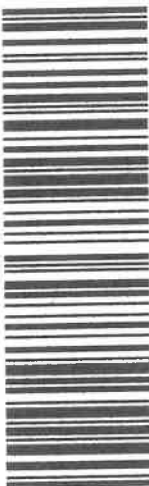
Certified Mail

- A receipt (this portion of delivery)
- A unique identifier for you
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service
- Certified Mail service is International mail.
- Insurance coverage is available with Certified Mail service.
- Insurance coverage available for Certified Mail service.
- Certain Priority Mail items require an additional fee, and an endorsement on the mailpiece is required for the following services:
- Return receipt services of delivery (including electronic version, for which you can request a hard copy).
- Receipts attach to PS Form 3800, January 2020

A Combs St



9589 0710 5270 0699 1585 15
9589 0710 5270 0699 1585 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ <u>4.25</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.33</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>0.13</u>	
Total Postage and Fees \$ <u>8.53</u>	
Sent To <u>MASHALA COMBS</u>	
Street and Apt. No., or PO Box No. <u>678 NE WASHINGTON ST</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32055</u>	

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

12/27/23

12/27/23

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:

MARSWAN NALCICA COMBS
 670 NE WASHINGTON ST
 LAKE CITY FL 32055



9590 9402 8295 3094 8395 56

2. Article Number (transfer from service label)

9589 0710 5270 0699 1585 15

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

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

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card) is provided for you.
- A record of delivery (including signature) that is retained for a specified period.
- You may purchase Certified Mail, First-Class Mail®, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Return receipt service is available for Certified Mail service. For an additional fee, you can request a hard copy of the return receipt or an electronic version. For more information, visit usps.com/returnreceipt.

PS Form 3800, January 2019

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 23-00000103
Respondent: Mashala N A'Keira Combs

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m. p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Mashala N A'Keira Combs Relationship Owner
On date February 12, 2024 time being 12:16 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
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, 8th day of March 2024, 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 8h day of March 2024, 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 10779-000 A VACANT PARCEL and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova

Marshall Sova -Code Enforcement Inspector

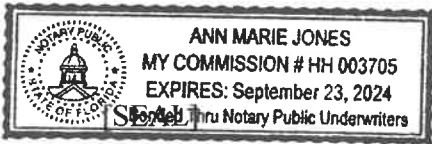
SWORN TO AND SUBSCRIBED before me this
____ 8th ____ day of March 2024, by Marshall Sova
who is personally known to me.

Ann Marie Jones

Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024



File Attachments for Item:

iii. Case # CE 24-00000010, Judy Tomlinson Tew, as owner, Judy Tomlinson Tew, as respondent, gives address as 464 SW Theresa Ct. Lake City, FL 32055, located on parcel number 00-00-00-13942-000.

Violations:

1. City Ordinance Sec. 22-201 Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances
2. IPMC 302.1. Sanitation.



Subject	Author	Last Changed Date/Time
Investigation On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.	Marshall Sova	03/05/2024 01:26:51 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:49:10 AM
Investigation On February 26, 2024 the certified green card was returned to me as delivered and signed for on 2/21/2024 by J. Starling.	Marshall Sova	02/27/2024 08:31:40 AM
Initial Inspection On February 5, 2024 I received a complaint by email from Sallie Ford supervisor for the Columbia County Health Department. Mrs. Ford received a letter from an individual complaining of debris on the property located at 464 SW Theresa Ct. I inspected the property and photographs were taken. There is junk and trash scattered all over the backyard. In the letter it stated that rodents can be seen at night at this property. I did not see any type of evidence to warrant this. I prepared a NOV & NOH and will mail it certified to the owner on 2/6/2024. This property has had several repeated violations so it will go in front of the Special Magistrate on March 19, 2024 at 5:30 pm at City Hall.	Marshall Sova	02/06/2024 09:15:38 AM
<p>There are 5 prior cases at this location:</p> <ul style="list-style-type: none"> 2015-00000202 Sanitation, weed & motor vehicles 2016-00000366 Public Nuisance, Sanitation, rodent harborage, Accumulation of Trash 2019-00000183 Accumulation of trash 2021-00000054 Accumulation of trash, motor vehicles 2022-00000008 Accumulation of trash 		



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

Item iii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 02/05/2024 Name (required) Sallie Ford (CCHD)
Phone: (386)758-1058 Address: 217 NE Franklin St Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 464 SW Theresa Ct Lake City, FL 32055 Nature
of Complaint: Accumulation of rubbish and garbage

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Judy Tomlinson Tew Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 02/05/2024 Via: Email Case Number Assigned 24-00000010

Notes:
Prior case violations repeat offender

Case Data Sheet for case # 24-00000010

Parcel# 13942-000

Address: 464 SW Theresa Ct

Owner: Judy Tomlinson Tew

Date of first inspection: 02/05/2024

1st Notice of Violation sent: 2/6/2024

2nd inspection date: 2/21/24

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: 3/5/24

Notice of Mag. Hearing sent: 2/6/2024

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

POSTED NOW ON WEBSITE 2/16/24

Mailing Cost/Date: \$8.69 2/6/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-13942-000 (42478)

Owner & Property Info

Result: 9 of 10

Owner	TEW JUDY TOMLINSON 464 SW THERESA CT LAKE CITY, FL 32055		
Site	464 SW THERESA CT, LAKE CITY		
Description*	S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,		
Area	0,283 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$9,278	Mkt Land	\$9,278
Ag Land	\$0	Ag Land	\$0
Building	\$112,607	Building	\$112,607
XFOB	\$1,120	XFOB	\$1,120
Just	\$123,005	Just	\$123,005
Class	\$0	Class	\$0
Appraised	\$123,005	Appraised	\$123,005
SOH Cap [?]	\$4,474	SOH Cap [?]	\$0
Assessed	\$123,005	Assessed	\$123,005
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$118,531 city:\$118,531 other:\$0 school:\$123,005	Total Taxable	county:\$123,005 city:\$123,005 other:\$0 school:\$123,005

Aerial Viewer Pictometry Google Maps



Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	1488	1672	\$112,607

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$420.00	120.00	10 x 12
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,370.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$9,278

Search Result: 9 of 10

Item iii.



0 13 26 39 52 65 78 91 104 117 130 ft

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

PARCEL: 00-00-00-13942-000 (42478) | SINGLE FAMILY (0100) | 0.283 AC
 S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,

TEW JUDY TOMLINSON
 Owner: 464 SW THERESA CT
 LAKE CITY, FL 32055
 Site: 464 SW THERESA CT, LAKE CITY
 Sales Info: NONE

2024 Working Values	
Mkt Lnd	\$9,278
Ag Lnd	\$0
Bldg	\$112,607
XFOB	\$1,120
Just	\$123,005
Appraised	\$123,005
Assessed	\$123,005
Exempt	\$0
Total Taxable	county:\$123,005 city:\$123,005 other:\$0 school:\$123,005

NOTES:

Columbia County, FL



This information, updated: 2/1/2024, 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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 35774

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13942-000		See Below	See Below	001

TEW JUDY TOMLINSON
464 SW THERESA CT
LAKE CITY FL 32055

00-00-00 0100/0100.28 Acres S DIV:
LOT 18 BLOCK A MELTONS S/D. 426-
315,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	118,531		\$118,531	\$580.80
BOARD OF COUNTY COMMISSIONERS	7.8150	118,531		\$118,531	\$926.32
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	123,005		\$123,005	\$92.01
LOCAL	3.2170	123,005		\$123,005	\$395.71
CAPITAL OUTLAY	1.5000	123,005		\$123,005	\$184.51
SUWANNEE RIVER WATER MGT DIST	0.3113	118,531		\$118,531	\$36.90
LAKE SHORE HOSPITAL AUTHORITY	0.0001	118,531		\$118,531	\$0.01
Total Millage		18.4914	Total Taxes		\$2,216.26

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

Taxes & Assessments		Amount
		\$2,527.52

IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$2,426.42	\$2,451.69	\$2,476.97	\$2,502.24	\$2,527.52

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000010
Respondent: Judy Tomlinson Tew

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Judy Tomlinson Tew Relationship Owner
On date February 6, 2024 time being 9:10 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
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



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 # 24-0000010

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: **Judy Tomlinson Tew**
 Address: **464 SW Theresa Ct Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation _____
 Date: **02/05/2024** Complainant: Sallie Ford (CCHD) CE Personnel: Marshall Sovo

Violation Code	Violation Description
City Ordinance Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful unless neatly arranged for removal in accordance with directions of the department of growth management.
IPMC 302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>



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

--	--

Violation Code	Corrective Action
City Ordinance Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	All exterior property and premises of every structure. Shall be free from any accumulation of rubbish or garbage. There have been repeated violations at this property since 2015. This case will go straight to the Special Magistrate for a hearing on March 19, 2024 @5:30 pm at City Hall.
IPMC 302.1 Sanitation.	All exterior property and premises of every structure. Shall be free from any accumulation of rubbish or garbage. There have been repeated violations at this property since 2015. This case will go straight to the Special Magistrate for a hearing on March 19, 2024 @5:30 pm at City Hall.



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

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: **Case will be heard by Special Magistrate on March 19, 2024** _____



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: Judy Tomlinson Tew Relationship owner: _____

On date: February 6, 2024 time being: 10:00 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
Print Name of Code Inspector


Signature of Code Inspector

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

THE BOARD OF ZONING ADJUSTMENTS, CITY OF CHICAGO, IS HEREBY GIVING NOTICE OF A PUBLIC HEARING TO BE HELD ON THE 15TH DAY OF OCTOBER, 2015, AT 7:00 P.M. AT THE BOARD OF ZONING ADJUSTMENTS, 110 N. LAUREL STREET, CHICAGO, ILLINOIS 60610.

THE MATTER TO BE CONSIDERED AT SAID HEARING IS A PETITION FOR A ZONING VARIANCE TO THE CHICAGO ZONING ORDINANCE, AS AMENDED, TO PERMIT THE CONSTRUCTION AND USE OF A SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ACCESSORY STRUCTURE IN THE CHICAGO ZONING DISTRICT OF [REDACTED].

THE PETITIONER IS [REDACTED].

THE BOARD OF ZONING ADJUSTMENTS IS HEREBY INVITING ALL INTERESTED PARTIES TO ATTEND SAID HEARING AND BE HEARD IN PERSON OR BY COUNSEL.

THE BOARD OF ZONING ADJUSTMENTS IS HEREBY INVITING ALL INTERESTED PARTIES TO ATTEND SAID HEARING AND BE HEARD IN PERSON OR BY COUNSEL.

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THE MATTER TO BE CONSIDERED AT SAID HEARING IS A PETITION FOR A ZONING VARIANCE TO THE CHICAGO ZONING ORDINANCE, AS AMENDED, TO PERMIT THE CONSTRUCTION AND USE OF A SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ACCESSORY STRUCTURE IN THE CHICAGO ZONING DISTRICT OF [REDACTED].

THE PETITIONER IS [REDACTED].

THE BOARD OF ZONING ADJUSTMENTS IS HEREBY INVITING ALL INTERESTED PARTIES TO ATTEND SAID HEARING AND BE HEARD IN PERSON OR BY COUNSEL.

THE BOARD OF ZONING ADJUSTMENTS IS HEREBY INVITING ALL INTERESTED PARTIES TO ATTEND SAID HEARING AND BE HEARD IN PERSON OR BY COUNSEL.

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PASTING OF PROPERTY



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&AM (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N A'Keira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malave (3/19/2024) uploaded (2/16/2024) (121 KB)

Video Tour

Your Government Department Community

Search

Facebook icon



2/5/24

Item iii.



2/5/24



2/5/24



2/5/24

Item iii.



215/19

Item iii.





2/5/24

Item iii.



2/5/24



2/5/24

Item iii.



15/24

Item iii.



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000010
Respondent: Judy Tomlinson Tew

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Judy Tomlinson Tew Relationship Owner
On date February 6, 2024 time being 9:10 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
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, 8th day of March 2024, 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 8h day of March 2024, 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: 464 SW Theresa Ct. and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
8th day of March 2024, by Marshall Sova
who is personally known to me.

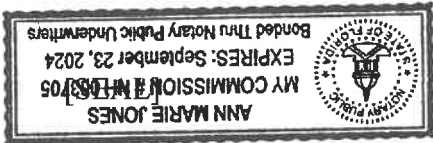
Ann Marie Jones

Signature of Notary

Ann Marie Jones

Print or Type Name

My Commission expires: September 23, 2024



RECEIVED

JAN 31 2024

Columbia County Health Department

THIS HOUSE @ 464 SW THERESA CT.
IN LAKE CITY NEEDS TO BE TORNED
DOWN. YOUNG CHILDREN LIVE IN
THIS HOUSE. WINDOWS, FENCES,
STAIRS ETC NEED REPLACED.

TRASH, JUNK, AND GARBAGE
EVERYWHERE. RATS + CATS COME
OUT AT NITE FROM BACKYARD.

PLEASE DO SOMETHING FOR THOSE THAT
RESIDE ON THIS STREET. WE PAY
TAXES FOR YOUR SERVICE. PLEASE TAKE
A LOOK. NOT A HEALTHY ENVIRONMENT
FOR TODDLERS THANK



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

PARCEL: 00-00-00-13942-000 (42478) | SINGLE FAMILY (0100) | 0.283 AC
 S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315.

TEW JUDY TOMLINSON
 Owner: 464 SW THERESA CT
 LAKE CITY, FL 32055
 Site: 464 SW THERESA CT, LAKE CITY
 Sales Info: NONE

Mkt Lnd	\$9,278	Appraised	\$123,005
Ag Lnd	\$0	Assessed	\$123,005
Bldg	\$112,607	Exempt	\$0
XFOB	\$1,120	Total	county:\$123,005
Just	\$123,005	Taxable	city:\$123,005
			other:\$0 school:\$123,005

NOTES: Columbia County, FL

This information, updated 2/1/2024, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

**PRIOR
CODE
CASES
464 SW
THERESA CT**



Case Datasheet

CaseType IPMC - International Prop Maint Code Case Date 06/30/2015 Case Status InActive

Case Number 2015-00000202
 Resolution Date 11/19/2015
 Days Open 142
 Case Description cars, yard overgrown, trash on porch

Name anonymous caller
 Reported By
 Business Name
 Central Name
 Parcel Owner Name TEW JUDY TOMLINSON
 Cited Party Name
 Utility Customer
 Animal
 Inspector BEVERLY JONES
 Phone Number
 Alternate Phone
 Email Address
 Comments

Location
 Parcel Number 13942000
 Parcel Address 464 SW THERESA CT LAKE CITY, FL 32025
 Improvement DEFAULT - TEW JUDY TOMLINSON
 Service Address 464 SW THERESA CT LAKE CITY, FL 32025
 Master Location
 Utility Account
 Location Text
 Cross Streets
 Mailing Address
 Business Address
 Parcel Owner 464 SW THERESA CT LAKE CITY, FL 32055
 Address
 Cited Party Address

Date	Type	User	Notes/Activity
06/30/2015	Inspections	Beverly Jones	INITIAL INSPECTION, 2015-00000223 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
06/30/2015	Corrective Action	Beverly Jones	WARNING NOTICE
11/19/2015	Inspections	Beverly Jones	REINSPECTION, 2015-00000344 Passed

Case Datasheet



CaseType IPMC - International Prop Maint Code Case Date 06/24/2016 Case Status InActive

Case Number 2016-00000366
 Resolution Date 12/19/2016
 Days Open 178
 Case Description debris piles

Name Michael L Renfro
 Reported By
 Business Name
 Central Name
 Parcel Owner Name TEW JUDY TOMLINSON
 Cited Party Name
 Utility Customer
 Animal
 Inspector BEVERLY JONES
 Phone Number (386) 776-2944
 Alternate Phone
 Email Address
 Comments

Location
 Parcel Number 13942000
 Parcel Address 464 SW THERESA CT LAKE CITY, FL 32025
 Improvement DEFAULT - TEW JUDY TOMLINSON
 Service Address 464 SW THERESA CT LAKE CITY, FL 32025
 Master Location
 Utility Account
 Location Text
 Cross Streets
 Mailing Address
 Business Address
 Parcel Owner 464 SW THERESA CT LAKE CITY, FL 32025
 Address
 Cited Party Address

Date	Type	User	Notes/Activity
08/17/2016	Inspections	Beverly Jones	REINSPECTION, 2016-00000249 Failed
06/24/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000359 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
06/24/2016	Violation	307.1 - 307.1 ACCUMULATION OF TRASH	Total Fees: \$0.00
	Corrective Action	Beverly Jones	WARNING NOTICE
08/17/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000477 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00



Case Datasheet

Violation	4.2.16 - 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	Total Fees:	\$0.00
Violation	4.2.17 - 4.2.17 PARKING AND STORAGE OF CERTAIN VEHICLES	Total Fees:	\$0.00
Violation	SEC 2.3.4 - SEC 2.3.4 Nonconforming Characteristics of Use.	Total Fees:	\$0.00
08/17/2016	Corrective Action		NOTICE OF VIOLATION
09/26/2016	Corrective Action		NOTICE OF HEARING
09/26/2016	Corrective Action		NOTICE OF VIOLATION

Item iii.



Case Datasheet

Case Type: **IPMC - International Prop Maint Code** Case Date: **07/08/2019** Case Status: **InActive**

Case Number: **2019-00000183** Resolution Date: **11/13/2019** Days Open: **128**
 Case Description: **DEBRIS POOL, FRIDGE ON PORCH**

Name: **Reported By: anonymous**
 Business Name: **Central Name**
 Parcel Owner Name: **TEW JUDY TOMLINSON**
 Cited Party Name: **Utility Customer: Beverly A Jones**
 Animal: **Inspector: Beverly A Jones**
 Phone Number: **Alternate Phone**
 Email Address: **Comments**

Location: **Parcel Number: 13942000**
Parcel Address: 464 SW THERESA CT LAKE CITY, FL 32025
Improvement: DEFAULT - TEW JUDY TOMLINSON
Service Address: 464 SW THERESA CT LAKE CITY, FL 32025
Master Location
Utility Account
Location Text
Cross Streets
Mailing Address
Business Address
Parcel Owner Address: 464 SW THERESA CT LAKE CITY, FL 32025
Cited Party Address

Date	Type	Inspections	User	Notes/Activity
07/08/2019	Violation	307.1 ACCUMULATION OF TRASH - 307.1 ACCUMULATION OF TRASH IPMC	Beverly Jones	INITIAL INSPECTION, 2019-00000853 Failed Total Fees: \$0.00
	Violation	Sec 83-9 Horticulture debris - Sec 83-9 Horticulture debris		Total Fees: \$0.00
	Violation	Sec. 83-8. - Prohibited and unla - Sec. 83-8. - Prohibited and unlawful acts.		Total Fees: \$0.00
11/13/2019	Inspections	Inspections	Beverly Jones	INITIAL INSPECTION, 2019-00001405 Passed

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2019-00000183

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 where violated at the property located at 464 SW THERESA CT Parcel ID# 13942000:

INITIAL INSPECTION	Beverly A Jones	07/08/2019	4:18PM	Results- pool is accessible, shelters are on lot line, debris piles, leaf piles on street.
--------------------	-----------------	------------	--------	--

Violation Code	Violation Description	Corrective Action
307.1 ACCUMULATION OF TRASH	307.1 ACCUMULATION OF TRASH IPMC	Bag all leaf debris or containerize, remove it from street. ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
Sec 83-9 Horticulture debris	Sec 83-9 Horticulture debris	
Sec. 83-8. - Prohibited and unla	Sec. 83-8. - Prohibited and unlawful acts.	
4.5.7 MINIMUM YARD REQUIREMENTS	4.5.7 MINIMUM YARD REQUIREMENTS	Remove tent shelters from fence line. They are not 10 feet from fence.
Ipmc 303.2	Enclosures	Pool is accessible, fix fence and ensure enclosure meets code requirements.

