

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

September 09, 2021 at 1:00 PM

Venue: City Hall

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the SEPTEMBER 9, 2021 Code Enforcement Special Magistrate Meeting via video conferencing communications media technology.

To participate: The Code Enforcement Special Magistrate Meeting instructions are located at the end of this agenda.

OLD BUSINESS

i. CASE 14-929

OWNER: LOUISE CROSLEY

ADDRESS: 715 NW DIXIE ST

PARCEL: 11335-000

REQUEST TO MOVE FORWARD WITH CITY LIEN PROCESS

ii. REMOVED

ASE 16-00000168

OWNER: LISA PAGE THOMPSON

ADDRESS: 715 SW ALACHUA

PARCEL: 14102-000

REQUEST TO MOVE FORWARD WITH CITY LIEN PROCESS

iii. REMOVED

CASE 13-516

OWNER: WAYNE LEVY

ADDRESS: 443 NE LEVY WAY

PARCEL: 11780-000

REQUEST TO MOVE FORWARD WITH CITY LIEN PROCESS

[iv.](#) CASE 16-460

Owner: ALTON LEE JR

ADDRESS:861 NW GEORGIA

PARCEL: **11508-000**

Violations: PROCESS CITY LIEN

[v.](#) CASE 15-62

Owner: GEM II LLC

ADDRESS:768 NE JACKSON AVE

PARCEL: **10944-000**

Violations: PROCESS CITY LIEN

NEW BUSINESS

[vi.](#) CASE 21-98

Owner: LOVIE MOSS

ADDRESS:296 NW WRIGHT LANE

PARCEL: 11364-000

Violations: IPMC 301.2 Responsibility, 301.3 Vacant structure and lands, 302.4 Weeds, Accumulation of debris, 304.11 Chimney and towers, 304.7 Roofs and drainage, 108.1.1 Unsafe conditions, 110.1 demolition

[vii.](#) CASE 21-97

Owner: Gladys Robinson

ADDRESS:301 NW Jefferson

PARCEL: 11362-000

Violations: IPMC 301.2 Responsibility, 301.3 Vacant structure and lands, 302.4 Weeds, Accumulation of debris, 304.11 Chimney and towers, 304.7 Roofs and drainage, 108.1.1 Unsafe conditions, 110.1 demolition

viii. CASE 20-44

Owner: ALBERTA DAVIS

ADDRESS:586 NE MONTANA AND VACANT PARCEL 11025000

PARCEL: 11025000

Violations: IPMC 301.2 Responsibility, 301.3, 302.4 Weeds,304.13 WINDOWS AND 304.1 GENERAL

ix. CASE 21-112

OWNER: DAVID SOMERS

ADDRESS:441 NW MADISON

PARCEL: 12308-000

VIOLATIONS: 301.2 RESPONSIBILITY, 304.2 WINDOWS, 309.2 OWNER, 401.2 RESPONSIBILITY, 301.3 VACANT STRUCTURE/LAND, 304.1 GENREAL, 304.1.1 UNSAFE CONDITIONS, 304.6 EXTERIOR WALLS, 304.7 ROOF, 304.13. WINDOWS, 304.2 OPENABLE WINDOWS, 304.15 DOORS, 305.1.1 UNSAFE CONDITIONS, 305.4 STAIRS, WALKING SURFACES

x. CASE 21-110

OWNER: Billie Lee Francis

ADDRESS:129 nw LEE LN

PARCEL: 11417000

VIOLATIONS: 301.2 RESPONSIBILITY, 301.3 VACANT STRUCTURE/LAND, 304.1 GENERAL, 304.1.1 UNSAFE CONDITIONS, 304.6 EXTERIOR WALLS, 304.7 ROOF, 304.13. WINDOWS, 304.2 OPENABLE WINDOWS, 305.1.1 UNSAFE CONDITIONS, 305.4 STAIRS, WALKING SURFACES, 304.9 OVERHEAD EXTENSIONS

xi. CASE 19-246

OWNER: 5T WEALTH PARTNERS LP

ADDRESS:317 NW iNDIANA LANE

PARCEL: 11339000

VIOLATIONS: 301.2 RESPONSIBILITY, 301.3 VACANT STRUCTURE/LAND, 304.1 GENERAL, 304.1.1 UNSAFE CONDITIONS, 304.6 EXTERIOR WALLS, 304.7 ROOF, 304.13. WINDOWS, 304.2 OPENABLE WINDOWS, 305.1.1 UNSAFE CONDITIONS, 305.4 STAIRS, WALKING SURFACES, 108.1 GENERAL UNSAFE, 110.1 DEMOLITION

WORKSHOP

ADJOURNMENT

Due to COVID-19, the City of Lake City follows the CDC guidelines. Members of the public may view the meeting live on our Youtube channel at:
<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>

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.

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 14- 929

Respondent Louise Crosley

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Louise Crosley Relationship owner

On date 8/6/21 time being _____ Personal Service

Posted on property and at City Hall

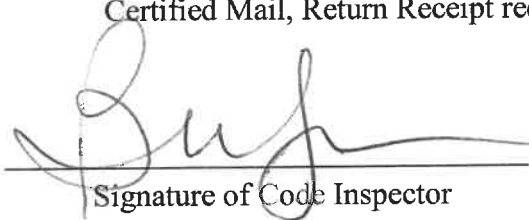
Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

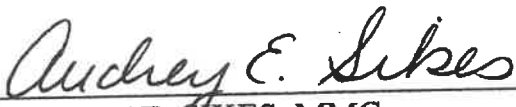
STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case No. 14-52400929 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 2nd day of September 2014.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


AUDREY E. SIKES, MMC
City Clerk

Mayor-Council Member
STEPHEN M. WITT


Vice-Mayor-Council Member
EUGENE JEFFERSON

Council Members
MELINDA MOSES
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES

 Inst: 201412013576 Date: 9/3/2014 Time: 2:09 PM
DC, P. DeWitt Cason, Columbia County Page 1 of 5 B: 1280 P: 2184

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA
205 N. MARION AVE.
LAKE CITY, FL 32055

LAKE CITY, FLORIDA

Petitioner,

CASE # 13-52400516

Vs.

Respondent,

Louise Crosley

Lake City Code Enforcement Board

Certified Copy

By

Clerk of the Code Enforcement Board

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

10/13/14

THIS CAUSE came for public hearing before the Lake City Code Enforcement Board on February 13, 2014, after due notice to the Respondent, at which time the Board heard testimony under oath, received evidence, and issued its findings of fact and conclusions of law and thereupon issued its oral Order, which was reduced to writing and furnished to the Respondent.

Said Order required Respondent(s) Said Order found this case in violation of ordinance 2007-1112 . 302.4 and 301.3, to take certain corrective action immediately , as more specifically set forth in said order, and assessed a fine of \$250 per day should such corrective action not be taken by Respondent(s).

On March 17, 2014, the Board entered an order finding the Respondent in violation of ordinance 2007-1112 **Sec. 302.4 and 301.3 --(Lake City Code) at the Respondent's real property more particularly described as:**

NW DIV: BEG NE COR BLOCK 40, RUN W 54.7 FT FOR POB, CONT W 43.11 FT, S 105 FT, E 43.11 FT, N 105 FT TO POB. TD 1161- 1905. **Parcel: 00-00-00-11335-000**

ORDERED that Respondent pay to City of Lake City an administrative fine in the assessed amount of \$250 fine per day beginning February 14, 2014 and continuing until property is in compliance.

Pursuant to the Order, dated February 14 2014 Respondent owes the City the sum of \$250 per day, , from the date of violation until the date of compliance which remains unpaid.

This Order superseded all orders imposing administrative fines and liens associated with Case # 13-52400516, herein, and may be recorded in the public records of Columbia County, pursuant to law. Such recording shall establish this Order as a lien against the following described real property and any other real or personal property owned by the Respondent(s).

Real Property described as:

NW DIV: BEG NE COR BLOCK 40, RUN W 54.7 FT FOR POB, CONT W 43.11 FT, S 105 FT, E 43.11 FT, N 105 FT TO POB. TD 1161- 1905. **Parcel: 00-00-00-11335-000**

TOGETHER WITH ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE RESPONDENT(S), PURSUANT TO FLORIDA STATUTE 162.09.

DONE AND ORDERED this day, Oct ____, 2014 , at Lake City, Columbia County, Florida.