Violation Code	Municipal Code
307.1 ACCUMULATION OF TRASH	Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
Sec 83-9 Horticulture debris	Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (h)
Sec. 83-8. - Prohibited and unlawful	(1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut

	<p>apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier.</p>
<p>4.5.7 MINIMUM YARD REQUIREMENTS</p>	<p>Set backs-RSF-2: Side 10 feet for each side yard.</p>
<p>Ipmc 303.2</p>	<p>303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure</p>

X 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:

Type of Corrective Action	Due Date
Notice of Violation	debris by 7/20/19 fence and pool 8/15/19

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 of time 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
TEW JUDY TOMLINSON
Relationship _____

On date _____ time being _____ Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

Case Datasheet



Case Type: IPMC - International Prop Maint Code Case Date: 04/20/2021 Case Status: InActive

Name: _____
 Reported By: anonymous
 Business Name: _____
 Central Name: _____
 Parcel Owner Name: TEW JUDY TOMLINSON
 Cited Party Name: _____
 Utility Customer: _____
 Animal: _____
 Inspector: Beverly A Jones
 Phone Number: _____
 Alternate Phone: _____
 Email Address: _____
 Comments: visited site on 4/14/21 spoke with owner/tenant-gave written warning that piles of debris, trash that was scattered would need to be cleaned up. Properly disposed of and vehicles would need to be fixed or removed.

Location:
 Parcel Number: 13942000
 Parcel Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Improvement: DEFAULT - TEW JUDY TOMLINSON
 Service Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Master Location: _____
 Utility Account: _____
 Location Text: _____
 Cross Streets: _____
 Mailing Address: _____
 Business Address: _____
 Parcel Owner Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Cited Party Address: _____

Date	Type	User	Notes/Activity
	Violation	IPMC - 2018-301.2	Responsibility Total Fees: \$0.00
	Violation	IPMC - 2018-302.8	Motor vehicles. Total Fees: \$0.00
	Violation	IPMC - 2018-308.1	Accumulation of rubbish or garbage. Total Fees: \$0.00

Item iii.

CODE ENFORCEMENT- SPECIAL MAGISTRATE NOTICE OF Violation

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2021-00000054

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 464 SW THERESA CT Parcel ID# 13942000:

INITIAL INSPECTION	Beverly A Jones	04/20/2021	12:14PM	Results piles of old carpet/debris. Trash and debris scattered. 2 vehicles that appear to be in a state of disrepair or immobile.
--------------------	-----------------	------------	---------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.2 Responsibility	REMOVE ALL DEBRIS FROM exterior property and premises, and the interior of every structure, AS it shall be free from any accumulation of rubbish or garbage. Remove all inoperative or unlicensed motor vehicles from property.
IPMC	2018-302.8 Motor vehicles.	
IPMC	2018-308.1 Accumulation of rubbish or garbage.	

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-302.8 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. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
2018-308.1 Accumulation of rubbish or	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

garbage.

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:

Type of Corrective Action Due Date

Comply with corrective action by 5/05/21

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 of time 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

TEW JUDY TOMLINSON

Relationship owner

On date 4/20/21 time being Personal Service

Posted on property and at City Hall xCertified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service 7019211200001625697718

Jones, Beverly A

Print Name of Code Inspector

Signature of Code Inspector

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:

Judy Tomlinson Tew
 464 SW Thorsen Ct
 Lake City A 32055



9590 9402 5360 9189 2551 35

7019 1120 0001 6256 9718

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X L. Tites
 B. Received by (Printed Name) Addressee
 DCC6CV19
 C. Date of Delivery
 4/23/21
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail Restricted Delivery
 Insured Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Datasheet



Case Type: IPMC - International Prop Maint Code Case Date: 03/08/2022 Case Status: InActive

Case Number	2022-00000008	Reported By	Sgt. Kevin Johns	Parcel Number	13942000
Resolution Date	07/19/2022	Business Name		Parcel Address	464 SW THERESA CT LAKE CITY, FL 32025
Days Open	133	Central Name		Improvement	DEFAULT - TEW JUDY TOMLINSON
Case Description	Trash in backyard	Parcel Owner Name	TEW JUDY TOMLINSON	Service Address	464 SW THERESA CT LAKE CITY, FL 32025
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	Marshall R Sovo	Cross Streets	
		Phone Number	(386) 752-4344	Mailing Address	
		Alternate Phone		Business Address	
		Email Address	johnsk@lclfpd.com	Parcel Owner Address	464 SW THERESA CT LAKE CITY, FL 32025
		Comments		Cited Party Address	

Date	Type	User	Notes/Activity
07/19/2022	Notes	Marshall Sovo	Re- Inspection
04/19/2022	Notes	Marshall Sovo	Re- Inspection
03/08/2022	Notes	Marshall Sovo	Initial Inspection
03/08/2022	Inspections	Marshall Sovo	REINSPECTION, 2022-00000410 Passed



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: 3/7/22 Name (required) Sgt. Kevin James Email: _____
Phone: 386 752-4344 Address: LCRD

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 444 SW THREINIA G.
of Complaint: TRASH + DEBRIS IN BACKYARD

How long has the complaint been going on? unknown Do you know
who the person(s) involved are? Yes No If yes, who? _____ Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know? _____

**** Below Internal Use Only ****

Date Received: 3/7/22 Via: PHONE Case Number Assigned 22-0000008

Notes:
1) COMPLIANCE DATE 4/11/22
2) COMPLIANCE DATE 5/20/22

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/3/2022

Parcel: << 00-00-00-13942-000 (42478) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 9 of 10

Owner	TEW JUDY TOMLINSON 464 SW THERESA CT LAKE CITY, FL 32055		
Site	464 SW THERESA Ct, LAKE CITY		
Description*	S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,		
Area	0.283 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$9,278	Mkt Land	\$9,278
Ag Land	\$0	Ag Land	\$0
Building	\$89,549	Building	\$87,224
XFOB	\$1,120	XFOB	\$1,120
Just	\$99,947	Just	\$97,622
Class	\$0	Class	\$0
Appraised	\$99,947	Appraised	\$97,622
SOH Cap [?]	\$47,099	SOH Cap [?]	\$43,189
Assessed	\$52,848	Assessed	\$54,433
Exempt	HX HB \$27,848	Exempt	HX HB \$29,433
Total Taxable	county:\$25,000 city:\$25,000 other:\$0 school:\$27,848	Total Taxable	county:\$25,000 city:\$25,000 other:\$0 school:\$29,433



Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	1488	1672	\$87,224

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$420.00	120.00	10 x 12
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,370.000 SF (0.283 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$9,278

Search Result: 9 of 10



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, FL 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

NOTICE OF VIOLATION

PROPERTY LOCATION: 464 SW Tereasa Ct DATE: 3/7/22

PROPERTY OWNER: JUDY TOMLINSON TEW PARCEL ID: 13942-000
JENNA HUNTO

<input checked="" type="checkbox"/> Complaint Received	FIRST NOTICE	<u>3/7/22</u>
<input checked="" type="checkbox"/> Violation Observed	SECOND NOTICE	
<input checked="" type="checkbox"/> Inspection Performed		

Nature of Violation: TRASH & DEBRIS IN BACKYARD

Pictures of violation shall be attached.

Code Section: IPMC 2018-301.2 2018-308.1 Accumulation of Rubbish or Debris

Corrective Action Required: CLEAN PROPERTY UP

Inspected by: MARSHALL SOVA

Time Limit for Violation to be Corrected: 30 days APR 17, 2022

Failure to correct the violation(s) identified above and/or any subsequent violation of Codes/Ordinances may result in enforcement actions and fines. Please contact the Growth Management department for any questions or to inform of corrective actions taken.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Item iii.



Item iii.













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:

JUDY TAMLINSO JEW
 464 SW THERESA CT.
 LAKE CITY FL 32055



9590 9402 8680 3310 5135 54

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1074 97

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Is delivery address different from item 1? Yes No
 if YES, enter delivery address below: Yes No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail
- Insured Mail Restricted Delivery (up to \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

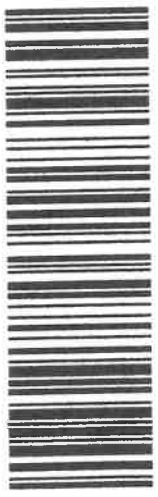
- A receipt (this portion of the card) that is retained by the sender.
- A unique identifier for your mailpiece.
- Electronic verification of delivery.
- A record of delivery (including return receipt) for a specified period.

Important Reminders

- You may purchase Certified Mail, First-Class Mail® or Priority Mail® service with Certified Mail.
- Insurance coverage is available with Certified Mail service of Certified Mail items.
- For an additional fee, you can request a return receipt (including electronic version, Form 3800) attach PS Form 3800, January 2019.

2/6/24

TEN
G. B.



9589 0710 5270 1255 1074 97
9589 0710 5270 1255 1074 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ <u>4.40</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.65</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.64</u>	
Total Postage and Fees \$ <u>8.69</u>	
Sent to <u>STONY TOWNSEND TEL</u>	
Street and Apt. No., or PO Box No. <u>414 SW THALISA CT</u>	
City, State ZIP+4® <u>LAKE CITY FL 32055</u>	

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

2/6/24

File Attachments for Item:

iv. Case # CE 24-00000012, Martha Morper, as owner, Martha Morper, as respondent, gives address as 970 SW Pinemount Rd. Room 10 Lake City, FL 32055, located on parcel number 31-3S-17-05975-000.

Violations:

1. City Ordinance Sec. 22-201- Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances
2. IPMC 302.1. Sanitation.



Subject	Author	Last Changed Date/Time
Investigation On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.	Marshall Sova	03/05/2024 01:27:25 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:49:55 AM
Investigation On February 26, 2024 the certified green card was returned to me as delivered on 2/22/2024 and signed for by Martha Morper.	Marshall Sova	02/27/2024 08:30:07 AM
Investigation On Feb. 15, 2024 the certified green card was returned to me as delivered to James Myers and Marshall Morper.	Marshall Sova	02/15/2024 10:15:12 AM
Initial Inspection On February 8, 2024 I received a phone call form James Myers complaining of debris on the property located at 511 NW Palm Drive. I inspected the property and observed debris all over the property. Photos were taken and are attached to the case file. A NOV & NOH was prepared and mailed certified to the owner on February 9, 2024. This case will go in front of the Special Magistrate on March 19, 2024 due to being a repeat offender.	Marshall Sova	02/09/2024 09:09:17 AM
Prior cases: 2022-00000003 2023-00000007 2023-00000101		
A NOH was also mailed certified to the complainant on Feb. 9, 2024.		



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

Item iv.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 02/08/2024 Name (required) James Myers
Phone: (516)993-7419 Address: 413 NW Shelby Terr. Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 511 NW Palm Drive Lake City, FL 32055 Nature
of Complaint: Debris on property

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Martha Morper/Marshall Morper Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

Three prior cases: 2022-00000003 Water discharging into lake
2023-00000007 Sanitation, debris on property
2023-00000101 Debris on property

****** Below Internal Use Only ******

Date Received: 02/08/2024 Via: Phone Case Number Assigned 24-00000012
Notes:

Case Data Sheet for case # 24-000000012

Parcel# 05975-000

Address: 511 NW Palm Drive

Owner: Martha Morper

Date of first inspection: 02/08/2024

1st Notice of Violation sent: 02/09/2024

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: \$8.69 02/09/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05975-000 (26095)

Owner & Property Info

Result: 54 of 80

Owner	MORPER MARTHA C C/O 970 SW PINEMOUNT RD ROOM 10 LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description*	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334-1626,		
Area	0.279 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$121,419	Building	\$121,419
XFOB	\$2,875	XFOB	\$2,875
Just	\$138,187	Just	\$138,187
Class	\$0	Class	\$0
Appraised	\$138,187	Appraised	\$138,187
SOH Cap [?]	\$80,315	SOH Cap [?]	\$78,579
Assessed	\$57,872	Assessed	\$59,608
Exempt	HX HB WX \$37,872	Exempt	HX HB WX \$39,608
Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$29,608

Aerial Viewer Pictometry Google Maps



Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1672	2080	\$121,419

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$13,893

Search Result: 54 of 80

Item iv.



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

PARCEL: 31-3S-17-05974-000 (26094) | SINGLE FAMILY (0100) | 0.363 AC
 LOT 6 & W 25 FT OF LOT 5 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 811-1976, WD 1009-764, LE 1414-311, LE 1455-1272

Owner:
MYERS JAMES
MYERS HOLLE
 105 CHURCH LN
 EAST HAMPTON, NY 11937

Site:
 531 NW PALM DR, LAKE CITY

Sales Info

12/21/2021	\$100	I (U)
6/25/2020	\$100	I (U)
3/5/2004	\$85,900	I (Q)

		2024 Working Values	
Mkt Lnd	\$18,047	Appraised	\$198,605
Ag Lnd	\$0	Assessed	\$198,605
Bldg	\$179,858	Exempt	\$0
XFOB	\$700	Total	county:\$190,499
Just	\$198,605	Taxable	city:\$190,499
			other:\$0 school:\$198,605

NOTES:

Columbia County, FL



This information, updated: 2/8/2024, 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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](https://www.grizzlylogic.com)

Item iv.

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 24433

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R05975-000		See Below	See Below	001

MORPER MARTHA C
 C/O 970 SW PINEMOUNT RD
 ROOM 10
 LAKE CITY FL 32024

31-3S-17 0100/0100.28 Acres LOT 7
 BLOCK 2 UNIT 1 GWEN LAKE ESTATES
 S/D. 495-776, DC 1334-1626,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	57,872	37,872	\$20,000	\$98.00
BOARD OF COUNTY COMMISSIONERS	7.8150	57,872	37,872	\$20,000	\$156.30
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	57,872	30,000	\$27,872	\$20.85
LOCAL	3.2170	57,872	30,000	\$27,872	\$89.66
CAPITAL OUTLAY	1.5000	57,872	30,000	\$27,872	\$41.81
SUWANNEE RIVER WATER MGT DIST	0.3113	57,872	37,872	\$20,000	\$6.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	57,872	37,872	\$20,000	\$0.00
Total Millage		18.4914	Total Taxes		\$412.85

Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26
Taxes & Assessments		\$724.11



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 # 24-00000012

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: **Martha Morper**
Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint X CE Personnel Observation
Date: **02/08/2024** Complainant: James Myers CE Personnel: Marshall Sova

Violation Code	Violation Description
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful unless neatly arranged for removal in accordance with directions of the department of growth management.
IPMC 302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>



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

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Violation Code	Corrective Action
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	Property needs to be cleaned up of all debris. The owner is required to attend the Special Magistrate hearing on March 19, 2024 at 5:30 pm in the council chambers of City Hall. This is due to being a repeat code violation offender.
IPMC 302.1 Sanitation.	Property needs to be cleaned up of all debris. The owner is required to attend the Special Magistrate hearing on March 19, 2024 at 5:30 pm in the council chambers of City Hall. This is due to being a repeat code violation offender.



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

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 March 19, 2024**_____



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: Martha Morper Relationship owner: _____

On date: February 9, 2024 time 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
Print Name of Code Inspector


Signature of Code Inspector



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 # 24-0000012

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: **Marshall Morper**
Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation _____
Date: **02/08/2024** Complainant: James Myers CE Personnel: Marshall Sovo

Violation Code	Violation Description
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful unless neatly arranged for removal in accordance with directions of the department of growth management.
IPMC 302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>



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

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Violation Code	Corrective Action
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	Property needs to be cleaned up of all debris. The owner is required to attend the Special Magistrate hearing on March 19, 2024 at 5:30 pm in the council chambers of City Hall. This is due to being a repeat code violation offender.
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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

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 March 19, 2024**



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: Marshall Morper Relationship owner: _____
 On date: February 9, 2024 time 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
Print Name of Code Inspector


Signature of Code Inspector

PUBLIC NOTICE

(Faded text from a public notice document, including a signature and a date stamp)

Posting of Property



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

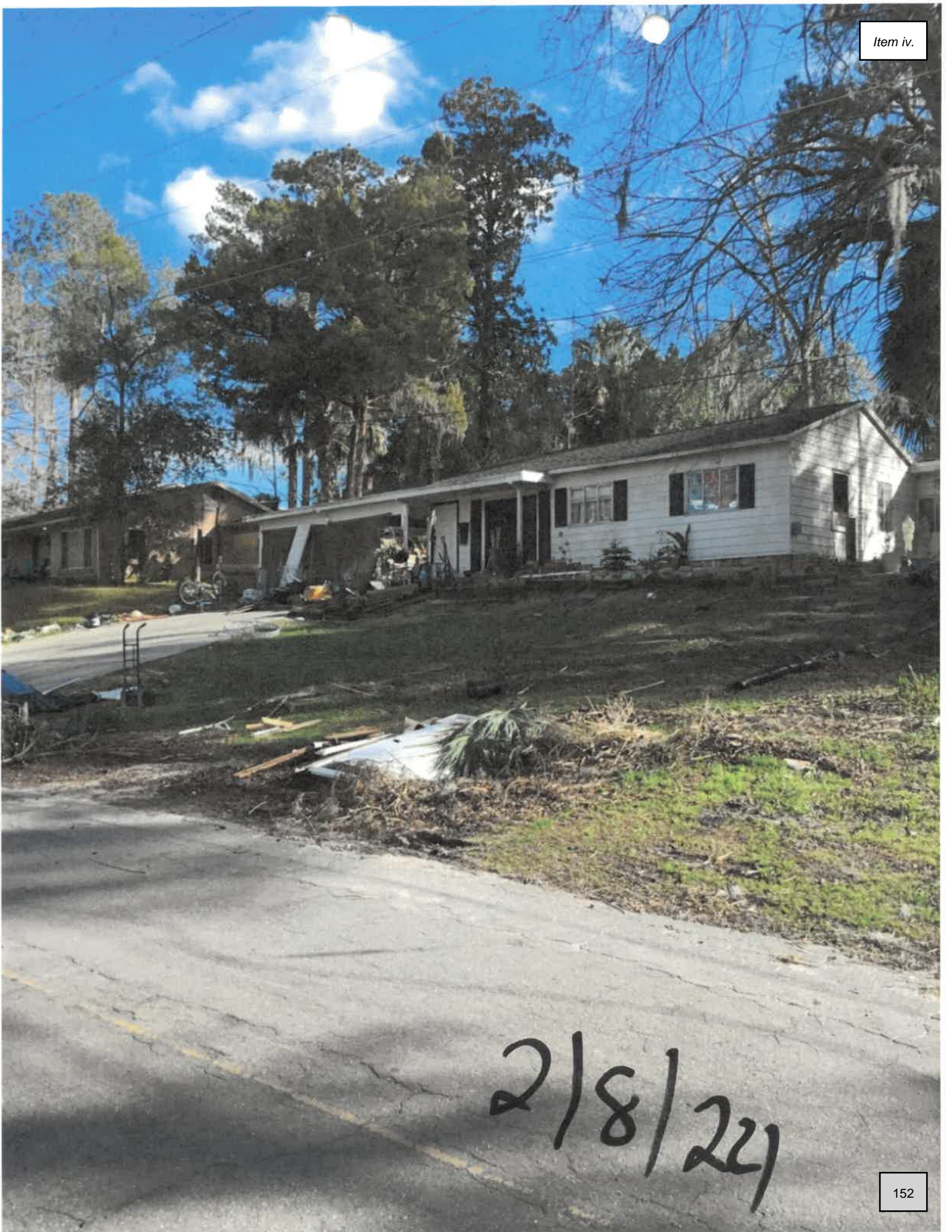
Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&AM (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N A'Keira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malaw (3/19/2024) uploaded (2/16/2024) (121 KB)

[Video Tour](#)

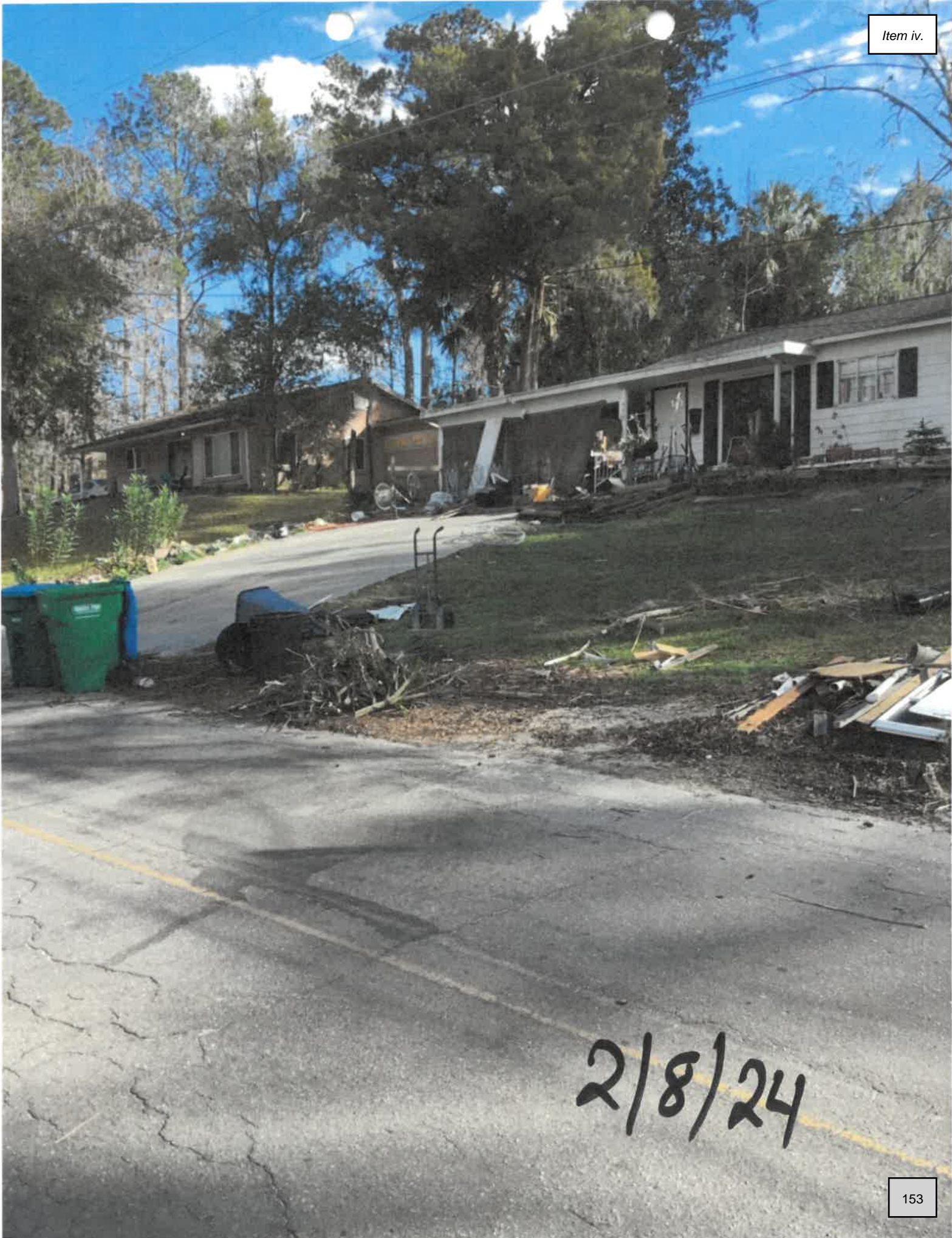
[Your Government](#)
[City Department](#)
[Our Community](#)

Item iv.



2/8/24

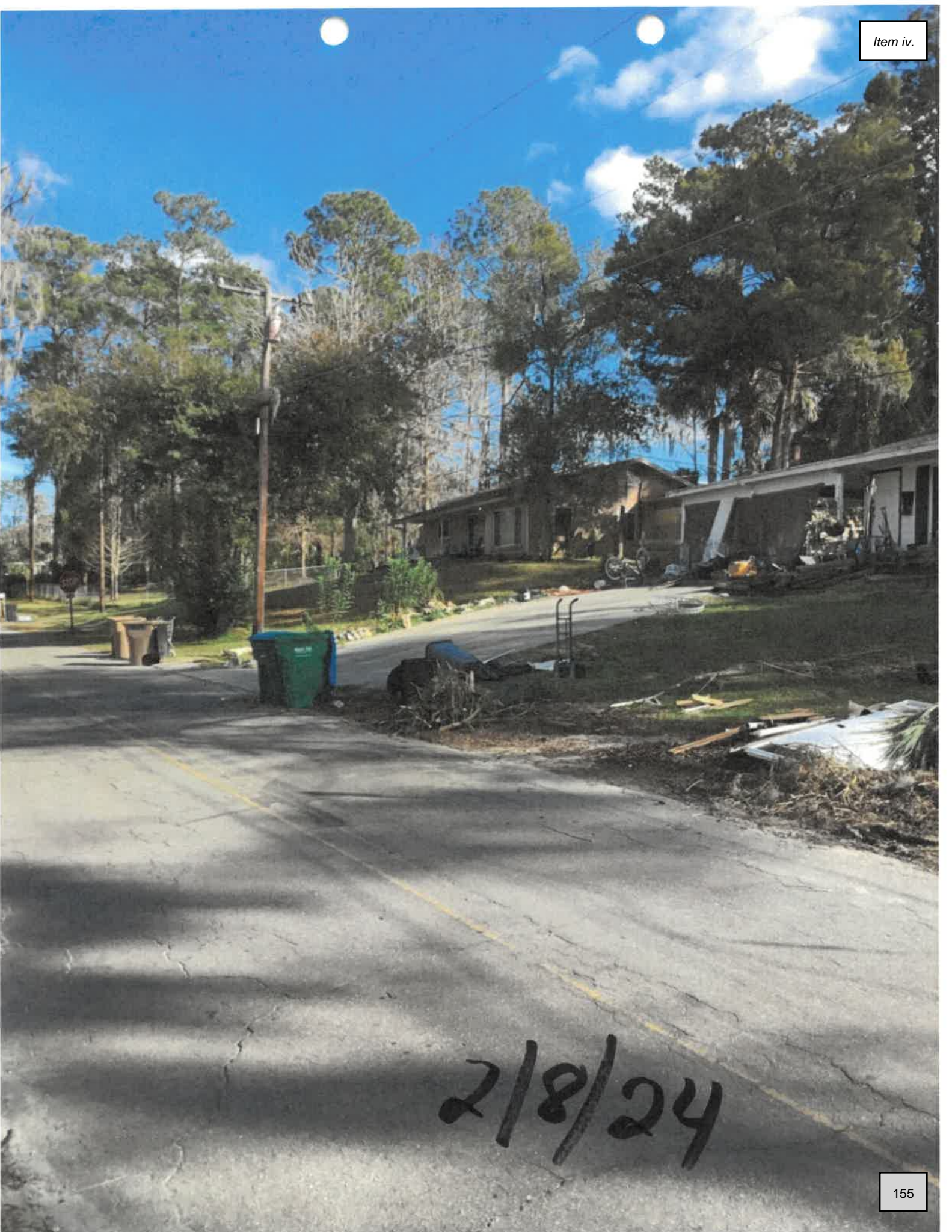
Item iv.





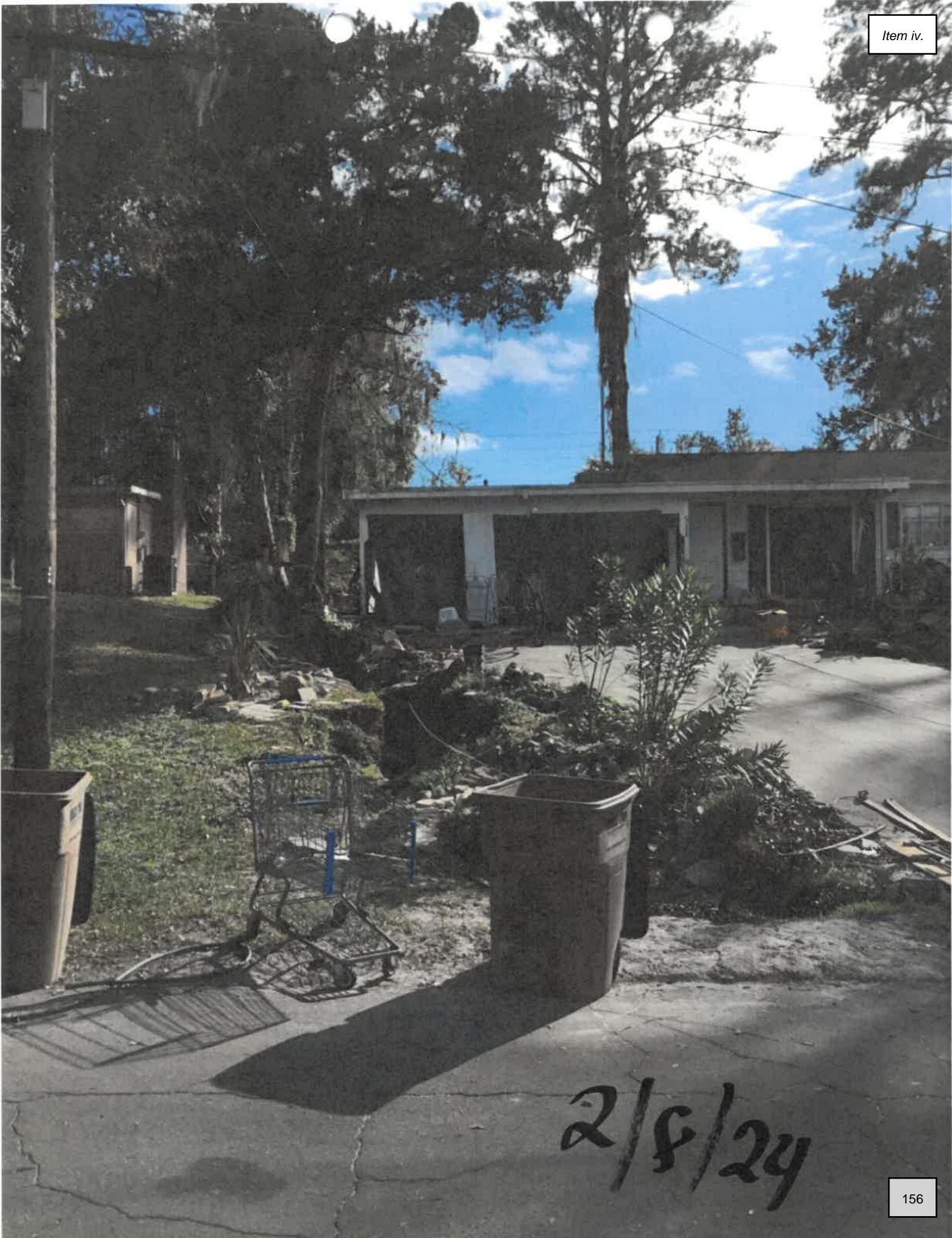
2/8/24

Item iv.

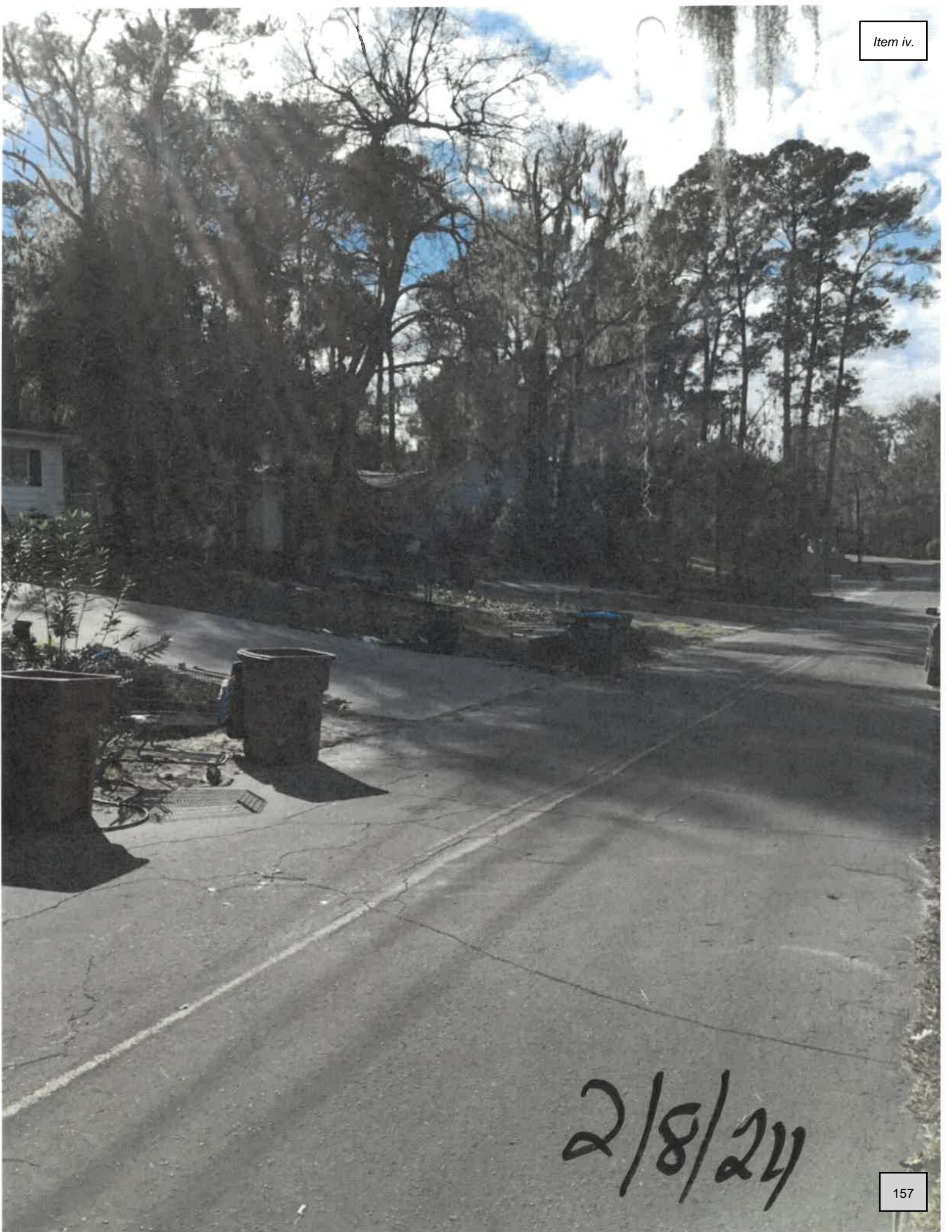


2/8/24

Item iv.