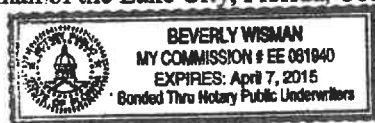
CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

By: 
Lucious George, Chairman

STATE OF FLORIDA)

COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this Oct. 10, 2014 by Lucious George, Chairman of the Lake City, Florida, Code Enforcement Board, and who being personally known to me.




Notary Public, State of Florida

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Administrative Fine/Lien has been furnished by certified mail, return receipt requested, to Louise Crosley.


Secretary, Code Enforcement Board

Parcel: << 00-00-00-11335-000 (39789) >>

Item i.

Owner & Property Info

Result: 1 of 5

Owner	CROSLEY LOUISE 405 EDGEWOOD DR MEADVILLE, PA 16335		
Site	715 NW DIXIE AVE, LAKE CITY		
Description*	NW DIV: BEG NE COR BLOCK 40, RUN W 54.7 FT FOR POB, CONT W 43.11 FT, S 105 FT, E 43.11 FT, N 105 FT TO POB. TD 1161-1905.		
Area	0.113 AC	S/T/R	30-3S-17
Use Code**	VACANT (0000)	Tax District	1

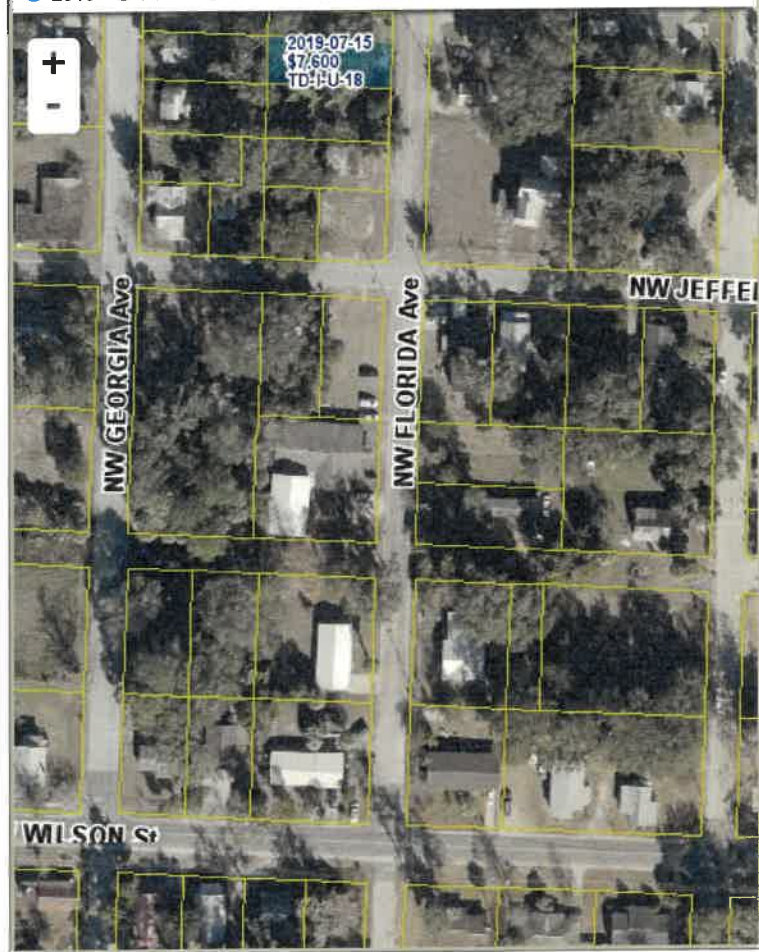
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2020 Certified Values		2021 Working Values	
Mkt Land	\$2,475	Mkt Land	\$2,476
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,475	Just	\$2,476
Class	\$0	Class	\$0
Appraised	\$2,475	Appraised	\$2,476
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$2,475	Assessed	\$2,476
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,475 city:\$2,475 other:\$2,475 school:\$2,475	Total Taxable	county:\$2,476 city:\$2,476 other:\$0 school:\$2,476

Aerial Viewer Pictometry Google Maps

☒ 2019 ☐ 2016 ☐ 2013 ☐ 2010 ☐ 2007 ☐ 2005 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/3/2008	\$1,400	1161/1905	TD	V	U	01

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)	4,951.000 SF (0.113 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,476

Search Result: 1 of 5

ix Record

Item i.

Last Update: 8/6/2021 11:37:47 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11335-000	REAL ESTATE	2020			
Mailing Address	Property Address				
CROSLEY LOUISE	715 DIXIE NW LAKE CITY				
405 EDGEWOOD DR					
MEADVILLE PA 16335	GEO Number				
	000000-11335-000				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 0000/0000.11 Acres NW DIV: BEG NE COR BLOCK 40, RUN W 54.7 FT FOR POB, CONT W 43.11 FT, S 105 FT, E 43.11 FT, N 105 FT TO POB. TD 1161-1905.					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	2,475	0	\$2,475	\$12.13
BOARD OF COUNTY COMMISSIONERS	8.0150	2,475	0	\$2,475	\$19.84
LUMBERIA COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	2,475	0	\$2,475	\$1.85
CAL	3.7810	2,475	0	\$2,475	\$9.36
PITAL OUTLAY	1.5000	2,475	0	\$2,475	\$3.71
WANNEE RIVER WATER MGT DIST	0.3696	2,475	0	\$2,475	\$0.91
KE SHORE HOSPITAL AUTHORITY	0.0001	2,475	0	\$2,475	\$0.00
Total Millage		19.3137	Total Taxes		\$47.80
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$98.20

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2020	2383		2380	2021	\$147.96
2014	2421		3116	2015	\$285.33
2015	2421		3004	2016	\$265.62
2016	2421		2939	2017	\$244.01
2017	2405		2766	2018	\$226.26
2018	2396		2689	2019	\$210.66
2019	2382		2751	2020	\$175.45













CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000168

PETITIONER,

v.

LISA PAIGE THOMPSON,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 11, 2016, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Respondent, Lisa Paige Thompson ("Respondent"), is the owner of residential real property located at 715 SW Alachua Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on April 8, 2016, and observed a fire-damaged and deteriorating vacant structure. More specifically, the structure had been damaged by fire and not repaired, which caused it to deteriorate further. The roof, overhang, siding and porch are in disrepair. This has resulted in the creation of an unsafe nuisance and blight condition in the neighborhood.
3. On April 8, 2015, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 311 NE 45th Terrace, Ocala, Florida 34470 describing the alleged

City of
LAKE CITY
Gateway to Florida

Office of the City Clerk
205 North Marion Avenue
Lake City, Florida 32055
TELEPHONE: (386) 719-5756
EMAIL: sikesa@lcfla.com

STATE OF FLORIDA

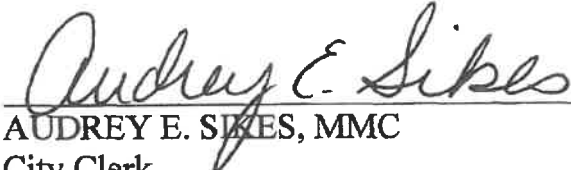
COUNTY OF COLUMBIA

Inst: 201612014466 Date: 09/06/2016 Time: 2:26PM
Page 1 of 5 B: 1321 P: 1228, P. DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy Clerk

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order for - Case Number 2016-00000168 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 24th day of August 2016.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


AUDREY E. SIKES, MMC
City Clerk

violations and requesting that the violations be corrected by no later than May 30, 2016.

Respondent was initially responsive to Petitioner's requests and took some steps to clean-up the property and repair the structure, however, Respondent failed to complete the process and ceased responding to Petitioner.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on June 1, 2016 and observed piles of trash and debris deposited at the curb; the conditions were otherwise unchanged. On June 6, 2016 Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 311 NE 45th Terrace, Ocala, Florida 34470, again describing the alleged violations on the Property and requesting that the violations be corrected on or before July 30, 2016. . A Notice of Hearing was also included with the time and place of the August 11, 2016 hearing. On June 29, 2016 USPS returned to Petitioner its certified mail indicating that it was "UNCLAIMED" by Respondent and that USPS was "UNABLE TO FORWARD."
5. On July 29, 2016, Petitioner posted a copy of the Notice of Violation and a copy of the Notice of Hearing on Respondent's property and at the City Hall for the City of Lake City.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on August 5, 2016 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.