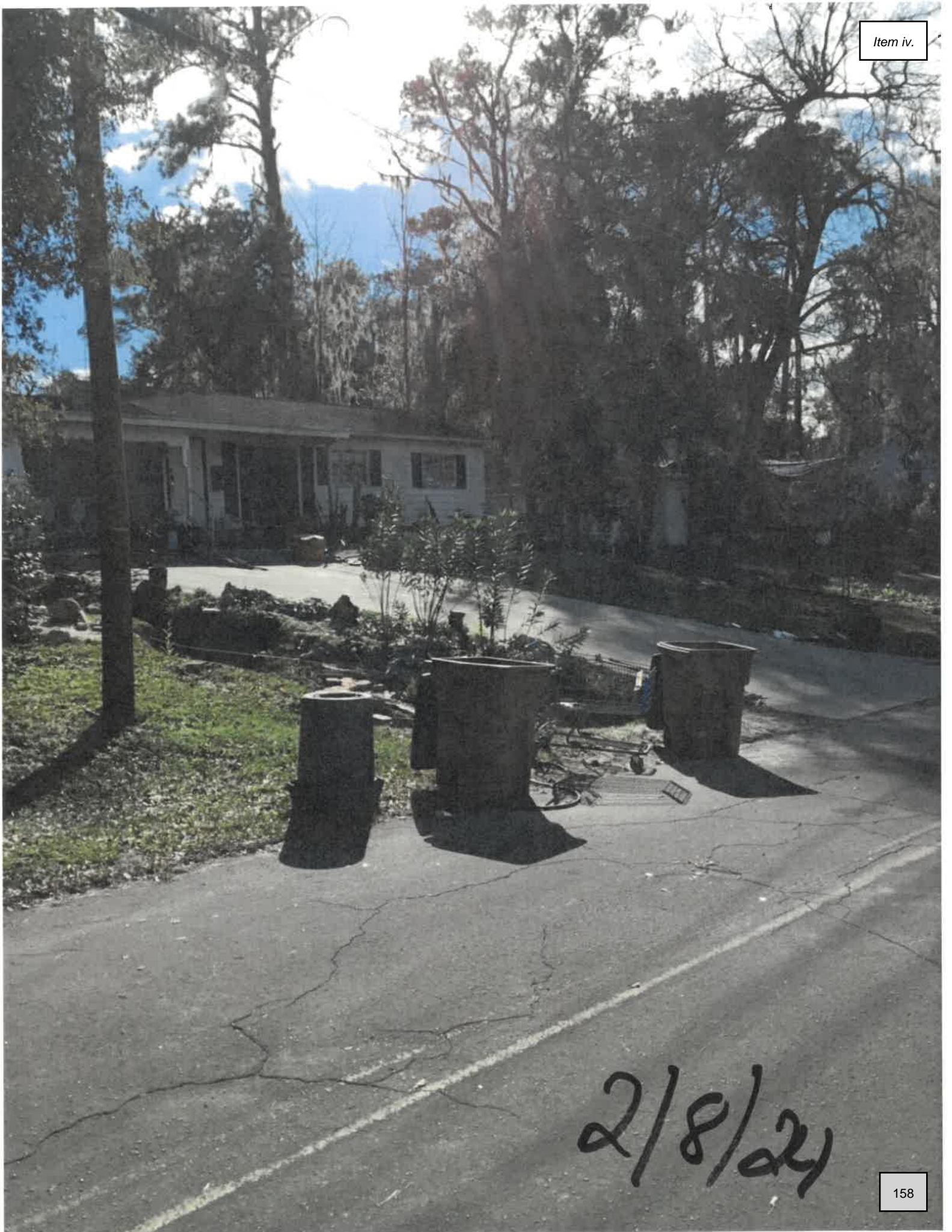


2/8/24



2/8/24

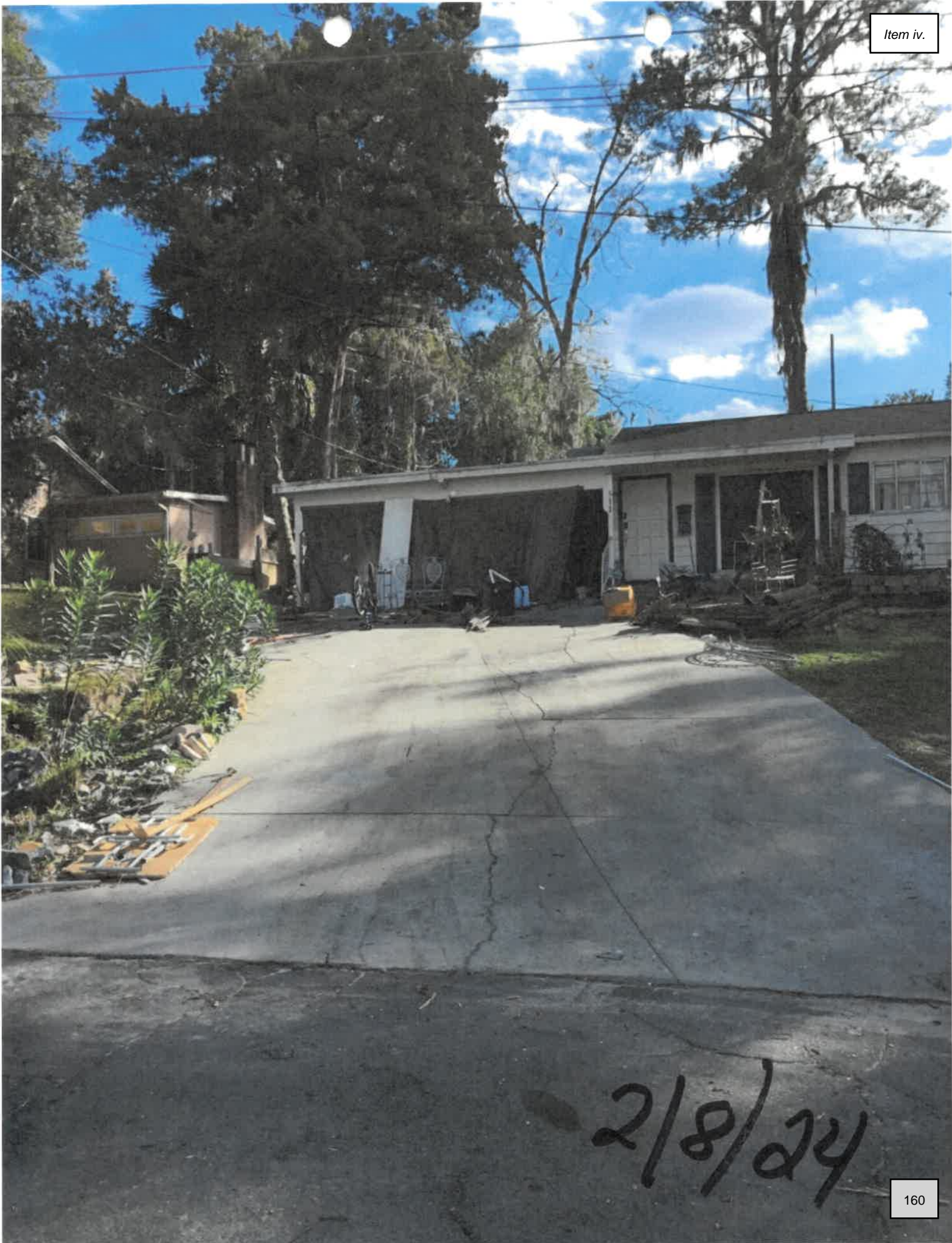
Item iv.



2/8/24



Item iv.



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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Martha Morper

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Martha Morper Relationship Owner
On date February 9, 2024 time being 12:16 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
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

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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Marshall Morper

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

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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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Marshall Morper Relationship _____
On date February 9, 2024 time being 12:16 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
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

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

NOTICE OF HEARING

Case No.: 24-00000012
Witness: James Myers

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m. p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name James Myers Relationship _____
On date February 9, 2024 time being 12:16 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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, 8th day of March 2024, 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 8h day of March 2024, 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: 511 NW Palm Drive and at 205 N Marion Ave, Lake City, FL. 32055

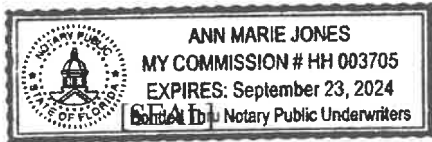
Marshall Sova

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__ 8th __ day of March 2024, by Marshall Sova
who is personally known to me.

Ann Marie Jones

Signature of Notary



Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Martha Morper

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Martha Morper Relationship Owner
On date February 9, 2024 time being 12:16 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
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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Marshall Morper

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.
The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

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If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Marshall Morper Relationship _____
On date February 9, 2024 time being 12:16 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
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

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

NOTICE OF HEARING

Case No.: 24-0000012
Witness: James Myers

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name James Myers Relationship _____
On date February 9, 2024 time being 12:16 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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

**Prior
Code Cases
511 NW Palm
Drive**



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

Item iv.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/23/21 Name (required) Mr. Beasler + SKW/MO Email: _____
Phone: 487-5553 Address: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: _____
of Complaint: Water Discharging Into Lake

How long has the complaint been going on? _____ Do you know
who the person(s) involved are? Yes No If yes, who? _____ Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 12/23/21 Via: EMAIL Case Number Assigned 22-000003
Notes: _____

MORPER MARTHA C

Property Owner: Martha Morper
511 NW PALM DR
LAKE CITY, FL 32055

Legend

Complaint

Complaint

Item iv.



Item iv.

Reply all | Delete | Junk | ...

FW: Lake Gwen Complaint from Suw River Water Mgmt

Reply all |



Jennifer Dubose <jennifer_dubose@columbiacountyfla.com>

Today, 9:09 AM

Growth Management

Inbox

The message sender has requested a read receipt. To send a receipt, [click here](#).

This message was sent with high importance.



Lake Gwen Complaint.pdf
7 MB

Show all 2 attachments (7 MB) Download all

Good morning ...

Please find attached the email below from the Suw River Management. Hope that you have a great remainder of your week.

Jennifer DuBose Franks
Code Compliance Officer
[Columbia County BCC / EMDD](#)
[Columbia County, FL](#)
386-758-1008 O#
jennifer_dubose@columbiacountyfla.com
www.columbiacountyfla.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

From: Jennifer Dubose
Sent: Thursday, December 23, 2021 12:56 PM

Item iv.

Reply all | Delete | Junk | ...

To: Stefanik, Ashley <Ashley.Stefanik@srwmd.org>
Subject: Lake Gwen Complaint

Had a complaint from Mr. Brasecker, number 386-487-5553 about a pipe discharging into Lake Gwen. It was running when we visited the site. Didn't know who to send it to if it was DEP or DOH.

Garrett Spencer
Engineer I
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001 Ext. 3044
386.362.0439 (Office)
Garrett.Spencer@srwmd.org
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

Reply all | Delete | Junk | ...

Importance: High

Good afternoon,

When speaking with Laurie here within our office she referred me to your email address as a point of contact. The attachments are from Suw. River Water Management as well as the email below. We did not have Marshal's email or contact information to send it to him for Code Enforcement. I left him a message earlier giving him the information and letting him know that I would be emailing you the information. Thank you for forwarding it to him on our behalf. We hope that you have an amazing Christmas. ☺

Jennifer DuBose Franks
Code Compliance Officer
[Columbia County BCC / EMDD](#)
[Columbia County, FL](#)
386-758-1008 O#
Jennifer_dubose@columbiacountyfla.com
www.columbiacountyfla.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

From: Stefanik, Ashley <Ashley.Stefanik@srwmd.org>
Sent: Thursday, December 16, 2021 4:23 PM
To: Jennifer Dubose <jennifer_dubose@columbiacountyfla.com>
Cc: Spencer, Garrett <Garrett.Spencer@srwmd.org>
Subject: FW: Lake Gwen Complaint

Hi Jennifer,

Is the attached complaint something in your jurisdiction? Or do you know who we should refer it to?

Thank you,

Ashley Stefanik, P.E., CFM, CPM
Regulatory Office Chief
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001 – Office
386.647.3123 – Direct Line
Ashley.Stefanik@srwmd.org
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



Item iv.

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values
updated: 12/30/2021

Parcel: << 31-3S-17-05975-000 (26095) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 7 of 82

Owner	MORPER MARTHA C 511 NW PALM DR LAKE CITY, FL 32055		
Site	511 NW PALM Dr, LAKE CITY		
Description*	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334- 1626,		
Area	0.279 AC	S/T/R	31-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$10,968	Mkt Land	\$10,968
Ag Land	\$0	Ag Land	\$0
Building	\$88,535	Building	\$88,535
XFOB	\$2,875	XFOB	\$2,875
Just	\$102,378	Just	\$102,378
Class	\$0	Class	\$0
Appraised	\$102,378	Appraised	\$102,378
SOH Cap [?]	\$47,828	SOH Cap [?]	\$46,192
Assessed	\$54,550	Assessed	\$56,186
Exempt	HX HB WX \$30,050	Exempt	HX HB WX \$31,686
Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$29,050	Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$30,686



Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1672	2080	\$88,535

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$10,968



Subject	Author	Last Changed Date/Time
Re-Inspection On October 13, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	10/18/2023 01:03:15 PM
Investigation On May 31, 2023 I met with Marshall Morper at his residence. I explained to him what needed to be cleaned up. A compliance date of June 16, 2023 was given.	Marshall Sova	05/31/2023 04:08:24 PM
Investigation On April 24, 2023 the certified green card was returned to me and it was signed for.	Marshall Sova	04/24/2023 12:36:24 PM
Investigation ON April 18, 2023 I re-inspected the property and the owner has not complied. A second NOV was prepared with a compliance date of May 2, 2023.	Marshall Sova	04/18/2023 01:08:51 PM
Investigation On January 27, 2023 I met with Marshall Morper at his residence and hand delivered the NOV to him. Mr. Morper can be reached at (386)697-1481. This number is his girlfriends phone Michelle Mason who I spoke to about the violations on the property.	Marshall Sova	01/27/2023 03:46:10 PM
Initial Inspection On January 26, 2023 I received a call from James Myers in reference to a sanitation issue at 511 NW Palm Drive. Mr. Myers stated that the property needed to be cleaned up. I made contact with the resident at 511 NW Palm Drive about the issue of cleaning up the debris around the property. I advised Michelle Mason that I would be delivering a NOV to the home owner and will give them till March 10, 2023 to clean the property up.	Marshall Sova	01/26/2023 03:27:50 PM



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: 1/20/23 Name (required) James Myers
Phone: 628-7907 Address: 531 NW Palm Dr
Email: _____
Do you wish to be contacted about this complaint? Yes Best Time To Call: _____
Address of Complaint: 531 NW Palm Dr.
Nature of Complaint: Sanitary Issues

How long has the complaint been going on _____
Do you know who the person(s) involved are? Yes _____ If yes, who? _____
Do you know the time frames that the complaint is happening? ___ Yes _____ If yes when? _____
Is there any other information that you would like to us to know? _____

**** Below Internal Use Only ****

Date Received: 1/24/23 Via: Phone Case Number Assigned 23-000007
Notes: _____

Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05975-000 (26095)

Owner & Property Info

Result: 54 of 81

Owner	MORPER MARTHA C 970 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 495-776, DC 1334-1626,		
Area	0.279 AC	S/T/R	31-3S-17
Use Code	SINGLE FAMILY (0100)	Tax District	1

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

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$104,971	Building	\$104,971
XFOB	\$2,875	XFOB	\$2,875
Just	\$121,739	Just	\$121,739
Class	\$0	Class	\$0
Appraised	\$121,739	Appraised	\$121,739
SOH Cap [?]	\$65,553	SOH Cap [?]	\$63,867
Assessed	\$56,186	Assessed	\$57,872
Exempt	HX HB WX \$31,686	Exempt	HX HB WX \$37,872
Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$30,686	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872

Aerial Viewer Pictometry Google Maps
2022 2019 2016 2013 2010 Sales



Sales History

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

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1672	2080	\$104,971

*Bldg Desc. determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0168	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

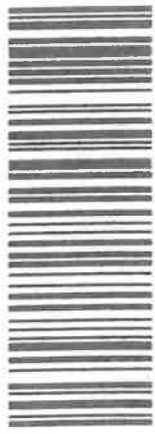
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1,000/1,000 1,000/1,2000000 /	\$1 /SF	\$13,893

JAMES MEAS
628-7907
531 NW PALM DR.

2ND VIOLATION Item iv.

MARSHALL MAYER



7022 0430 0003 3162 2968
7022 0430 0003 3162 2968

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$ 8.10	
Sent to MAYRA 511 NW Palm Dr Lake City, FL 32055	

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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

2ND VIOLAT Item iv.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

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

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

Domestic Return Receipt

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:
 MARTIN MARINA C/O MARSHALL MARSH
 511 NW PALM DA.
 LAKE GAY FL 32055



9590 9402 6572 1028 6889 44

2. Article Number (transfer from service label)
 7022 0410 0003 3162 2968

PS Form 3811, July 2020 PSN 7530-02-000-8053

Certified Mail

- A receipt (this portion of delivery)
- A unique identifier for you
- Electronic verification of delivery
- A record of delivery (and signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is not with Certified Mail service of Certified Mail service insurance coverage and certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be added to the following services:
 - Return receipt (including of delivery (including you can request a hard electronic version. For complete PS Form 3811 Receipt attach PS Form 3811)



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

302.1 Sanitation.	Clean up of property of debris.
302.3 Sidewalks and driveways.	Clean up under carport area to eliminate hazardous area.

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 2, 2023** _____



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: Martha Morper c/o Marshall Morper Relationship owner: _____

On date: April 18, 2023 time being: 1:00 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

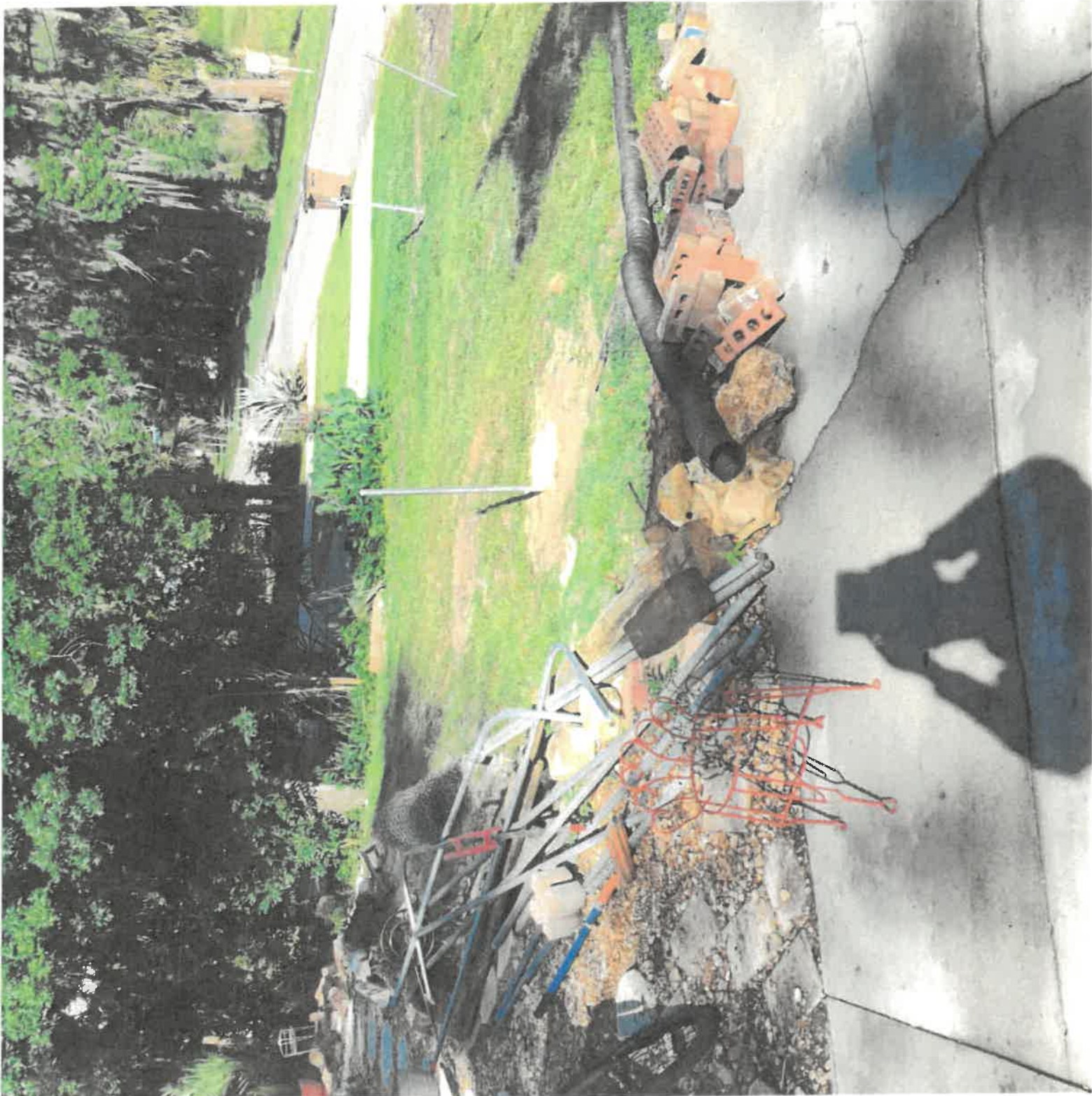
Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector



4/18/23



4/18/23



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 # 23-0000007

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 where violated at the property located at:

Name: **Martha Morper c/o Marshall Morper**
Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation _____
Date: **01/26/2023** Complainant: James Myers CE Personnel: Marshall Sova

Violation Code	Violation Description
302.3 Sidewalks and driveways	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
302.1 Sanitation.	Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Violation Code

Corrective Action



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

302.3 Sidewalks and driveways	Clean up under carport area to eliminate hazardous areas.
302.1 Sanitation	Clean up around property of debris.