2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

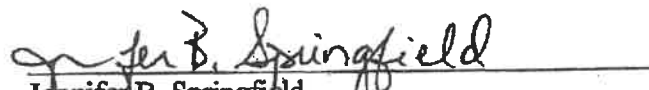
1. Respondent shall take the actions necessary to correct the violations found on the subject property within thirty (30) days of the date of this Order. Such action must include obtaining a permit from Petitioner for either demolition of the structure and disposal of all debris or a building permit to repair the structure in accordance with State and Petitioner Code requirements.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30th day, a daily fine of one-hundred dollars (\$100.00) will begin to accrue on the 30th day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and sixty-seven cents (\$6.67) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondent, \$6.67 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 23rd day of August 2016.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent, Lisa Paige Thompson at 311 NE 45th Terrace, Florida 34470 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 24th day of August 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

Parcel: << 00-00-00-14102-000 (42640) >>

Aerial Viewer Pictometry Google Maps

Item ii.

Owner & Property Info

Result: 37 of 62

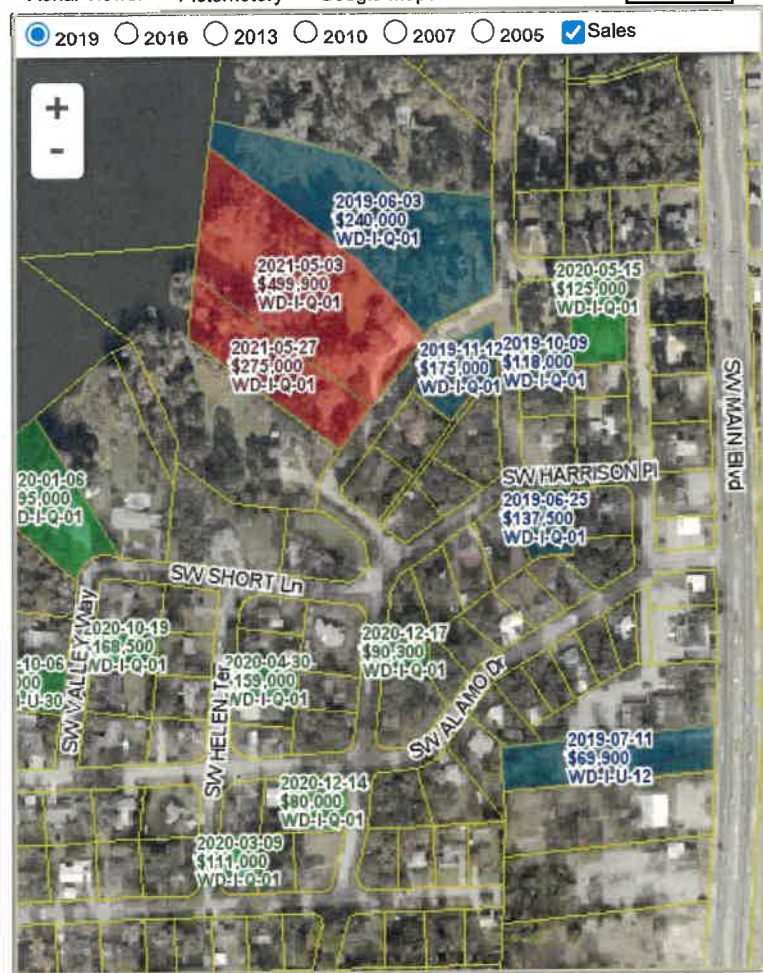
Owner	THOMPSON LISA PAIGE 311 NE 45TH TERR OCALA, FL 34470		
Site	715 SW ALACHUA AVE, LAKE CITY		
Description*	S DIV: ALL BLOCK 319. ORB 464-140, 634-82, PROB #97-14-CP ORB 842-2400 THRU 2411, 926-054 THRU 062,		
Area	0.459 AC	S/T/R	32-3S-17
Use Code**	VACANT (0000)	Tax District	1

*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

2020 Certified Values		2021 Working Values	
Mkt Land	\$19,000	Mkt Land	\$19,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$19,000	Just	\$19,000
Class	\$0	Class	\$0
Appraised	\$19,000	Appraised	\$19,000
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,000	Assessed	\$19,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,000 city:\$19,000 other:\$19,000 school:\$19,000	Total Taxable	county:\$19,000 city:\$19,000 other:\$0 school:\$19,000



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/28/2001	\$100	0926/0062	PR	I	U	01
2/26/2001	\$100	0926/0058	QC	I	U	01
2/26/2001	\$100	0926/0054	QC	I	U	01

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)	20,000.000 SF (0.459 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$19,000

Search Result: 37 of 62

ix Record

Last Update: 8/6/2021 11:37:15 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax Type		Tax Year	
R14102-000		REAL ESTATE		2020	
Mailing Address			Property Address		
THOMPSON LISA PAIGE 311 NE 45TH TERR OCALA FL 34470			715 ALACHUA SW LAKE CITY		
			GEO Number		
			000000-14102-000		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		001			
<u>Legal Description (click for full description)</u>					
00-00-00 0000/0000.46 Acres S DIV: ALL BLOCK 319. ORB 464-140, 634-82, PROB #97-14-CP ORB 842-2400 THRU 2411, 926-054 THRU 062,					
Ad Valorem Taxes					
Issuing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
TY OF LAKE CITY	4.9000	19,000	0	\$19,000	\$93.10
ARD OF COUNTY COMMISSIONERS	8.0150	19,000	0	\$19,000	\$152.29
LUMBIA COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	19,000	0	\$19,000	\$14.21
CAL	3.7810	19,000	0	\$19,000	\$71.84
PITAL OUTLAY	1.5000	19,000	0	\$19,000	\$28.50
WANNEE RIVER WATER MGT DIST	0.3696	19,000	0	\$19,000	\$7.02
KE SHORE HOSPITAL AUTHORITY	0.0001	19,000	0	\$19,000	\$0.00
Total Millage		19.3137	Total Taxes		\$366.96
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$417.36
If Paid By					Amount Due
					\$0.00
Rate Paid	Transaction	Receipt	Item	Amount Paid	
16/2021	PAYMENT	3108548.0003	2020	\$413.19	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 16-168

Respondent Lisa Paige Thompson

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

This case will not go before the Board 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 Lisa Paige Thompson Relationship owner

On date 8/6/21 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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

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:

Lisa Paige Thompson
311 NE 45th Ter
Ocala, FL 34770



9590 9402 6540 1028 6167 64

7018 0680 0001 1581 4798

COMPLETE THIS SECTION ON DELIVERY

Item ii.

A. Signature

x Lisa Thompson

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Lisa Thompson

C. Date of Delivery

8-10

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

per customer

COVID 19

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 13-516

Respondent Wayne Levy

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

This case will not go before the Board 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 _____ Wayne Levy Relationship _____ owner _____

On date _____ 8/6/21 _____ 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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Item iii.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 14-52400929

PETITIONER,

v.

WAYNE AND DEBORAH LEVY,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 14, 2014, at the request of
Petitioner, and the Special Magistrate having heard and received testimony and evidence from
Petitioner, makes the following findings of fact and conclusions of law and thereupon orders as
follows:

Findings of Fact

1. Respondents, Wayne and Deborah Levy, are the owners of residential real property
located at 443 NE Levy Way, Columbia County Property Appraiser Parcel ID No. 00-00-
00-11780-000, in Lake City, Florida.
2. City of Lake City Code Inspector Mike Renfroe inspected Respondent's property on May
30, 2014 and observed grass and weeds exceeding allowable limits.
3. On May 30, 2014 Petitioner sent a Warning Notice to Respondents via U.S. certified mail
describing the alleged violation and providing Respondents with 30 days within which to
correct the violation.
4. The Warning Notice was not received by Respondents.

5. City of Lake City Code Inspector Mike Renfroe re-inspected Respondents' property on or about July 10 and August 13, 2014 and its condition was unchanged, i.e. no corrective action had been taken by Respondents.
6. On July 10, 2014 Petitioner sent Respondents a Notice of Violation via certified U.S. mail describing the alleged violation and again providing Respondents with 30 days within which to correct the violation. A Notice of Hearing for August 14, 2014 was also included with the Notice of Violation.
7. Respondents received the Notice of Violation and Notice of Hearing on July 29, 2014.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondents were properly notified of the alleged violation and provided with a reasonable period of time within which to correct the violation.
4. Respondents failed to timely correct the alleged violation on the property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.
6. Respondent's property located at 443 NE Levy Way, Columbia County Property Appraiser Parcel ID No. 00-00-00-11780-000 in Lake City, Florida is in violation of:

- a. Section 22-175 Minimum standards for basic equipment and facilities, incorporating by reference at subsection (a) the *International Property Maintenance Code 2006*, as amended by Section 22-175 (b), and
- b. Section 302.4 Weeds

Order

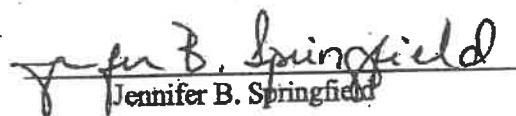
1. Respondents shall take the actions necessary to correct the violation found on the subject property within 30 days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 30th day, a daily fine of two-hundred and fifty dollars and zero cents (\$250.00) will begin to accrue on the 31st day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.