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: March 10, 2023 _____



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: Martha Morper c/o Marshall Morper Relationship owner: _____

On date: January 27, 2023 time 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 _____
Print Name of Code Inspector



Signature of Code Inspector

Case Data Sheet for case # 23-000007

Parcel# 05975-010

Address: 511 NW Palm Dr.

Owner: MARTHA MURPHY

Date of first inspection: 11/24/23

1st Notice of Violation sent: 11/27/23 HAND DELIVERED

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: _____

Mailing Cost/Date: _____

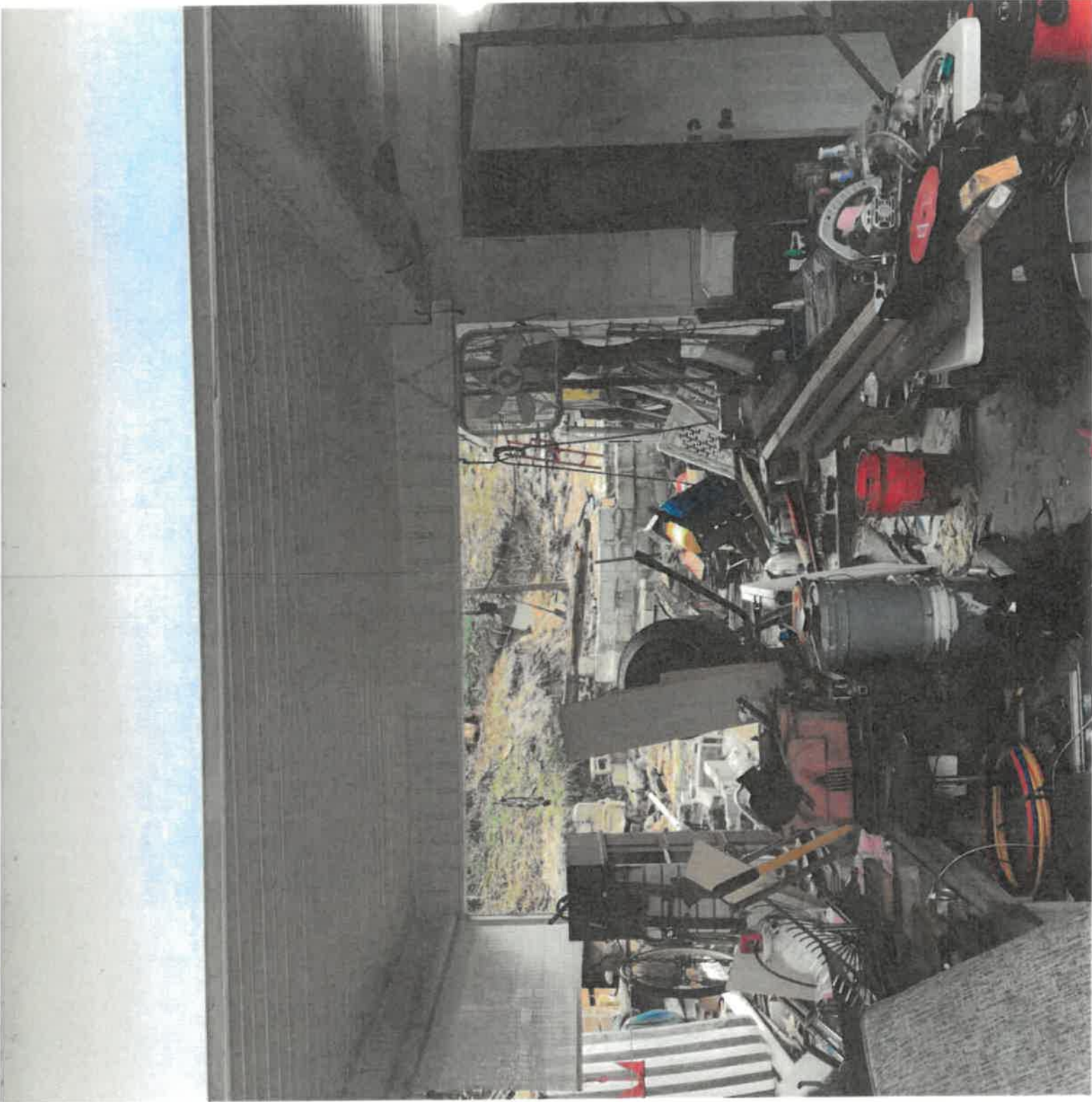
Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

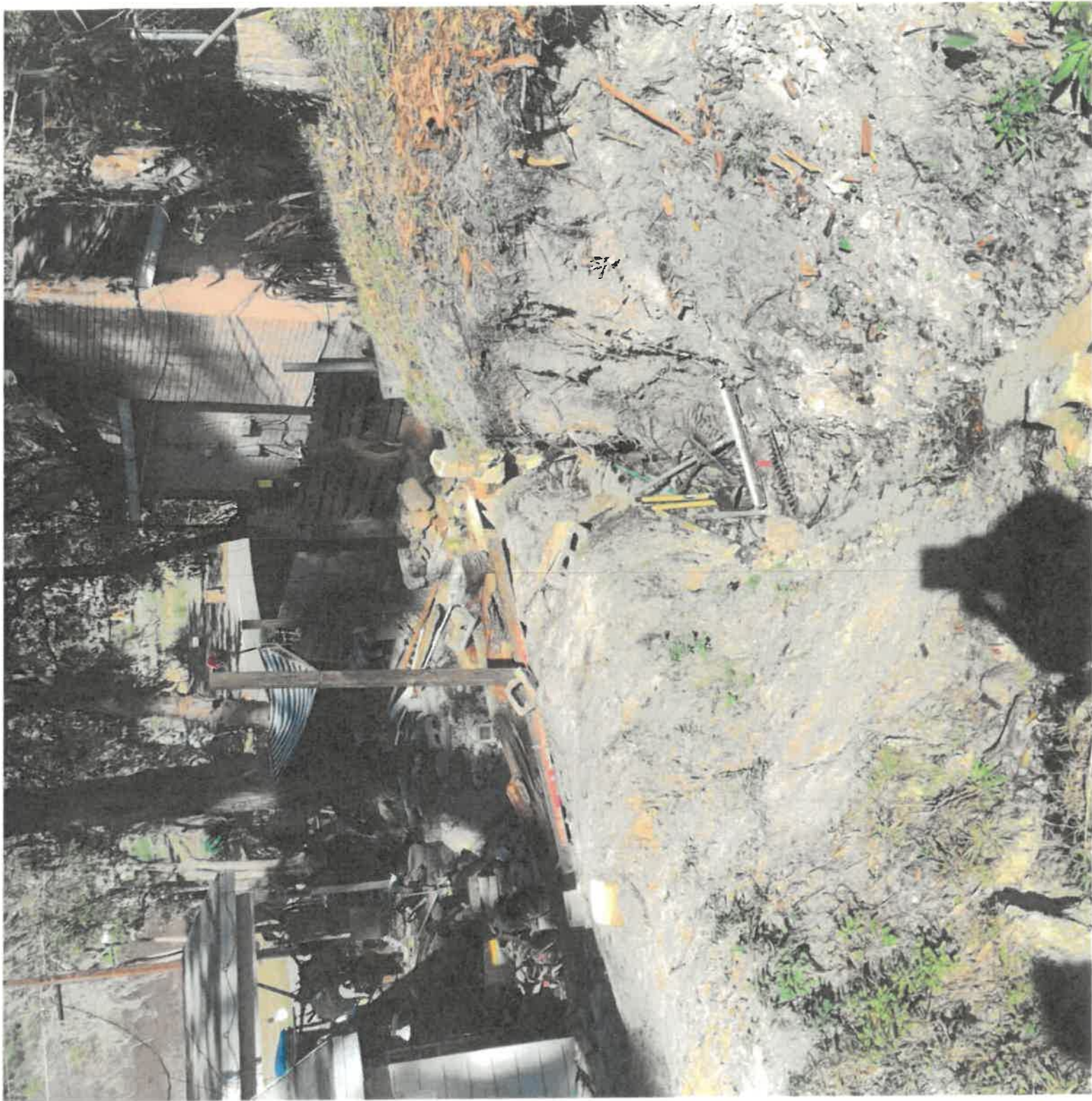






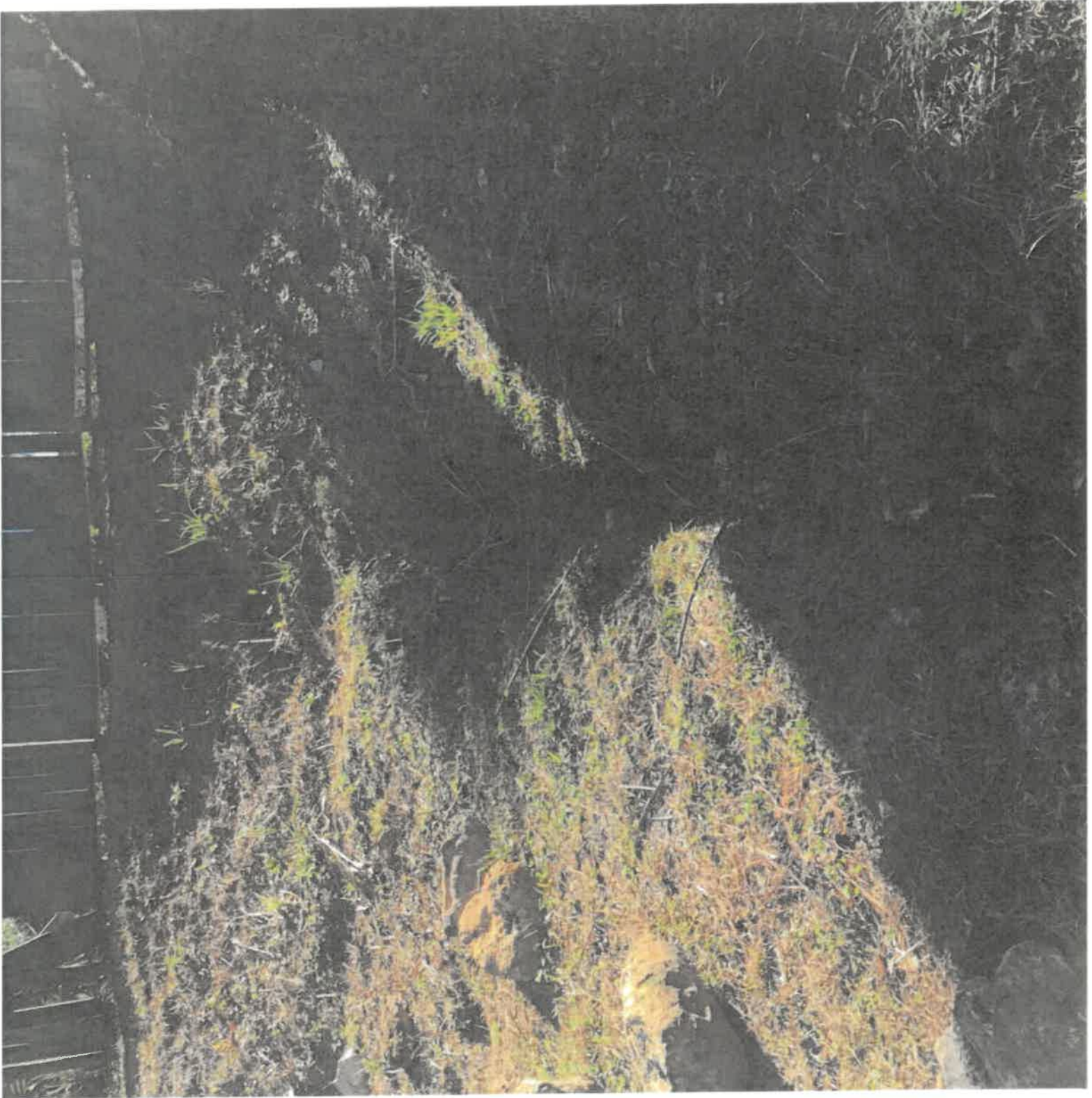


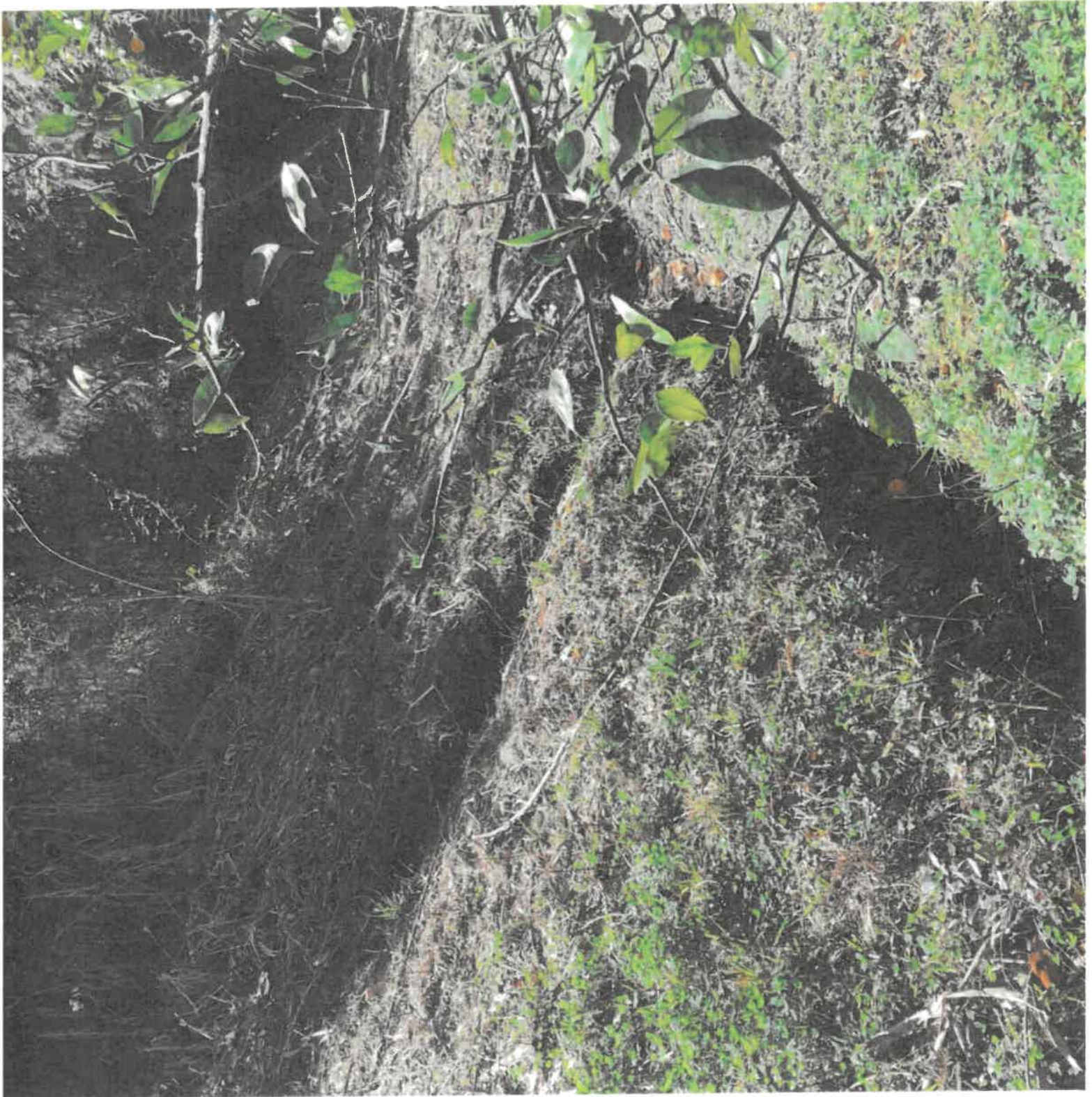


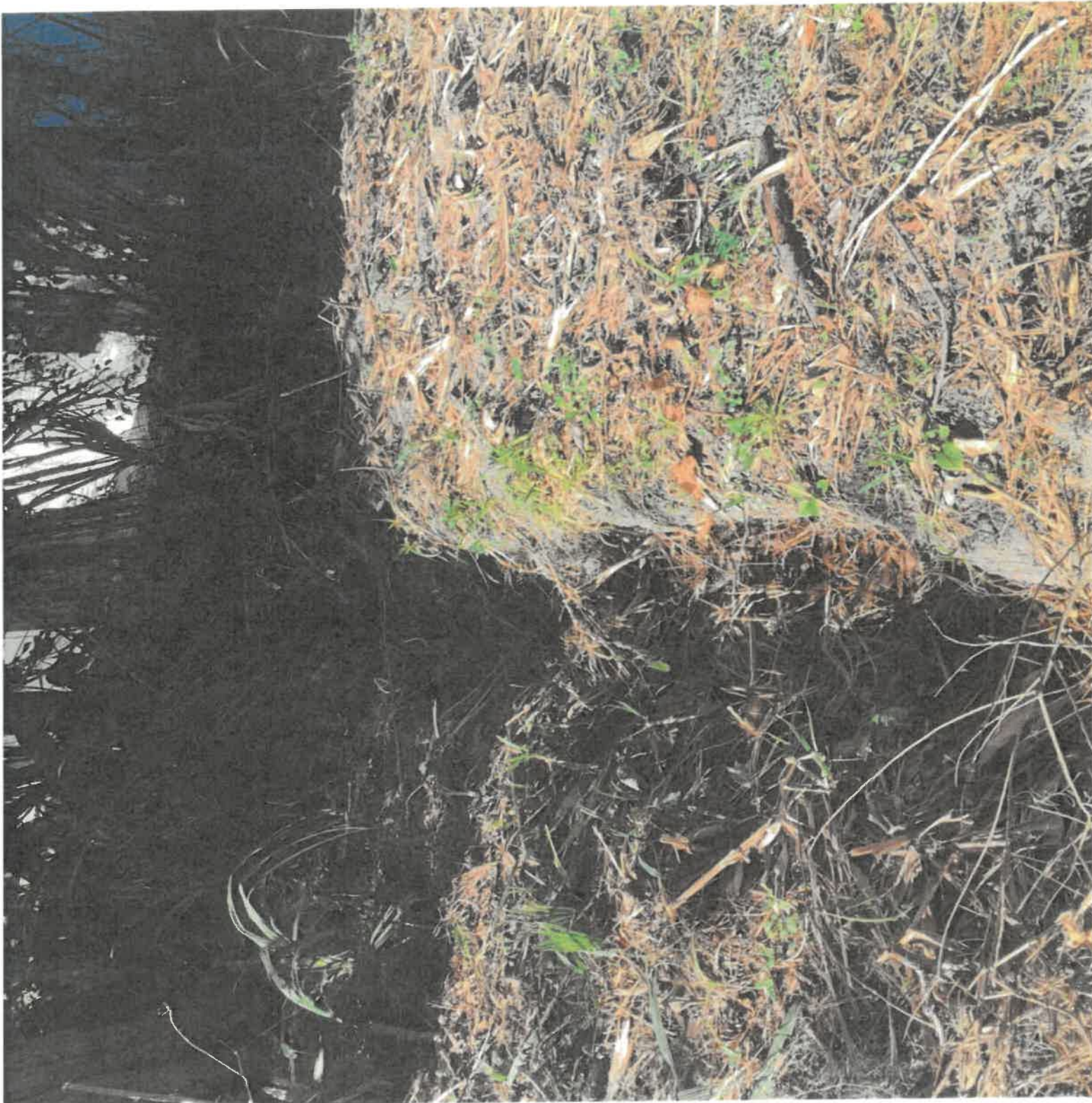














Subject	Author	Last Changed Date/Time
Re-Inspection On January 26, 2024 I re-inspected the property and the owner has complied. Case is closed.	Marshall Sova	01/26/2024 09:34:13 AM
Investigation On January 10, 2024 Ms. Morper called me requesting a extension. Myself and Ms. Morper agreed on a extension to January 15, 2024.	Marshall Sova	01/10/2024 10:16:48 AM
Investigation On December 29, 2023 the certified green card was returned to me as delivered to Martha Morper. The other green card addressed to Marshall Morper was also returned to me on this same date.	Marshall Sova	12/29/2023 01:41:17 PM
Initial Inspection On December 26, 2023 I received a phone call from James Myers in reference to the property located at 511 NW Palm Drive. Mr. Myers stated that the driveway and carport is littered with debris and shopping carts are all over the property. I inspected the property and photos were taken which are attached to the case file. A NOV was prepared and sent certified to the owner Martha Morper and her son Marshall Morper who is occupying the residence. A compliance date of Jan. 10, 2024 was given to clean the property up.	Marshall Sova	12/26/2023 02:37:39 PM



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

Item iv.