DONE AND ORDERED in this 26th day of August 2014.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com and to Respondent, Wayne and Deborah Levy via certified mail to 217 SW Lucie Court, Lake City, FL 32024 this 26th day of August 2014.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox
Mike Renfroe
Herbert F. Darby

Parcel: << 00-00-00-11780-000 (40370) >>

Item iii.

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 13 of 15

Owner	LEVY WAYNE 2098 SEMINOLE BLVD APT 7203 LARGO, FL 33778		
Site	443 NE LEVY WAY, LAKE CITY		
Description*	N DIV: S1/2 OF LOTS 12 & 13 & S1/2 OF LOTS 14 & 15 BLOCK E, NAT ADAMS S/D. QC 1116-599, (DC 1227-588; MATTIE C LEVY),		
Area	0.252 AC	S/T/R	29-3S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$5,225	Mkt Land	\$5,225
Ag Land	\$0	Ag Land	\$0
Building	\$22,778	Building	\$24,915
XFOB	\$1,230	XFOB	\$1,230
Just	\$29,233	Just	\$31,370
Class	\$0	Class	\$0
Appraised	\$29,233	Appraised	\$31,370
SOH Cap [?]	\$0	SOH Cap [?]	\$648
Assessed	\$29,233	Assessed	\$31,370
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$27,929 city:\$27,929 other:\$27,929 school:\$29,233	Total Taxable	county:\$30,722 city:\$30,722 other:\$0 school:\$31,370



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/9/2007	\$100	1116/0599	QC	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1578	1738	\$24,915

*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
0294	SHED WOOD/VINYL	1993	\$150.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$1,080.00	288.00	12 x 24

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	11,000.000 SF (0.252 AC)	1.0000/1.0000 1.0000/.9500000 /	\$0 /SF	\$5,225

Search Result: 13 of 15

ix Record

Last Update: 8/6/2021 11:36:41 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax Type		Tax Year	
R11780-000		REAL ESTATE		2020	
Mailing Address		Property Address			
LEVY WAYNE		443 LEVY NE LAKE CITY			
2098 SEMINOLE BLVD APT 7203					
LARGO FL 33778		GEO Number			
		000000-11780-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		102			
<u>Legal Description (click for full description)</u>					
00-00-00 0100/0100.25 Acres N DIV: S1/2 OF LOTS 12 & 13 & S1/2 OF LOTS 14 & 15 BLOCK E, NAT ADAMS S/D. QC 1116-599, (DC 1227-588; MATTIE C LEVY),					
Ad Valorem Taxes					
Levy Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	27,929	0	\$27,929	\$136.85
BOARD OF COUNTY COMMISSIONERS	8.0150	27,929	0	\$27,929	\$223.85
LUMBERIA COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	29,233	0	\$29,233	\$21.87
CAL	3.7810	29,233	0	\$29,233	\$110.53
PITAL OUTLAY	1.5000	29,233	0	\$29,233	\$43.85
WANNEE RIVER WATER MGT DIST	0.3696	27,929	0	\$27,929	\$10.32
KE SHORE HOSPITAL AUTHORITY	0.0001	27,929	0	\$27,929	\$0.00
Total Millage		19.3137	Total Taxes		\$547.27
Non-Ad Valorem Assessments					
Code	Levy Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
Total Assessments					\$252.02
Taxes & Assessments					\$799.29

Prior Years Payment History

		Prior Year Taxes Due			
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2020	2859		2487	2021	\$944.09
			Prior Years Total		\$944.09
If Paid By			Prior Years Due		
8/31/2021			\$944.09		

Case Data Sheet for case #

16-460

Parcel#

Address:

Owner(s):

Date of first inspection:

1st Notice of Violation sent:

Date of second inspection:

2nd Notice of Violation sent:

Date of Public Notice 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:

Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 16-00000460

Respondent Alton Lee JR

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 ___, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Alton Lee JR

Relationship _____ owner _____

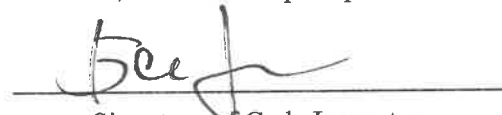
On date 8/4/21 time being _____ Personal Service

Posted on property and at City Hall _____ x Certified Mail, Return Receipt requested
class mailing

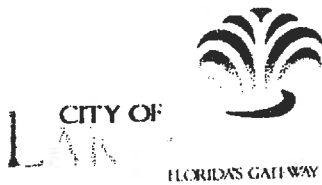
First

Jones, Beverly A

Print Name of Code Inspector


Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



City of Lake City

Office of the City Clerk

205 North Marion Avenue
Lake City, Florida 32055

TELEPHONE: (386) 719-5756

FAX: (386) 752-4896

STATE OF FLORIDA

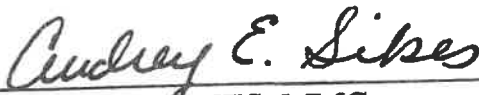
COUNTY OF COLUMBIA

Inst: 201712000620 Date: 01/11/2017 Time: 8:37AM
Page 1 of 5 B: 1328 P: 2535, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case No. 2016-00000460 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 6th day of January 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000460

PETITIONER,

v.

ALTON LEE, JR.,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on December 8, 2016, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Respondent, Alton Lee, Jr. ("Respondent"), is the owner of residential real property located at 861 NW Georgia Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's residential property on August 1, 2016, and observed a vacant, dilapidated structure with rotting exterior siding and a roof in need of repair. The Property was also severely overgrown with weeds, which exceeded the height of the structure.
3. On August 16, 2016, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 241 Belle Chase Drive, Raeford, North Carolina 28376-8005 describing the alleged violations and requesting that the violations be corrected no later than October 1, 2016.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 18, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 241 Belle Chase Drive, Raeford, North Carolina 28376-8005, again describing the alleged violations on the Property and requesting that the violations be corrected on or before December 1, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the certified mail to Petitioner on November 29, 2016 indicating that it was "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."
5. On November 23, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on December 6, 2016 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.
3. Respondent was properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct the alleged violations on the Property.

5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

1. Within ninety (90) days of the date of this Order, Respondent shall take all actions necessary to correct the violations found on the subject Property as stated herein.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 90th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 91st day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and forty-six cents (\$6.46) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondent, \$6.46 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 19th day of December 2016.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent, Alton Lee, Jr., at 241 Belle Chase Drive, Raeford, North Carolina 28376-8005 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 14th day of December 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

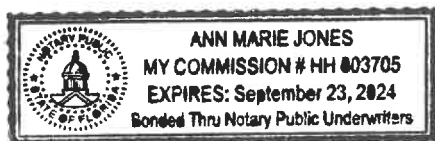
COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 861 NW GEORGIA -11508-000/205 N Marion Ave, Lake City, FL. 32055

Beverly Jones -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
____ 6th ____ day of August 2021, by Beverly Jones
who is personally known to me.

Signature of Notary

Ann Marie Jones

Print or Type Name

My Commission expires: _____

September 23, 2024

Item iv.



Item iv.



Item iv.

A photograph of a dense forest. A path or clearing is visible, covered with a thick layer of green foliage, including large, heart-shaped leaves and smaller, more delicate plants. The background shows dark tree trunks and a dense canopy of green leaves. The lighting is natural, suggesting daylight. The overall scene is lush and green.

Item iv.

CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE
City of Lake City
5 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 16-00000460

Respondent Alton Lee JR

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 __, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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****

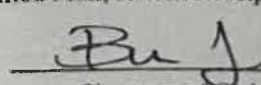
This case will not go before the Board if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Alton Lee JR
Relationship owner

On date 8/4/21 time being Personal Service
Posted on property and at City Hall x Certified Mail, Return Receipt requested
class mailing

Jones, Beverly A
Print Name of Code Inspector


Signature of Code Inspector

First

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

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:

Olton Lee Jr
 737 Garden Dr
 Kennett Square, PA
 19348



9590 9402 6540 1028 6167 40

7018 0680 0001 1581 4842
(from service label)

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

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

Case Data Sheet for case # 15-42

Parcel# _____


Address: 768 NE JacksonOwner(s): GEM 11 LLCDate of first inspection: order issued1st Notice of Violation sent: —Date of second inspection: 8/3/212nd Notice of Violation sent: 8/3/21Date of Public Notice placed on property: 8/6/21Notice of Mag. Hearing Sent: 8/10/21Notice in Lake City Reporter on: 8Notice posted in City Hall 8/6/21

Mailing Cost/ Date: 6-56

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____


Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 15-62

Respondent **GEMII, LLC**

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 2021 at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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

GEMII, LLC Relationship OWNER

On date 8/3/21 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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Print: 201512019488 Date: 11/23/2015 Time: 8:48 AM
DC, P. DeWitt Cason, Columbia County Page 1 of 5 B: 1304 P: 2367

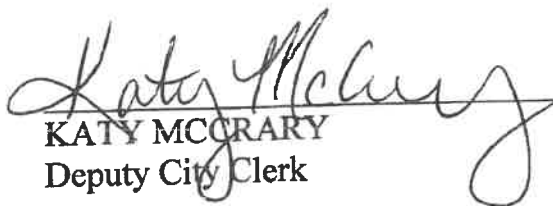
STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Katy McCrary, Deputy Clerk of the City of Lake City, DO
HEREBY CERTIFY the attached to be a true and correct copy of City of
Lake City Code Enforcement Special Magistrate Amended Order for - Case
Number 2015-00000062 (4 pages), as promulgated and on file in the City
Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and
affixed the Corporate Seal of this City this 23rd day of November 2015.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


KATY MCCRARY
Deputy City Clerk

Mayor-Council Member
STEPHEN M. WITT

Vice-Mayor-Council Member
MELINDA MOSES

Council Members
EUGENE JEFFERSON
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2015-00000062

PETITIONER,

v.

DUSTIN SUTTON,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on November 12, 2015, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Respondent, Dustin Sutton ("Respondent"), is the owner of residential real property located at 768 NE Jackson Avenue in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on May 1, 2015, and observed trash and debris which had not been properly disposed, grass and weeds exceeding twelve (12) inches in height, a vacant residential structure whose exterior walls and roof were in need of maintenance and repair, and an accessory structure which needed to be demolished and removed or repaired. At this time, Ms. Wisman spoke to Respondent via telephone, described the alleged violations to

Respondent and, based upon Respondent's assurances that the property would soon be brought into compliance, did not send a warning notice to Respondent.

3. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 20, 2015 and the conditions were unchanged.
4. On September 2, 2015 Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent, again describing the alleged violations on the Property and requesting that Respondent correct the violations on or before October 15, 2015. A copy of the Notice of Hearing for November 12, 2015, was also enclosed. The certified mail was returned to Petitioner on September 27, 2015 indicating that it was unclaimed.
5. On October 6, 2015, City of Lake City Code Inspector Beverly Wisman re-inspected the Property again, but conditions were still unchanged. Therefore, Ms. Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at the City of Lake City City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on November 12, 2015 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.

3. Respondent was properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

1. Respondent shall take the actions necessary to correct the violations found on the subject property within ten (10) days of the date of this Order.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 10th day, a daily fine of one-hundred fifty dollars (\$150.00) will begin to accrue on the 11th day in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondent is ordered to pay Petitioner's enforcement costs in the amount of six dollars and seventy-three cents (\$6.73) within ten (10) days of the date of this order. In the event such costs are not timely paid by Respondent, \$6.73 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 20th day of November 2015.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent at P.O. Box 1071, Haines City, Florida 33845 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 20th day of November 2015.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

Parcel: << 00-00-00-10944-000 (39323) >>

Owner & Property Info

Owner	GEMII, LLC 1309 COFFEEN AVE STE 1200 SHERIDAN, WY 82801		
Site	768 NE JACKSON AVE, LAKE CITY		
Description *	NE DIV: 58 FT OFF N SIDE OF E 1/2 BLOCK 36. TD 1258-232, QC 1290-2163, TD 1368-1550, QC 1401-1403, QC 1434-886,		
Area	0.139 AC	S/T/R	29-3S-17
Use Code **	SINGLE FAMILY (0100)	Tax District	2
*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

2020 Certified Values		2021 Working Values	
Mkt Land	\$3,045	Mkt Land	\$3,045
Ag Land	\$0	Ag Land	\$0
Building	\$13,758	Building	\$16,554
XFOB	\$0	XFOB	\$0
Just	\$16,803	Just	\$19,599
Class	\$0	Class	\$0
Appraised	\$16,803	Appraised	\$19,599
SOH Cap [?]	\$0	SOH Cap [?]	\$1,116
Assessed	\$16,803	Assessed	\$19,599
Exempt	\$0	Exempt	\$0
Total	county:\$16,803 city:\$16,803	Total	county:\$18,483 city:\$0
Taxable	other:\$16,803 school:\$16,803	Taxable	other:\$0 school:\$19,599

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2021	\$2,300	1434/0886	QC	I	U	11
3/8/2021	\$100	1432/2474	QC	I	U	11
11/15/2019	\$300	1401/1403	QC	I	U	11
8/6/2018	\$4,400	1368/1550	TD	I	U	18
12/30/2014	\$500	1290/2163	QC	I	U	11
8/1/2013	\$4,900	1259/0232	TD	I	U	18

▼ Building Characteristics

Bldg Sketch	Description *	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1945	1000	1125	\$16,554

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Unit	Time
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CEMENT BOARD

MAGISTRATE

City

n Ave.

lorida 32055

NOTICE OF HEARING

Case # 15-62

Respondent **GEMII, LLC**

NOTICE OF HEARING: You are hereby notified and commanded to appear before the

Magistrate- of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 2021 at (time)

A. 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 said

Board 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.

For your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

This case will not go before the Board 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 GEMII, LLC Relationship OWNER

Personal Service

Certified Mail, Return Receipt requested

On date 8/3/21 time being

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

B. J.
Signature of Code Inspector

NOTE:

Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

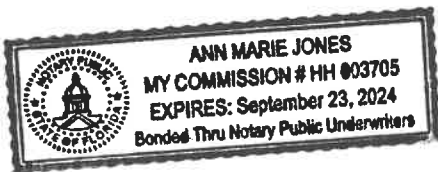
COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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.

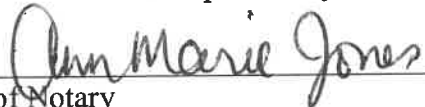
2. On the 6th day of AUGUST 2021,, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 768 NE Jackson Ave - 205 N Marion Ave, Lake City, FL. 32055


Beverly Jones -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
__3rd__ day of August 2021, by Beverly Jones
who is personally known to me.


Signature of Notary

__Ann Marie Jones__
Print or Type Name

My Commission expires: September 23, 2021

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:

Gem11, LLC
 Reg Agent Jack Owen Br
 4500 PGA Boulevard Ste 206
 Palm Gardens, FL 33418
 Beach



9590 9402 6540 1028 6056 90

7018 0680 0001 1581 1162

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 Restricted Delivery

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

(over \$500)

Domestic Return Receipt

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

Item v.

SEP 01 2013
1000
1000



RECEIVED
SEP 08 2021

[Handwritten signature]

RECEIVED
SEP 08 AM 11

day

RECEIVED
SEP 08 2021





A photograph of a dense thicket of green shrubs and trees. The foliage is thick and vibrant green, with some branches showing lighter green or yellowish leaves. A label 'Item v.' is visible in the top right corner. The background is dark and indistinct, suggesting a forest or wooded area.

Item v.



Case Data Sheet for case # 21-98

Parcel# 11364-000
 Address: 296 NW Wright Ln
 Owner(s): Lovie Moss

Date of first inspection: 6/11/20211st Notice of Violation sent: 6/11/2021Date of second inspection: 8/4/20212nd Notice of Violation sent: 8/4/2021Date of Public Notice placed on property: 8-6-21Notice of Mag. Hearing Sent: 8-4-2021

Notice in Lake City Reporter on: _____

Notice posted in City Hall 8-6-21

Mailing Cost/ Date: 6.96

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____



Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item vi.