Florida Statute 166.0415
 Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/26/2023 Name (required) James Myers
 Phone: (516)993-7419 Address: 413 NW Shelby Terr. Lake City, FL Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
 Address of Complaint: 511 NW Palm Drive Lake City, FL Nature
 of Complaint: _____

How long has the complaint been going on? Unknown Do you know
 who the person(s) involved are? Yes No If yes, who? Martha Morper, Marshall Morper Do you know the time
 frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
 that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 12/26/2023 Via: Phone Case Number Assigned 23-00000101
 Notes:

Case Data Sheet for case # 23-00000101

Parcel# 05975-000

Address: 511 NW Palm Drive

Owner: Martha Morper

Date of first inspection: 12/26/2023

1st Notice of Violation sent: 12/26/2023

2nd inspection date: 1/21/2024

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:
Notice sent to Martha Morper and her son Marshall Morper
who resides their.

Mailing Cost/Date: 8.53 12/26/23

Mailing Cost/Date: 8.53 12/26/23

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser
Jeff Hampton

Parcel: 31-3S-17-05975-000 (26095)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 54 of 81

Owner	MORPER MARTHA C C/O 970 SW PINEMOUNT RD ROOM 10 LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 495-776, DC 1334-1626.		
Area	0.279 AC	S/T/R	31-3S-17
Use Code	SINGLE FAMILY (0100)	Tax District	1

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$121,419	Building	\$121,419
XFOB	\$2,875	XFOB	\$2,875
Just	\$138,187	Just	\$138,187
Class	\$0	Class	\$0
Appraised	\$138,187	Appraised	\$138,187
SOH Cap [?]	\$80,315	SOH Cap [?]	\$78,579
Assessed	\$57,872	Assessed	\$59,608
Exempt	HX HB WX \$37,872	Exempt	HX HB WX \$39,608
Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$29,608

Sales History

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

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1957	1672	2080	\$121,419

*Bldg Class determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

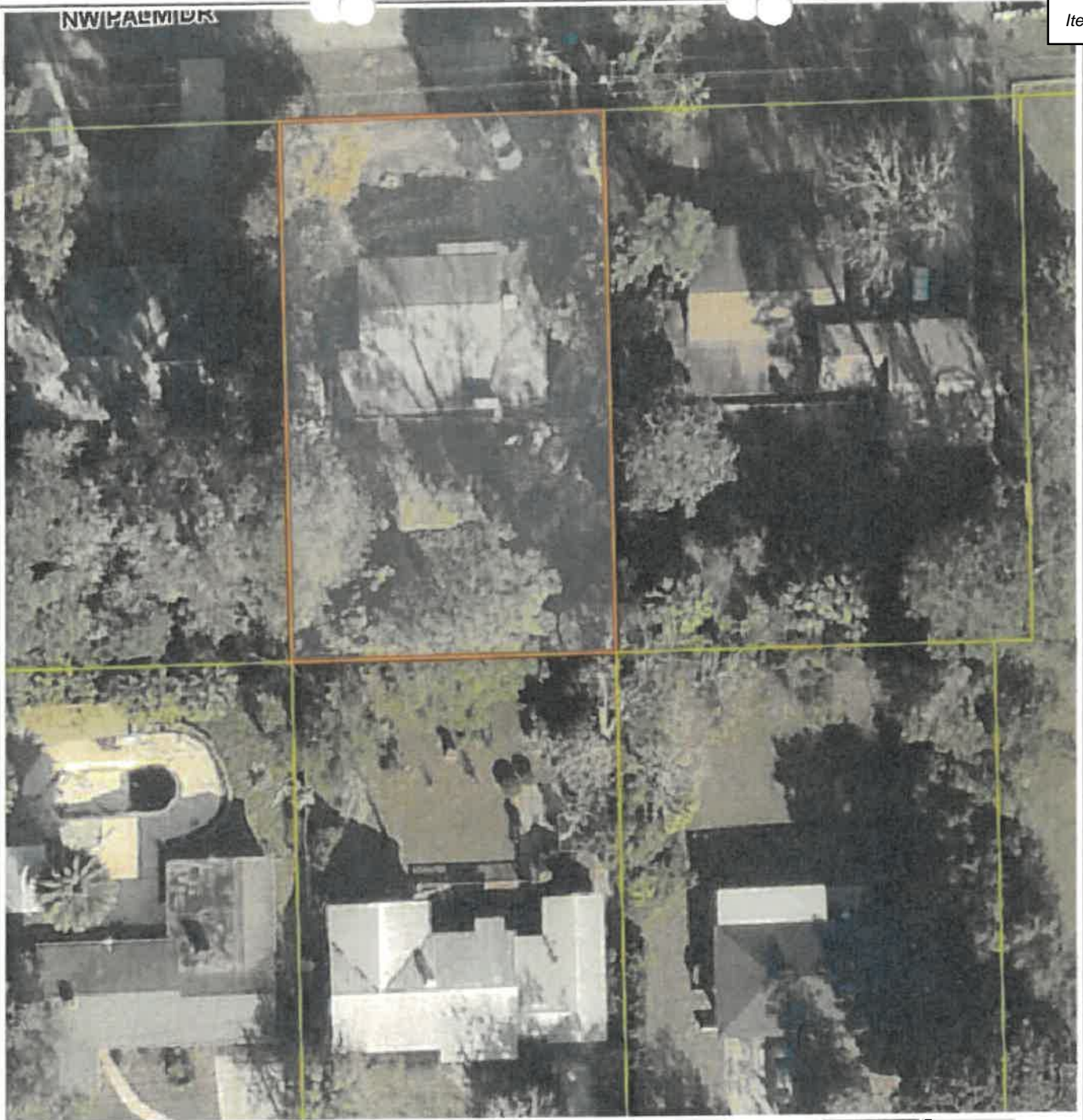
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1/SF	\$13,893

Item iv.



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

PARCEL: 31-3S-17-05975-000 (26095) | SINGLE FAMILY (0100) | 0.279 AC
 LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334-1626.

Owner:	MORPER MARTHA C	2024 Working Values			
	C/O 970 SW PINEMOUNT RD ROOM 10 LAKE CITY, FL 32024	Mkt Lnd	\$13,893	Appraised	\$138,187
Site:	511 NW PALM DR, LAKE CITY	Ag Lnd	\$0	Assessed	\$59,608
		Bldg	\$121,419	Exempt	\$39,608
Sales Info	NONE	XFOB	\$2,875	Total	county:\$20,000
		Just	\$138,187	Taxable	city:\$20,000 other:\$0 school:\$29,608

NOTES:



Columbia County, FL

This information, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Item iv.

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 24433

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R05975-000		See Below	See Below	001

MORPER MARTHA C
 C/O 970 SW PINEMOUNT RD
 ROOM 10
 LAKE CITY FL 32024

31-3S-17 0100/0100.28 Acres LOT 7
 BLOCK 2 UNIT 1 GWEN LAKE ESTATES
 S/D. 495-776, DC 1334-1626,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	57,872	37,872	\$20,000	\$98.00
BOARD OF COUNTY COMMISSIONERS	7.8150	57,872	37,872	\$20,000	\$156.30
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	57,872	30,000	\$27,872	\$20.85
LOCAL	3.2170	57,872	30,000	\$27,872	\$89.66
CAPITAL OUTLAY	1.5000	57,872	30,000	\$27,872	\$41.81
SUWANNEE RIVER WATER MGT DIST	0.3113	57,872	37,872	\$20,000	\$6.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	57,872	37,872	\$20,000	\$0.00
Total Millage		18.4914	Total Taxes		\$412.85

Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26
Taxes & Assessments		\$724.11



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 # 23-00000101

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: **Martha Morper & Marshall Morper**
Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint X CE Personnel Observation
Date: **12/26/2023** Complainant: James Myers CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition</i>
IPMC 302.3 Sidewalks and driveways.	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.



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

Violation Code	Corrective Action
IPMC 302.1 Sanitation.	Please clean property up to prevent blighting.
IPMC 302.3 Sidewalks and driveways.	Please clean property up to prevent blighting. Driveway and carport need to be cleaned up to prevent hazards.

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: **January 10, 2024** _____



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: Martha & Marshall Morper Relationship owner: _____

On date: December 26, 2023 time being: 2:15 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
Print Name of Code Inspector


Signature of Code Inspector



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 # 23-00000101

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INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint X CE Personnel Observation
Date: **12/26/2023** Complainant: James Myers CE Personnel: Marshall Sova

Violation Code	Violation Description
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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

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205 North Marion Avenue
Lake City, Florida 32055
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growthmanagement@lcfla.com

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Name: Martha & Marshall Morper Relationship owner: _____

On date: December 26, 2023 time being: 2:15 pm _____

Personal Service _____

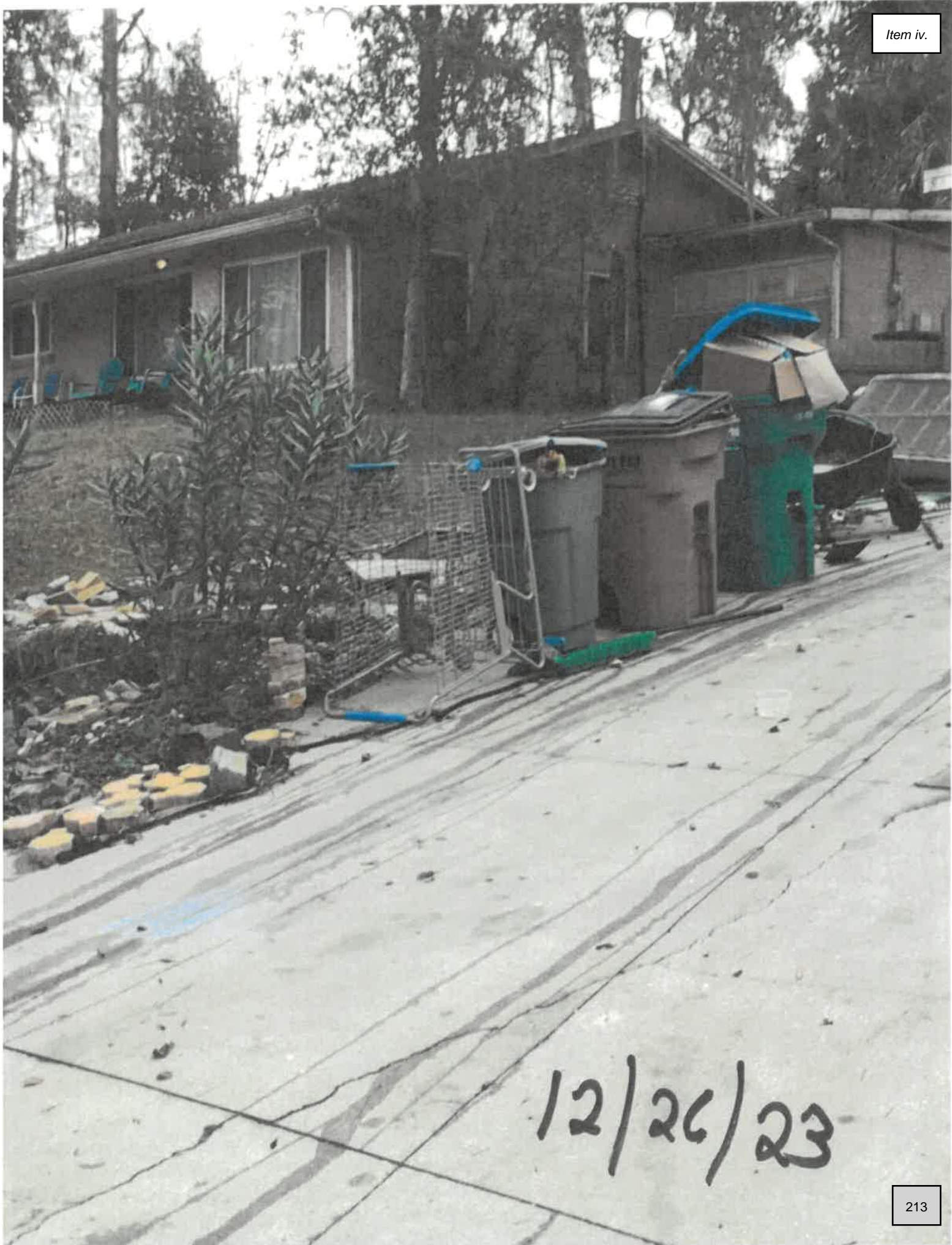
Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector

[Handwritten Signature]
Signature of Code Inspector





12/26/23



12/24/23

Item iv.

12/26/23



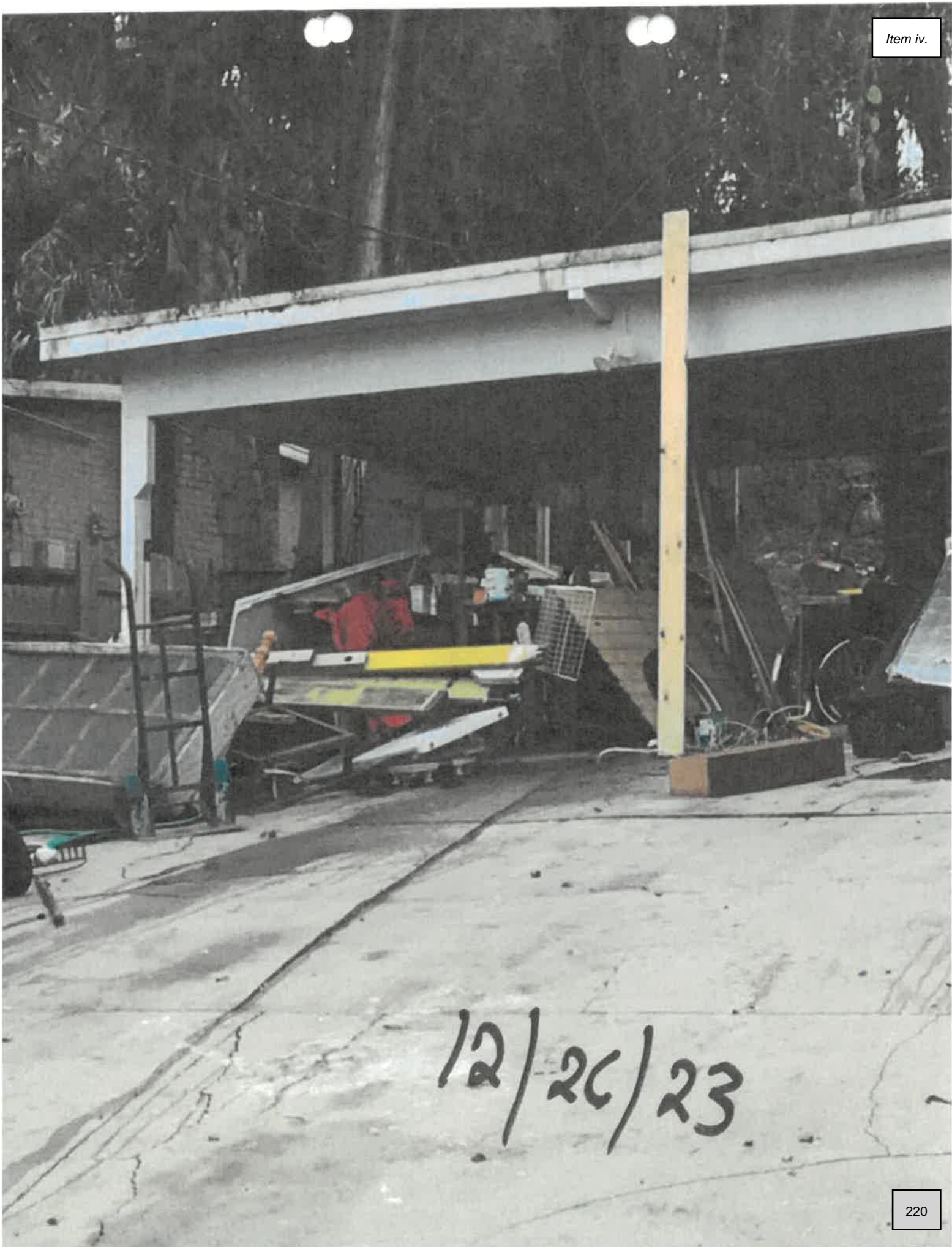
12/26/23



12/26/23

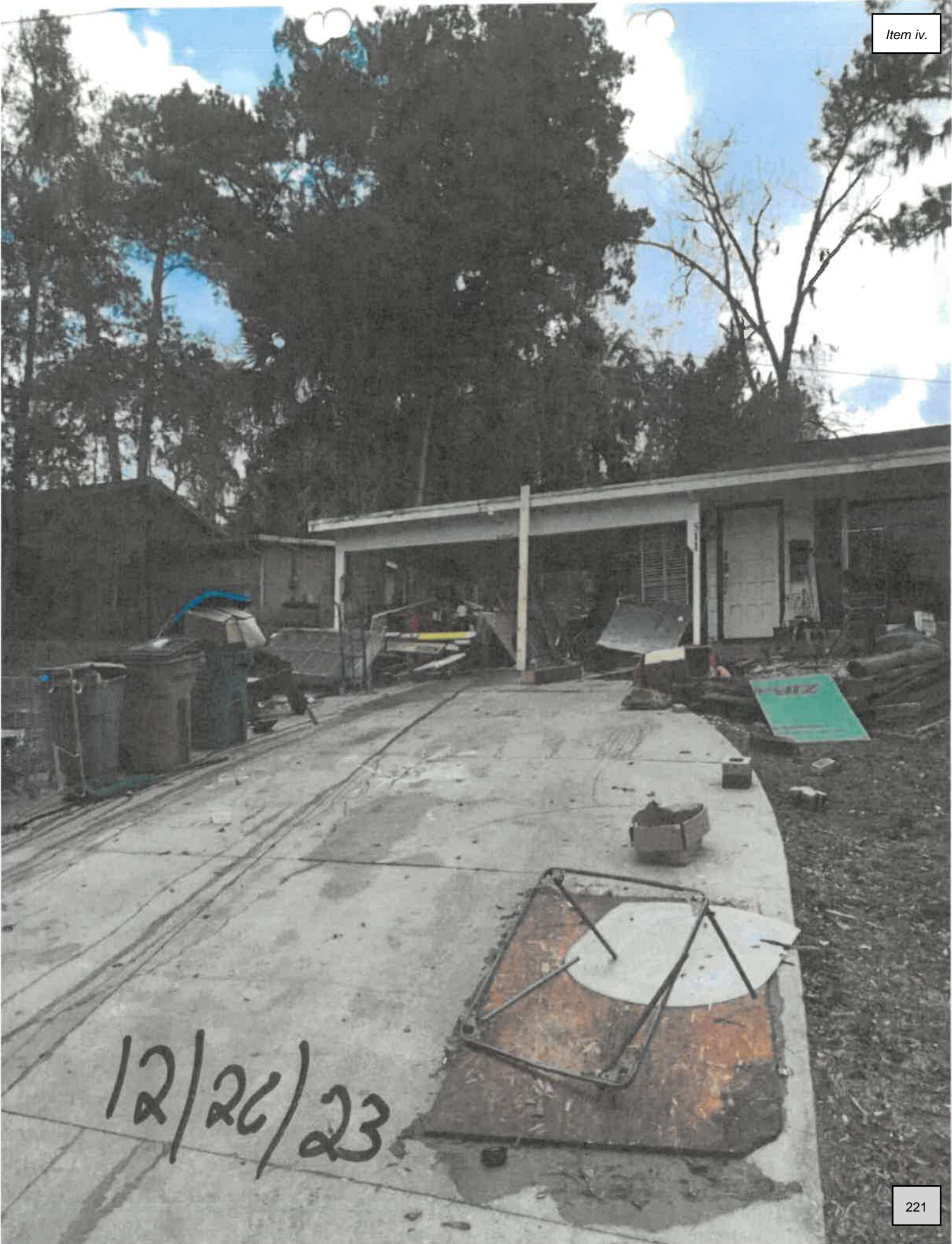


12/26/23



12/20/23

12/26/23



SR 15



9589 0710 5270 0699 1584 92
9589 0710 5270 0699 1584 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 4.35	Postmark Here
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.35	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.63	
Total Postage and Fees \$ 8.57	
Sent To MALINAK MACOCK	
Street and Apt. No. or PO Box No. 511 N. PALM DR	
City, State, ZIP+4® LAKE CITY FL 32055	

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

12/26/23

JT. Rd. Rm. 10



9589 0710 5270 0699 1585 08
9589 0710 5270 0699 1585 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

POSTAGE WILL BE PAID BY ADDRESSEE

Certified Mail Fee	\$ 4.35	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.23	
Total Postage and Fees	\$ 8.53	
Sent to	MARTHA MORAN	
Street and Apt. No., of PO Box	CR 970 SW PINEHURST RD, Rm. 10	
City, State, ZIP+4	LAKE CITY FL 32024	

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

12/26/23

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:

MARTHA MACARA No. 12
C/O 970 SW PINEMOUNT RD.
LAKE CITY, FL 32024



9590 9402 8295 3094 8395 63

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1585 08

PS Form 3811, July 2020 PSN 7580-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt

Certified Mail

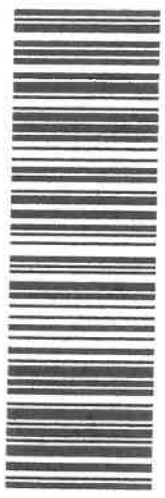
- A receipt (the portion of the mailpiece) is provided for you.
- Electronic verification of delivery is available for most Certified Mail items.
- A record of delivery (with signature) that is retained for a specified period.
- Important Reminders:
 - For any premium Certified Mail service, first-class mail, first-class mail plus, first-class mail® service, or Priority Mail® service.
 - Certified Mail service is not available for international mail.
 - Insurance coverage is available for Certified Mail items with Certified Mail service.
 - Certified Mail service and insurance coverage are not available for certain Priority Mail items.
 - For an address list, see the back of this card.
 - Return receipt service is not available for certain restricted delivery services.
 - Return receipt service is not available for certain restricted delivery services.
 - Return receipt service is not available for certain restricted delivery services.

PS Form 3800, January 2019

12/26/23

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

2/5/24



9589 0710 5270 1255 1053 94
9589 0710 5270 1255 1053 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

24-12

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 4.40	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.75	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$.14	
Total Postage and Fees \$ 8.69	
Sent To MARSHALL MARPER	
Street and Apt. No., or P.O. Box No. 511 NW Palm Dr.	
City, State, ZIP+4® LAKE CITY FL 32055	

PS Form 3800, January 2023 ESN 750302-000-90-7 See Reverse for Instructions

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:

2/5/24
 MARSHALL MORRIS
 511 NW Palm Dr.
 Lake City, FL 32055



9590 9402 8680 3310 5135 09

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 94

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

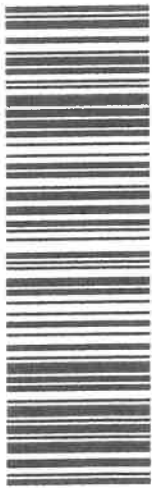
Certified Mail

- A receipt (the person of delivery)
- Electronic verification of delivery
- A record of delivery (including return receipt)
- Signature that is returned for a specified period.

Important Reminders:

- You may purchase Certified Mail service only at Post Office (PO) counters.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Certified Mail service is not available for certain Priority Mail items.
- For an additional fee, you may purchase Restricted Delivery for the following services:
 - Return receipt service
 - at delivery (including electronic version, for use with PS Form 3811)

Recent such PS Form 3800, January 2020



9589 0710 5270 1255 1053 87
9589 0710 5270 1255 1053 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

24-12

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	4.40
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postmark
Here

Postage	\$	1.64
Total Postage and Fees	\$	8.69

Sent To JAMES MYERS
 Street and Apt. No., or PO Box No. 413 NW SHELBY RD.
 City, State, ZIP+4® LAKE CITY FL 32045

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

2/5/24

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:

*JAMES MYERS
413 NW-SHELBY TEXA.
LAKE CITY, FL 32053*



9590 9402 8680 3310 5135 16

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 87

1 Mail

1 Mail Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - First-Class Mail®
 - First-Class Mail® Restricted Delivery
 - International Mail
 - International Mail Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card) is provided for you.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.
- Important Reminders:
 - You may purchase Certified Mail® service.
 - Certified Mail® service is available for First-Class Mail®.
 - International mail.
 - Insurance coverage is available with Certified Mail service.
 - Certified Mail service and Certified Mail Restricted Delivery coverage are available for certain Priority Mail International® mail.
 - For an additional fee, an endorsement on the mailpiece may be added.
 - Return receipt services of delivery (including electronic version, PS Form 3811, January 2020) are available. (Attach PS Form 3811, January 2020)

2/5/24



9589 0710 5270 1255 1054 24
9589 0710 5270 1255 1054 24

Co. Rm. 10.
4

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

24-12

For delivery information, visit our website at www.usps.com
OFFICIAL USE

Certified Mail Fee
\$ 4.90
Extra Services & Fees (check box, add as appropriate)
 Return Receipt (hardcopy) \$ 3.65
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ 0.64
Total Postage and Fees
\$ 8.19

Sent To
MARTHA POKPER
Street and Apt. No., or PO Box No.
570 St. PETERSBURG RD. Rm. 10
City, State, ZIP+4®
LAKE CITY FL 32024

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

2/9/24

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:

MARATHA MACPHEE
c/o 970 SW PARKMOUNT RD. Rm. 10
LAKE CITY, FL 32024



9590 9402 8680 3310 5135 23

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1054 24

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

No

If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Insured Mail
 - Registered Mail
 - Registered Mail Express®
 - Registered Mail™
 - Restricted Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (the portion of the envelope that is returned to you)
- Electronic verification of delivery
- A record of delivery (including the date and time of delivery)
- You may purchase Certified Mail™, First-Class Mail™, First-Class Mail® Restricted Delivery™, Registered Mail™, Registered Mail Express™, Signature Confirmation™, Signature Confirmation Restricted Delivery™, Insured Mail™, Insured Mail Restricted Delivery™, or Certified Mail™ service with Certified Mail service. Insurance coverage is not available for Priority Mail™ or Priority Mail Express™.
- For an address that is not on the mailing label, attach a return receipt to the mailpiece.
- Return receipt service is not available for mailpieces that require a signature.
- You can request a hard copy of delivery (including electronic return receipt) by adding PS Form 3800, Return Receipt for Certified Mail, to your mailpiece.

2/5/24

File Attachments for Item:

v. Case # CE 24-00000013, Katie Mae Avinger Malave, as owner, Katie Mae Avinger Malave, as respondent, gives address as 515 NW Gibson Lane Lake City, FL 32055, located on parcel number 30-3S-17-11532-001.

Violations:

1. City Ordinance Sec. 22-201 Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.
2. City Ordinance Sec. 22-202 Duty of property owners generally.
3. IPMC 302.1 Sanitation



Subject	Author	Last Changed Date/Time
Investigation On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.	Marshall Sova	03/05/2024 01:27:58 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:50:34 AM
Investigation On February 21, 2024 the certified green card was returned to me as delivered and signed for. This is the NOV and NOH that was delivered due to repeat offender.	Marshall Sova	02/21/2024 03:06:03 PM
Initial Inspection On February 12, 2024 I received a phone call from Timmy Jernigan in reference to the property located at 515 NW Gibson Lane. Mr. Jernigan stated that the property was a junk yard. I inspected the property and observed numerous riding lawn mower chassis and debris all over the yard. Photos were taken and placed into the case file. I prepared a NOV and a NOH and sent it certified to the owner on Feb. 12th to appear in front of the Special Magistrate on March 19, 2024 @ 5:30 pm. This is due to being a repeat offender. Prior cases: 16-00000457 Debris 16-00000483 Debris 18-00000121 Debris 19-00000276 Debris	Marshall Sova	02/12/2024 12:21:14 PM



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

Item v.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 02/12/2024 Name (required) Timmy Jemigan
Phone: (386)297-3566 Address: 498 NW Gibson Ln Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 515 NW Gibson Ln Lake City, FL 32055 Nature
of Complaint: Debris on property

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Katie Mae Avinger Malave Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 02/12/2024 Via: Phone Case Number Assigned 24-00000013
Notes:

Case Data Sheet for case # 24-00000013

Parcel# 11532-001

Address: 515 NW Gibson Ln

Owner: Katie Mae Avinger Malave

Date of first inspection: 02/12/2024

1st Notice of Violation sent: 02/12/2024

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: \$8.69 02/12/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-11532-001 (40040) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info		Result: 12 of 20	
Owner	MALAVE KATIE MAE AVINGER 515 NW GIBSON LN LAKE CITY, FL 32055		
Site	515 NW GIBSON LN, LAKE CITY		
Description*	NW DIV: 75 FT SQ IN SE COR OF SW1/4 OF BLOCK H. 429-211		
Area	0.129 AC	S/T/R	30-3S-17
Use Code**	MOBILE HOME (0200)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a PL 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 & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$2,816	Mkt Land	\$2,816
Ag Land	\$0	Ag Land	\$0
Building	\$54,103	Building	\$52,463
XFOB	\$700	XFOB	\$700
Just	\$57,619	Just	\$55,979
Class	\$0	Class	\$0
Appraised	\$57,619	Appraised	\$55,979
SOH Cap [?]	\$30,502	SOH Cap [?]	\$28,048
Assessed	\$27,117	Assessed	\$27,931
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$2,117 city:\$2,117 other:\$0 school:\$2,117	Total Taxable	county:\$2,931 city:\$2,931 other:\$0 school:\$2,931

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

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0201)	2011	960	960	\$52,463

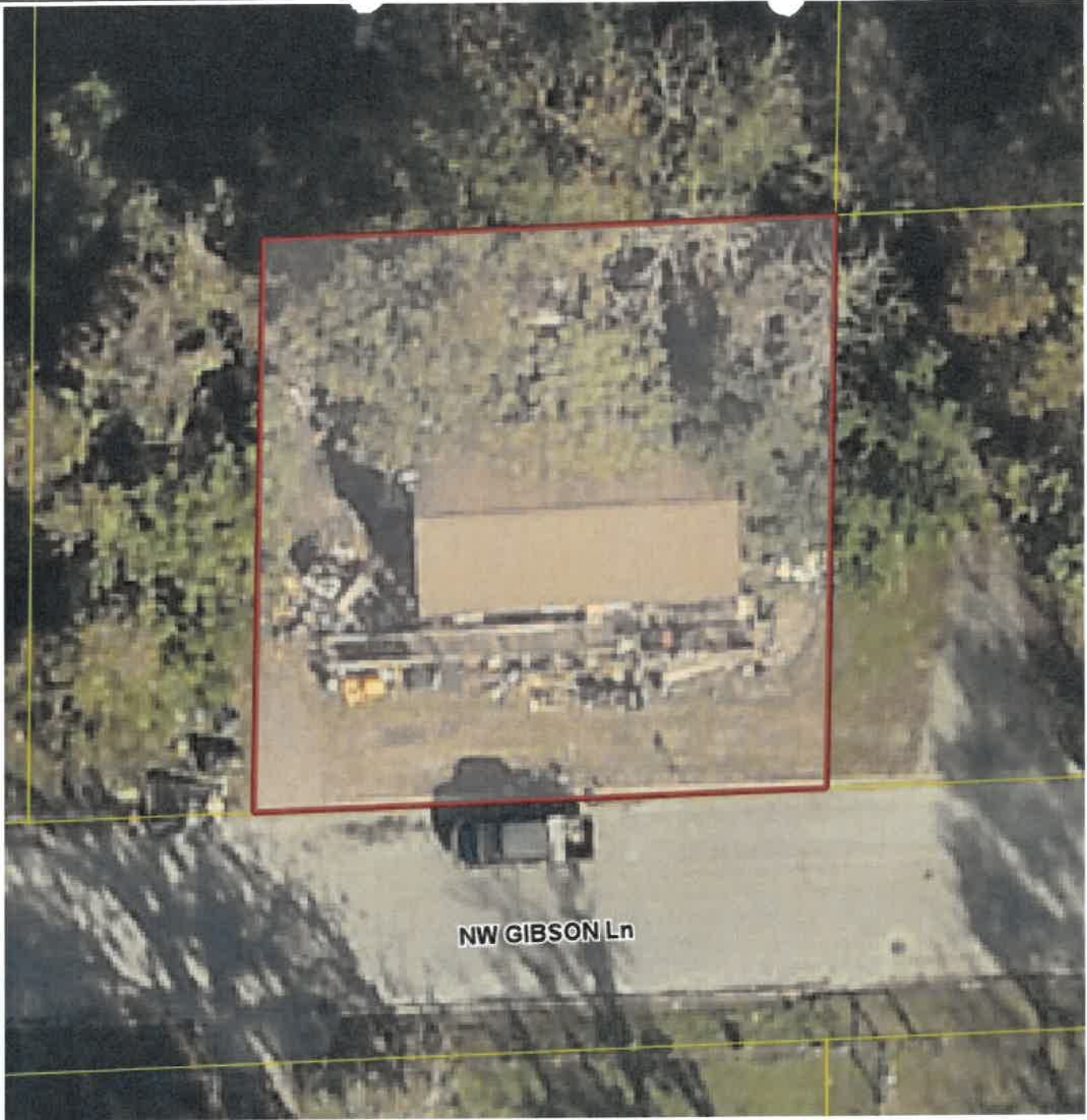
*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2004	\$400.00	1.00	0 x 0
0120	CLFENCE 4	2004	\$200.00	1.00	0 x 0
0080	DECKING	2011	\$50.00	1.00	0 x 0
0080	DECKING	2011	\$50.00	1.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5,633.000 SF (0.129 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,816

Search Result: 12 of 20

Item v.