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

Case # 2021-00000098

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 296 NW WRIGHT LN Parcel ID# 11364000:

INITIAL INSPECTION	Beverly A Jones	06/11/2021	3:10PM	<u>Results chimney is crumbling, wood/exterior, walls and roof are rotting, broken windows. Unsafe for habitation.</u>
--------------------	-----------------	------------	--------	--

Violation Code	Violation Description	Corrective Action
307.1 ACCUMULATION OF TRASH	307.1 ACCUMULATION OF TRASH IPMC	Demolish and remove structure or repair in accordance with currently adopted codes. UNFIT FOR HUMAN OCCUPANCY, MUST BE VACATED IMMEDIATELY. 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.
IPMC	2018-301.2 Responsibility	
IPMC	2018-301.3 Vacant structures and land.	
IPMC	2018-302.4 Weeds	
IPMC	2018-304.7 Roofs and drainage	
IPMC	2018-304.11 Chimneys and towers	
Sec 108.1.1	Sec 108.1.1 unsafe structures IPMC	
sec 110.1	sec 110.1 general- demolition	

Violation Code	Municipal Code
307.1 ACCUMULATION OF TRASH IPMC	ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
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.	Item vi.
2018-301.3 Vacant structures and land.	Vacant structures and premises 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.	
2018-302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.	
2018-304.7 Roofs and drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	
2018-304.11 Chimneys and towers	All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	
Sec 108.1.1 unsafe structures IPMC	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1 general- demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

☒ **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
Comply with notice by 7/11/21

Due Date

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 Lovie Moss Relationship owner

On date 6/11/21 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

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item vi.

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

Case # 2021-00000098

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 296 NW WRIGHT LN Parcel ID# 11364000:

REINSPECTION	Beverly A Jones	08/04/2021	11:25AM	<u>Results no improvements/no permits.</u>
INITIAL INSPECTION	Beverly A Jones	06/11/2021	3:10PM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
307.1 ACCUMULATION OF TRASH IPMC	307.1 ACCUMULATION OF TRASH IPMC	Demolish and remove structure or repair in accordance with currently adopted codes. UNFIT FOR HUMAN OCCUPANCY, MUST BE VACATED IMMEDIATELY. 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.
IPMC	2018-301.2 Responsibility	
IPMC	2018-301.3 Vacant structures and land.	
IPMC	2018-302.4 Weeds	
IPMC	2018-304.1.1 Unsafe conditions	
IPMC	2018-304.7 Roofs and drainage	
IPMC	2018-304.11 Chimneys and towers	
Sec 108.1.1	Sec 108.1.1 unsafe structures IPMC	
sec 110.1	sec 110.1 general- demolition	

Violation Code	Municipal Code
307.1 ACCUMULATION OF TRASH IPMC	ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
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,

	not limited to, trash chutes, canopies, marquees, signs, awnings, fire escape standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.	Item vi.
2018-304.7 Roofs and drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	
2018-304.11 Chimneys and towers	Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weathercoating materials, such as paint or similar surface treatment.	
Sec 108.1.1 unsafe structures IPMC	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1 general- demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

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

Comply with corrective action by 9/3/21

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:

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000098

Respondent Lovie Moss

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Lovie Moss Relationship ____ owner ____

On date ____ 8/4/21 ____ time being ____ Personal Service

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

First

Jones, Beverly A

Print Name of Code Inspector

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

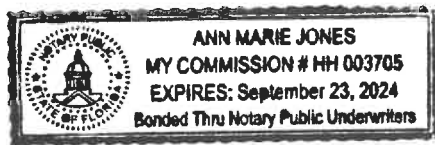
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 296 nw Wright -11364-000/205 N Marion Ave, Lake City, FL. 32055

Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
 ___6th___ day of August 2021, by Beverly Jones
 who is personally known to me.

Signature of Notary

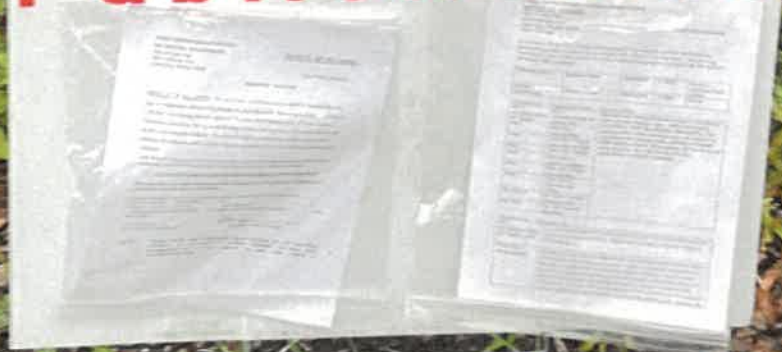


[SEAL]

___Ann Marie Jones___
 Print or Type Name

My Commission expires: September 23, 2024

Public Notice

















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



7020 0640 0001 7440 3916



Lovie Moss

3980 W BROWARD BLVD APT 105
FORT LAUDERDALE, FL 33312
NIXIE 331 FE 1 0007/09/21

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32055391805

00012055391802

*0538-06045-14-41

CEMENT BOARD
MAGISTRATE

NOTICE OF HEARING

32055

Case # 2021-00000098

Respondent Lovie Moss

HEARING: You are hereby notified and commanded to appear before the
of Lake City, Florida on (day) Thursday, September 9, 2021 ____, at (time)
ing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council
ty, Florida, at which time evidence and testimony will be presented to said
ne violation. You have the right to examine all evidence and

**CEMENT- SPECIAL MAGISTRATE
Violation**

Case # 2021-00000098

ty
Ave.
ida 32055

Lake City, Florida, the undersigned Code Inspector certifies that he/she has
nds to believe and does believe that on/prior to the date below, the following
ne Codes of Lake City where violated at the property located at 296 NW WRIGHT
11364000:

Beverly A Jones	08/04/2021	11:25AM	Results no improvements/no permits.
Beverly A Jones	06/11/2021	3:10PM	Results

Violation Description	Corrective Action
307.1 ACCUMULATION OF TRASH IPMC	Demolish and remove structure or repair in accordance with currently adopted codes. UNFIT FOR HUMAN OCCUPANCY, MUST BE VACATED IMMEDIATELY. 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.
2018-301.2 Responsibility	
2018-301.3 Vacant structures and land.	
2018-302.4 Weeds	
2018-304.1.1 Unsafe conditions	
2018-304.7 Roofs and drainage	

ORCEMENT BOARD
MAGISTRATE
City

NOTICE OF HEARING

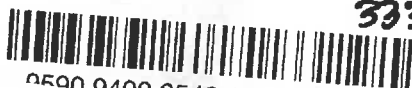
Case # 2021-00000112

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:

Louie Moss
 3980 W Broward Blvd
 Apt 105
 Fort Lauderdale, FL 33312



9500 9402 6540 1028 6167 02
 7018 0680 0001 1581 4866

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Couid 19*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-12-21

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 Restricted Delivery (over \$500)

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

Domestic Return Receipt









Case Data Sheet for case # 21-97

Parcel# 11362-000
Address: 301 NW Jefferson
Owner(s): Gladys Robinson

Date of first inspection: 6/11/211st Notice of Violation sent: 6/11/21Date of second inspection: 8/4/212nd Notice of Violation sent: 8/4/21Date of Public Notice placed on property: 8/6/21Notice of Mag. Hearing Sent: 8/4/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall 8/4/21

Mailing Cost/ Date: 6.94

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item vii.

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

Case # 2021-00000097

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 301 nw Jefferson Parcel ID# 11362000:

INSPECTION	Beverly A Jones	06/11/2021	2:31PM	<u>Results overgrown debris scattered.</u> <u>Broken windows, debris scattered, immobile vehicles.</u> <u>Carport is damaged and falling apart.</u> <u>Structure is not in good condition.</u>
------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
IPMC	2018-302.4 Weeds	
IPMC	304.1 general	
IPMC	304.18.2 windows	
IPMC	304.6 exterior walls	
IPMC	302.8 Motor vehicle	
IPMC	110.1 demolition	
IPMC	302.7 accessory structure-carport	

Violation Code	Municipal Code
IPMC 302.4	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

		Item vii.
IPMC2018-301.3 Vacant structures and land.	Vacant structures and premises 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.	
304.1 general	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
304.18.2 windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.	
304.6 exterior walls	. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	
302.8 Motor vehicle	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.	
110.1 demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	
302.7 accessory structure-carport	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair	

☒ **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
Notice of Violation

Due Date
comply by 7/11/21

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 ROBINSON GLADYS C Relationship owner

On date 6/11/21 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

CODE ENFORCEMENT- SPECIAL MAGISTRATE NOTICE OF Violation

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

Case # 2021-00000097

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 304 nw Jefferson Parcel 11362-000

REINSPECTION	Beverly A Jones	08/04/2021	11:25AM	<u>Results no improvements/changes-no permits.</u>
INITIAL INSPECTION	Beverly A Jones	06/11/2021	3:10PM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
IPMC	2018-302.4 Weeds	
IPMC	304.1 general	
IPMC	304.18.2 windows	
IPMC	304.6 exterior walls	
IPMC	302.8 Motor vehicle	
IPMC	110.1 demolition	
IPMC	302.7 accessory structure-carport	

Violation Code	Municipal Code
IPMC 302.4	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

IPMC2018-301.3 Vacant structures and land.	Vacant structures and premises 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.	Item vii.
304.1 general	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
304.18.2 windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.	
304.6 exterior walls	. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	
302.8 Motor vehicle	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.	
110.1 demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	
302.7 accessory structure-carport	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair	

☒ **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
Notice of Violation

Due Date
comply by 8/24/24

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;

Item vii.

(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 ROBINSON GLADYS C Relationship owner


On date 8/4/21 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

AFFIDAVIT OF NOTICE BY POSTING

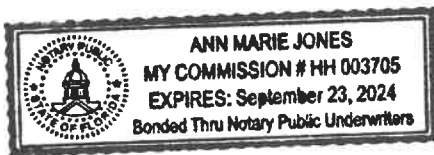
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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.

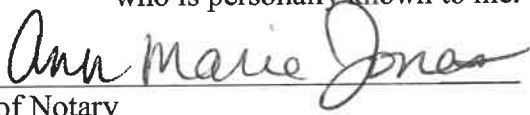
2. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 304 nw Jefferson -11362-000/205 N Marion Ave, Lake City, FL. 32055



[SEAL]


Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
6th day of August 2021, by Beverly Jones
who is personally known to me.


Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000097

Respondent Gladys Robinson

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 ___, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Gladys Robinson Relationship _____ owner _____

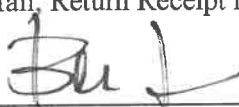
On date 8/4/21 time being _____ Personal Service

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

First

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

CITY OF
LAKE CITY

Florida's Gateway Est. 1859



GROWTH MANAGEMENT
205 N MARION AVE, LAKE CITY, FL 32055

CERTIFIED MAIL®



7020 0640 0001 7440 3909

NSN

GLADYS C ROBINSON
11300 SW 8TH AVE
GAINESVILLE, FL 32067

NIXIE

NSN

32055391805

BC: 32055391805

322 DE 1

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

0007/05/21

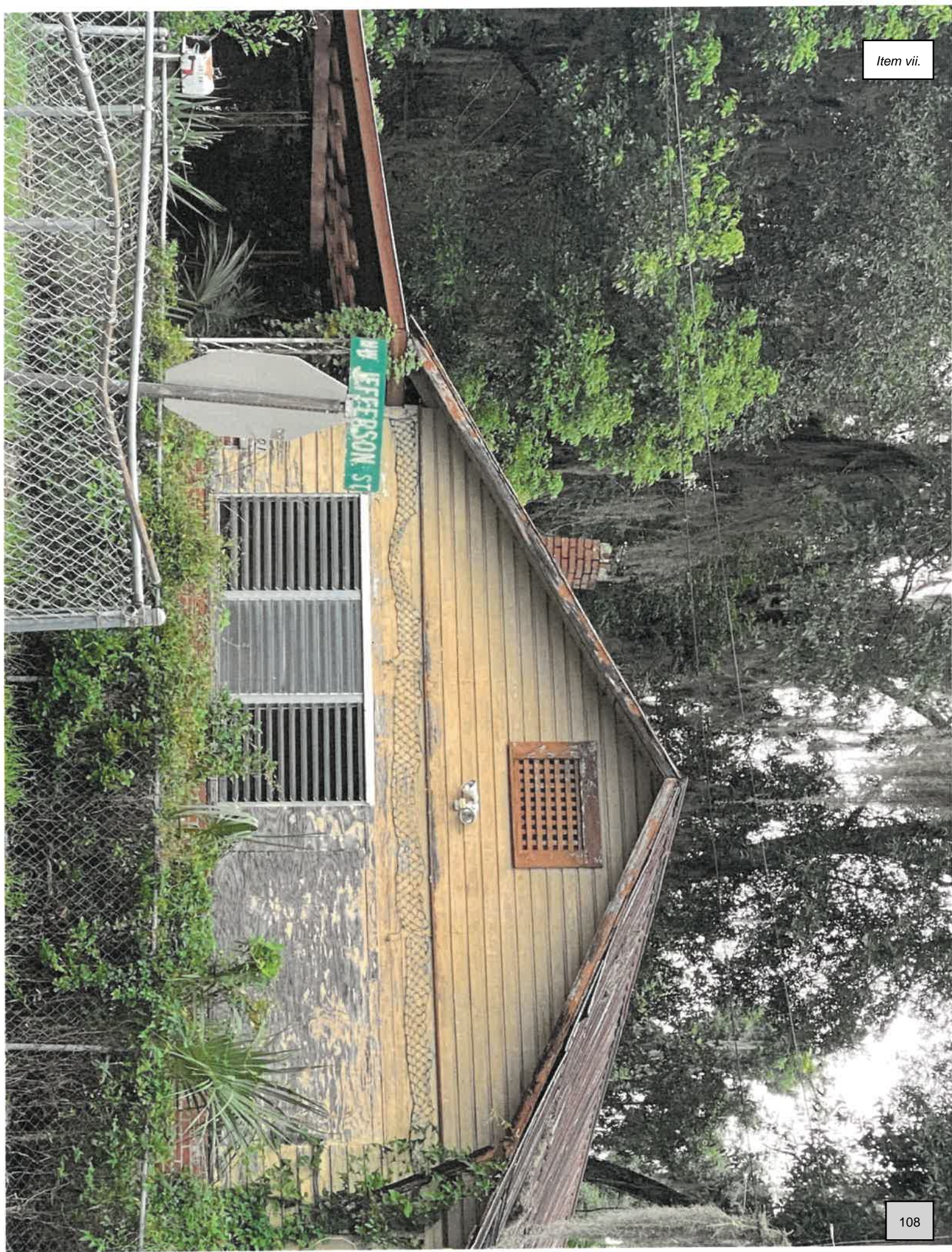


UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000918144
JUN 11 2021
MAILED FROM ZIP CODE 32055
\$ 006.960

















CEMENT BOARD
MAGISTRATE

ty
Ave.
da 32055

NOTICE OF HEARING

Case # 2021-00000097

Respondent Gladys Robinson

HEARING: You are hereby notified and commanded to appear before the
ate of Lake City, Florida on (day) Thursday, September 9, 2021 __, at (time)
earing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council
City, Florida, at which time evidence and testimony will

EMENT SPECIAL MAGISTRATE
Violation

Case # 2021-00000097

e.
a 32055

e City, Florida, the undersigned Code Inspector certifies that he/she has
s to believe and does believe that on/prior to the date below, the following
Codes of Lake City where violated at the property located at 304 nw Jefferson

Beverly A Jones	08/04/2021	11:25AM	<u>Results no</u> <u>improvements/changes-</u> <u>no permits.</u>
Beverly A. Jones	06/11/2021	3:10PM	<u>Results</u>

Violation Description	Corrective Action
018-301.3 Vacant structures and land.	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. All trash and debris shall be removed from property and properly disposed of. Vehicle will need to be removed, all repairs are to be done in accordance with the current FI building codes or structure shall be demolished.
018-302.4 Weeds	
04.1 general	
04.18.2 windows	
04.6 exterior walls	
02.8 Motor vehicle	
10.1 demolition	
02.7 accessory structure-carport	

Item vii.

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

NSN
R-30
8/10/21

ROBINSON, GLADYS C
11300 SW 8TH AVE
GAINESVILLE FL 32607

NIXIE

NSN

BC:

32055391805

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
*1438-08837-06-40

322 DE 1

0008/16/21

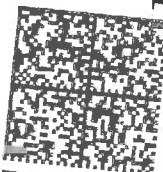
7018 0680 0001 1581 4859



CERTIFIED MAIL®

JACKSONVILLE FL 320

AUG 21 PM 1



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000918144
\$ 006.960
AUG 06 2021
MAILED FROM ZIP CODE 32055



RECEIVED
SEP 08 2021
BY: [Signature]

Item vii.