0 13 28 39 52 65 78 91 104 117 130 ft

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

PARCEL: 00-00-00-11532-001 (40040) | MOBILE HOME (0200) | 0.129 AC
 NW DIV: 75 FT SQ IN SE COR OF SW1/4 OF BLOCK H. 429-211

Owner: MALAVE KATIE MAE AVINGER
 515 NW GIBSON LN
 LAKE CITY, FL 32055
Site: 515 NW GIBSON LN, LAKE CITY
Sales Info: NONE

2024 Working Values	
Mkt Lnd	\$2,816
Ag Lnd	\$0
Bldg	\$52,463
XFOB	\$700
Just	\$55,979
Appraised	\$55,979
Assessed	\$27,931
Exempt	\$25,000
Total Taxable	county:\$2,931 city:\$2,931 other:\$0 school:\$2,931

NOTES:

Columbia County, FL



This information, updated: 2/8/2024, 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, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 31225

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R11532-001		See Below	See Below	001

MALAVE KATIE MAE AVINGER
 515 NW GIBSON LN
 LAKE CITY FL 32055

00-00-00 0200/0200.13 Acres NW DIV:
 75 FT SQ IN SE COR OF SW1/4 OF
 BLOCK H. 429-211

Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
CITY OF LAKE CITY	4.9000	27,117	25,000	\$2,117	\$10.37	
BOARD OF COUNTY COMMISSIONERS	7.8150	27,117	25,000	\$2,117	\$16.54	
COLUMBIA COUNTY SCHOOL BOARD						
DISCRETIONARY	0.7480	27,117	25,000	\$2,117	\$1.58	
LOCAL	3.2170	27,117	25,000	\$2,117	\$6.81	
CAPITAL OUTLAY	1.5000	27,117	25,000	\$2,117	\$3.18	
SUWANNEE RIVER WATER MGT DIST	0.3113	27,117	25,000	\$2,117	\$0.66	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	27,117	25,000	\$2,117	\$0.00	
Total Millage		18.4914	Total Taxes		\$39.14	

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

Taxes & Assessments		\$350.40
--------------------------------	--	----------

IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$336.38	\$339.89	\$343.39	\$346.90	\$350.40



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 # 24-0000013

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: **Katie Mae Avinger Malave**
 Address: **515 NW Gibson Lane Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation
 Date: **02/12/2024** Complainant: **Timmy Jernigan** CE Personnel: **Marshall Sovo**

Violation Code	Violation Description
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful unless neatly arranged for removal in accordance with directions of the department of growth management.
City Ord. Sec. 22-202. - Duty of property owners generally.	It shall be the duty of the owner of each lot, tract, or parcel of land within the city to reasonably regulate and effectively control excessive growths and accumulations, as enumerated in section 22-201 , on the property and on the portion of the adjoining public right-of-way between the property and the street. It shall also be the duty of the owner to drain, regrade, or fill any lot, tract, or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant water thereon, or be in such other condition as to be susceptible to producing disease.
IPMC 302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such</i>



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

	<i>occupant</i> occupies or controls in a clean and sanitary condition.

Violation Code	Corrective Action
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.
City Ord. Sec. 22-202. - Duty of property owners generally.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.
IPMC 302.1 Sanitation.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.



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

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: **Mandatory appearance in front of Special Magistrate on March 19, 2024 @ 5:30 pm**__



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: Katie Mae Avinger Malave Relationship owner: _____

On date: February 12, 2024 time being: 10:45 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
Print Name of Code Inspector


Signature of Code Inspector



Posting of Property



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&AM (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N A Keira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malaw (3/19/2024) uploaded (2/16/2024) (121 KB)

Video Tour

Your Government Department City Community

Search

q

f



2/12/24



2/12/24



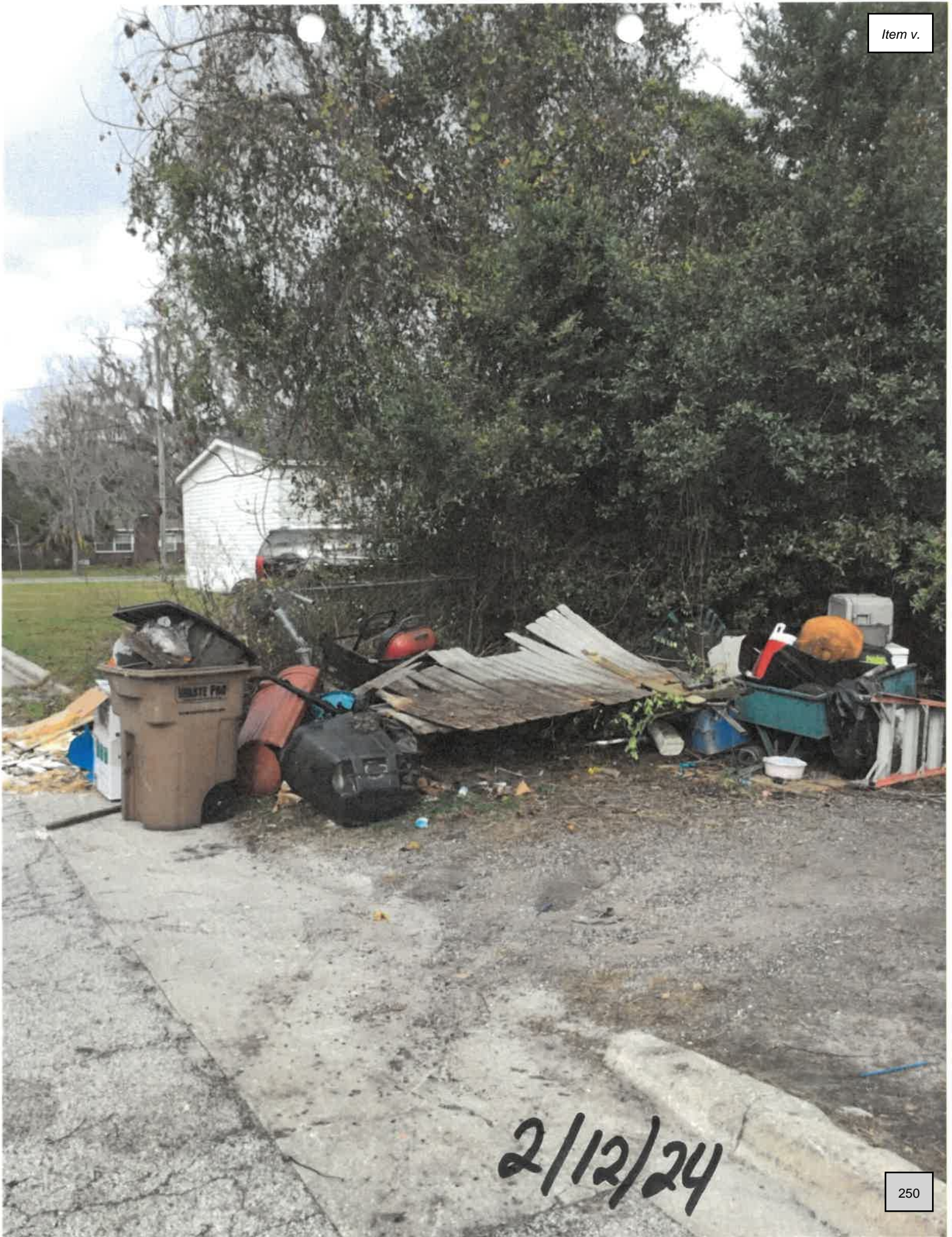
2/12/24



2/12/24



2/12/24



2/12/24



2/12/24



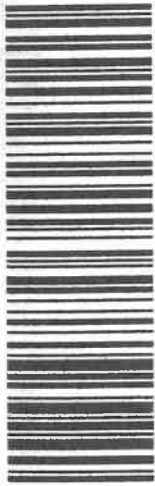
2/12/24



2/12/24

ONE

24-13



9589 0710 5270 1255 1054 17
9589 0710 5270 1255 1054 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

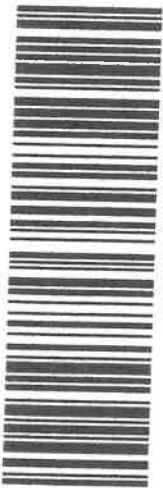
Postage \$ 1.64
Total Postage and Fees \$ 8.25

Sent To
Katie MacNungel Malone
Street and Apt. No., or PO Box No.
515 NW 6th St
City, State, ZIP+4®
LAKE CITY FL 32155

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2/12/24

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



9589 0710 5270 1255 1053 56
9589 0710 5270 1255 1053 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

24-13

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$ 4.90
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 0.63
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$ 4.64
Total Postage and Fees	\$ 8.63

Sent To TIMMY JERMAN
 Street and Apt. No., or PO Box No. 438 NW GIBSON LN
 City, State, ZIP+4® LAKE CITY FL 32055

PS Form 3800, January 7 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

2/12/24

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:

2/12/24
 TIMMY JEANIGAN
 458 NW GIBSON LN.
 LAKE CITY FL 32055



9590 9402 8680 3310 5134 79

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 56

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

Domestic Return Receipt

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

Important Reminders:

- A receipt for delivery and delivery date is returned to you.
- A return receipt for mailpieces that require a signature must be returned to you.
- You may purchase Certified Mail, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Restricted Delivery.
- Insurance coverage for Certified Mail and Registered Mail is provided by the Postal Service. For an additional fee, you may purchase additional insurance coverage.
- Return receipt service is available for mailpieces sent by Certified Mail, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Restricted Delivery.
- You can request a return receipt for mailpieces sent by Certified Mail, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, and Priority Mail Restricted Delivery.

Prior Code
Cases
515 NW Gibson
Lane



Item v.

Case Type IPMC - International Prop Maint Code

Case Date 08/15/2016

Case Status Inactive

Case Number 2016-00000457
 Resolution Date 07/26/2017
 Days Open 345

Case Description PILE OF MIXED DEBRIS LEFT AT CURB/ROAD

Name		Location	
Reported By	Wendell Johnson	Parcel Number	11532001
Business Name		Parcel Address	515 NW GIBSON LN LAKE CITY, FL 32055
Central Name		Improvement	DEFAULT - MALAVE KATIE MAE AVINGER
Parcel Owner Name	MALAVE KATIE MAE AVINGER	Service Address	515 NW GIBSON LN LAKE CITY, FL 32055
Cited Party Name		Master Location	
Utility Customer		Utility Account	
Animal		Location Text	
Inspector	BEVERLY JONES	Cross Streets	
Phone Number	(863) 228-1898	Mailing Address	
Alternate Phone		Business Address	
Email Address	johnsonw@lclfa.com	Parcel Owner Address	515 NW GIBSON LANE LAKE CITY, FL 32055
Comments		Cited Party Address	

Date	Type	User	Notes/Activity
08/15/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000469 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
08/15/2016	Corrective Action	Beverly Jones	WARNING NOTICE
08/17/2016	Inspections	Beverly Jones	REINSPECTION, 2016-00000224 Failed
	Violation		Total Fees: \$0.00
08/17/2016	Corrective Action	Beverly Jones	NOTICE OF VIOLATION

Case Type: - Case Date: Case Status: InActive

Case Number
Resolution Date
Days Open
Case Description

Name
Reported By
Business Name
Central Name
Parcel Owner Name
Cited Party Name
Utility Customer
Animal
Inspector
Phone Number
Alternate Phone
Email Address

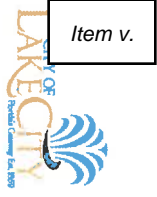
Comments

Case Type: International Prop Maint
Case Number: 2016-00000483
Case Date: 8/23/2016 12:00:00 AM
Resolution Date: 6/9/2017 12:00:00 AM
Status: COMPLETED

Related Cases

Location

Parcel Number
Parcel Address
Improvement
Service Address
Master Location
Utility Account
Location Text
Cross Streets
Mailing Address
Business Address
Parcel Owner
Address
Cited Party Address



Item v.

CaseType **IPMC - International Prop Maint Code** Case Date **08/23/2016** Case Status **InActive**

Case Number **2016-00000483** Name **Robert Hathcox**
 Resolution Date **06/09/2017** Reported By **Robert Hathcox**
 Days Open **290** Business Name
 Central Name

Case Description **YARD/LOT IS LITTERED WITH SCRAP AND DEBRIS, PORCH IS PILED UP**
 Parcel Owner Name **MALAVE KATIE MAE AVINGER**
 Cited Party Name
 Utility Customer
 Animal
 Inspector **BEVERLY JONES**

Phone Number
 Alternate Phone
 Email Address
 Comments
 Mailing Address
 Business Address
 Parcel Owner Address
 Address
 Cited Party Address

Date **08/23/2016** User **Beverly Jones** Notes/Activity **INITIAL INSPECTION, 2016-00000494 Failed**
 Type **Inspections** **307.1 - 307.1 ACCUMULATION OF TRASH** Total Fees: **\$0.00**
Violation **Corrective Action** **Beverly Jones** **WARNING NOTICE**
06/09/2017 **Inspections** **Beverly Jones** **REINSPECTION, 2017-00000157 Passed**

CaseType - Case Date Case Status InActive

Case Number
Resolution Date
Days Open
Case Description

Name	Reported By	Location
Business Name	Business Name	Parcel Number
Central Name	Parcel Owner Name	Parcel Address
Cited Party Name	Utility Customer	Improvement
Animal	Inspector	Service Address
Inspector	Phone Number	Master Location
Phone Number	Alternate Phone	Utility/ Account
Alternate Phone	Email Address	Location Text
Email Address		Cross Streets
		Mailing Address
		Business Address
		Parcel Owner
		Address
		Cited Party Address

Related Cases

Case Type	Case Number	Case Date	Resolution Date	Status
International Prop Maint Code	2016-00000457	8/15/2016 12:00:00 AM	7/26/2017 12:00:00 AM	COMPLIED



Case Type **IPMC - International Prop Maint Code** Case Date **03/02/2018** Case Status **InActive**

Case Number **2018-00000121** Reported By **Beverly A Jones** Location **11532001**

Resolution Date **12/26/2018** Business Name **Central Name** Parcel Number **515 NW GIBSON LN LAKE CITY, FL 32055**

Days Open **299** Parcel Owner Name **MALAVE KATIE MAE AVINGER** Improvement **DEFAULT - MALAVE KATIE MAE AVINGER**

Case Description **residential area/metal scraps debris scattered** Service Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Cited Party Name **Animal** Utility Account **Master Location** Location Text **Utility Account** Cross Streets **Location Text**

Inspector **Beverly A Jones** Mailing Address **Business Address**

Phone Number **(386) 628-1002** Parcel Owner **515 NW GIBSON LANE LAKE CITY, FL 32055**

Alternate Phone **Address** Cited Party Address **Address**

Email Address **beyvolet@gmail.com**

Date	Type	User	Notes/Activity
03/02/2018	Inspections	Beverly Jones	INITIAL INSPECTION, 2018-00000337 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
05/14/2018	Inspections	Beverly Jones	REINSPECTION, 2018-00000734 Failed
05/14/2018	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
05/14/2018	Corrective Action	Beverly Jones	NOTICE OF HEARING



CaseType IPMC - International Prop Maint Code Case Date 09/18/2019 Case Status InActive

Case Number 2019-00000276
 Resolution Date 11/13/2019

Days Open 56

Case Description og/SCRAP METAL/LAWN MOWERS-

Name	Reported By	Business Name	Central Name	Parcel Owner Name	Cited Party Name	Utility Customer	Animal	Inspector	Phone Number	Alternate Phone	Email Address	Comments	Location
	anonymous			MALAVE KATIE MAE AVINGER				Beverly A Jones					11532001 515 NW GIBSON LN LAKE CITY, FL 32055 Improvement Service Address 515 NW GIBSON LN LAKE CITY, FL 32055 Master Location Utility Account Location Text Cross Streets Mailing Address Business Address Parcel Owner Address Cited Party Address

Activities Date Type User Inspections

09/18/2019	Violation	Beverly Jones	302.4 weeds - 302.4 weeds IPMC	INITIAL INSPECTION, 2019-00001154 Failed
	Violation		307.1 ACCUMULATION OF TRASH - 307.1 ACCUMULATION OF TRASH IPMC	Total Fees: \$0.00
11/13/2019	Inspections	Beverly Jones		Total Fees: \$0.00
				INITIAL INSPECTION, 2019-00001399 Passed

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2019-00000276

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 where violated at the property located at **515 NW GIBSON LN Parcel ID# 11532001:**

INITIAL INSPECTION	Beverly A Jones	09/18/2019	2:21PM	Results- OVERGROWN LOT, DEBRIS, SCRAP LAWNMOWERS AND OTHER ITEMS ARE LITTERING LOT.
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Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. REMOVE All DEBRIS FROM exterior property and premises, and the interior of every structure, AS it shall be free from any accumulation of rubbish or garbage.
307.1 ACCUMULATION OF TRASH	307.1 ACCUMULATION OF TRASH IPMC	

Violation Code	Municipal Code
302.4 weeds	All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches . All 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.
307.1 ACCUMULATION OF TRASH	ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.

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:

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	10/20/19

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 of time 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 MALAVE, KATIE MAE AVINGER Relationship OWNER

On date 9/18/19 time being Personal Service

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

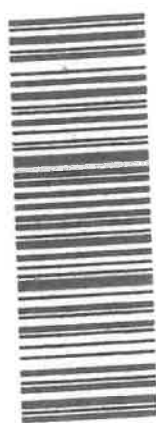
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

CERTIFIED MAIL

City
Lake



7018 0680 0001 1581 3739
7018 0680 0001 1581 3739

KATIE MAE AVINGER MALAVE
515 NW GIBSON LANE
LAKE CITY, FL 32055

Total Postage and Fees	
Postage	6.80
Adult Signature Restricted Delivery	\$
Adult Signature Restricted Delivery	\$
Certified Mail Restricted Delivery	\$
Return Receipt (hardcopy)	\$
Return Receipt (electronic)	\$
Extra Services & Fees (check box, add fee)	3.00
Certified Mail Fee	3.00

Postmark
Here

OFFICIAL USE

For delivery information, visit our website at www.usps.com

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

ER MALAVE
ANE
55

02:1P
000091-8144
MAILED FROM ZIP CODE 32056

SEP 18 2011

PITNEY BOWES

\$ 006.80

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:

KATIE MAE AVINGER MALAVE
 515 NW GIBSON LANE
 LAKE CITY, FL 32055



701A 0680 0001 1581 3739

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 17? If YES, enter delivery address below:

Yes No

C. Date of Delivery

Agent Addressee

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier
- Electronic verification of delivery
- A record of delivery (signature) that is valid for a specified period

Important Reminders

- You may purchase First-Class Mail®, First-Class Mail® International, or Priority Mail® services.
- Certified Mail service is not available for international mail.
- Insurance coverage is available with Certified Mail and certain Priority Mail services.
- For an additional fee, you may purchase an endorsement on the following services: Return Receipt for Certified Mail, Return Receipt for Registered Mail, Return Receipt for Signature Confirmation, Return Receipt for Signature Confirmation Restricted Delivery, Return Receipt for Merchandise, Registered Mail, Registered Mail Restricted Delivery, Signature Confirmation, Signature Confirmation Restricted Delivery, Signature Confirmation Restricted Delivery (over \$500), Signature Confirmation Restricted Delivery (over \$500), Signature Confirmation Restricted Delivery (over \$500), Signature Confirmation Restricted Delivery (over \$500).

PLEASE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS LABEL

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000013
Respondent: Katie Mae Avinger Malave

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 2024, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate 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 behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have 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, RECORDS, WRITINGS, 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 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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Katie Mae Avinger Malave Relationship Owner
On date February 12, 2024 time being 12:24 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
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

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

NOTICE OF HEARING
Case No.: 24-00000013
Witness: Timmy Jernigan

NOTICE OF HEARING

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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 violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Timmy Jernigan Relationship _____
On date February 12, 2024 time being 12:28 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
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

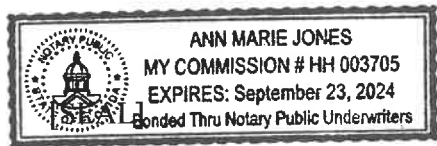
BEFORE ME, this day, 8th day of March 2024, personally appeared, Marshall Sova Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 8h day of March 2024, 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: 515 NW Gibson Lane and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__8th__ day of March 2024, by Marshall Sova
who is personally known to me.



Ann Marie Jones
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024