Case Data Sheet for case # 20-44Parcel# 11025-000Address: 586 NE Montana and vacant 11025000Owner(s): Alberta DavisDate of first inspection: 2/12/20201st Notice of Violation sent: 2/12/2020Date of second inspection: 8/3/20212nd Notice of Violation sent: 8/3/2021Date of Public Notice placed on property: 8/6/21Notice of Mag. Hearing Sent: 8/6/21

Notice in Lake City Reporter on: _____

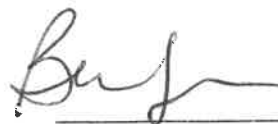
Notice posted in City Hall 8/6/21

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____



Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2020-00000044

Respondent DAVIS, ALBERTA

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 2021 at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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

DAVIS ALBERTA Relationship _____ OWNER _____

On date 8/3/21 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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item viii.

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

Case # 2020-00000044

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 586 NE MONTANA ST Parcel ID# 11026000 AND VACANT PARCEL 11025-000:

REINSPECTION	Beverly A Jones	08/03/2021	9:50AM	Results <u>NO CHANGES.</u> <u>STRUCTURE IS</u> <u>DETERIORATING, WEEDS</u> <u>AND OVERGROWTH</u> <u>OVER 12 INCHES.</u> <u>BROKEN</u> <u>WOOD/WINDOWS/DOORS</u>
INITIAL INSPECTION	Beverly A Jones	02/12/2020	11:27AM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
301.2 Responsibility	MOW AND MAINTAIN YARD, STRUCTURE IS IN NEED OF REPAIR. WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR, ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.	
304.1 General.		
304.13 Window, skylight and door		
302.4 WEEDS		

Violation Code	Municipal Code
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.
304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 Window, skylight and door	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
302.4 WEEDS	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined

as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action

Due Date

Comply By *9/6/21*
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 DAVIS ALBERTA Relationship OWNER

On date 8/3/21 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

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item viii.

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

Case # 2020-00000044

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 586 NE MONTANA ST Parcel ID# 11026000 AND VACANT PARCEL 11025-000:

INITIAL INSPECTION	Beverly A Jones	02/12/2020	11:27AM	Results <u>STRUCTURE IS DETERIORATING, WEEDS AND OVERGROWTH OVER 12 INCHES, BROKEN WOOD/WINDOWS/DOOR FRAMES</u>
--------------------	-----------------	------------	---------	---

Violation Code	Violation Description	Corrective Action
301.2 Responsibility	MOW AND MAINTAIN YARD, STRUCTURE IS IN NEED OF REPAIR. WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR, ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.	
304.1 General.		
304.13 Window, skylight and door		
302.4 WEEDS		

Violation Code	Municipal Code
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.
304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 Window, skylight and door	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
302.4 WEEDS	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of

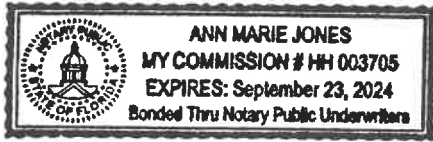
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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 6th day of Aug 2021, 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: 586 ne MONTANA ST -PARCEL 11026 -000 AND VACANT PARCEL 11025-000, 205 N Marion Ave, Lake City, FL. 32055



[SEAL]

Bef
Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
3rd day of August 2021, by Beverly Jones
 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

Jefferson

00-00-00-11025-000 (39407)

Item viii.

Property Info

Owner	DAVIS ALBERTA 586 NE MONTANA ST LAKE CITY, FL 32055-1716		
Site			
Description *	NE DIV: BEG NE COR OF BLOCK 52 RUN W 40.77 FT, S 91.75 FT, E 40.53 FT, N 91.5 FT TO POB. (BEING LOT 1 BLOCK 52). ORB. 487-10, 667-367, 738-158, 880-1986,		
Area	0.083 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

2020 Certified Values		2021 Working Values	
Mkt Land	\$1,820	Mkt Land	\$1,820
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,820	Just	\$1,820
Class	\$0	Class	\$0
Appraised	\$1,820	Appraised	\$1,820
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,820	Assessed	\$1,820
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,820 city:\$1,820 other:\$1,820 school:\$1,820	Total Taxable	county:\$1,820 city:\$1,820 other:\$0 school:\$1,820

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/7/1999	\$200	0880/1986	WD	V	U	01
12/11/1990	\$0	0738/0158	QC	V	U	01
11/14/1988	\$1,500	0667/0367	TD	V	U	

Building Characteristics

Bldg Sketch	Description *	Year Bit	Base SF	Actual SF	Bldg Value

Extra Features & Out Buildings (Codes)

Code	Desc	Year Bit	Value	Units	Dims

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



IX Record

Last Update: 8/3/2021 9:38:33 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax Type		Tax Year
R11026-000		REAL ESTATE		2020
Mailing Address		Property Address		
DAVIS ALBERTA		586 MONTANA NE LAKE CITY		
586 NE MONTANA ST				
LAKE CITY FL 32055-1716		GEO Number		
		000000-11026-000		
Exempt Amount		Taxable Value		
See Below		See Below		
Exemption Detail		Millage Code		Escrow Code
NO EXEMPTIONS		103		
Legal Description (click for full description)				
00-00-00 0100/0100.08 Acres NE DIV: LOT 2 BLOCK 52. 498-396, 529-527.				
Ad Valorem Taxes				
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value Taxes Levied
TY OF LAKE CITY	4.9000	19,806	0	\$19,806 \$97.05
ARD OF COUNTY COMMISSIONERS	8.0150	19,806	0	\$19,806 \$158.75
LUMBIA COUNTY SCHOOL BOARD				
CRETIONARY	0.7480	19,806	0	\$19,806 \$14.81
CAL	3.7810	19,806	0	\$19,806 \$74.89
PITAL OUTLAY	1.5000	19,806	0	\$19,806 \$29.71
WANNEE RIVER WATER MGT DIST	0.3696	19,806	0	\$19,806 \$7.32
KE SHORE HOSPITAL AUTHORITY	0.0001	19,806	0	\$19,806 \$0.00
Total Millage		19.3137		Total Taxes \$382.53
Non-Ad Valorem Assessments				
Code	Levying Authority	Amount		
XLCF	CITY FIRE ASSESSMENT	\$252.02		
		Total Assessments		\$252.02
		Taxes & Assessments		\$634.55

123

Parcel: << 00-00-00-11026-000 (39408) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	DAVIS ALBERTA 586 NE MONTANA ST LAKE CITY, FL 32055-1716		
Site	586 NE MONTANA ST, LAKE CITY		
Description*	NE DIV: LOT 2 BLOCK 52. 498-396, 529-527.		
Area	0.083 AC	S/T/R	29-3S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$1,820	Mkt Land	\$1,820
Ag Land	\$0	Ag Land	\$0
Building	\$17,986	Building	\$21,630
XFOB	\$0	XFOB	\$0
Just	\$19,806	Just	\$23,450
Class	\$0	Class	\$0
Appraised	\$19,806	Appraised	\$23,450
SOH Cap [?]	\$0	SOH Cap [?]	\$1,663
Assessed	\$19,806	Assessed	\$23,450
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,806 city:\$19,806 Total other:\$19,806 school:\$19,806	county:\$21,787 city:\$21,787 other:\$0 school:\$23,450	

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/1983	\$81	0529/0627	WD	I	U	01
10/8/1982	\$81	0498/0396	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1930	968	1144	\$21,630

*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

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land V
0100	SFR (MKT)	3,640.000 SF (0.083 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$1,820















The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.

Every window, sky
and weather tight.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined

ke City
on Ave.
Florida 32055

Case # 2020-00000044

Respondent DAVIS, ALBERTA

OF HEARING: You are hereby notified and commanded to appear before the
Magistrate of Lake City, Florida on (day) Thursday, SEPTEMBER 9, 2021 at (time)
The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council
Lake City, Florida, at which time evidence and testimony will be presented to said
regarding the violation. You have the right to examine all evidence and to cross-
witnesses, and to present evidence and testimony on your own.

City
n Ave.
land 32055
16

Case # 2020-00000044

of Lake City, Florida, the undersigned Code Inspector certifies that he/she has
grounds to believe and does believe that on/prior to the date below, the following
of the Codes of Lake City were violated at the property located at 586 NE
Parcel ID# 11026000 AND VACANT PARCEL 11025-000.

04	Beverly A Jones	08/03/2021	9:50AM	Results: NO CHANGES, STRUCTURE IS DETERRORATING, WEEDS AND OVERGROWTH OVER 12 INCHES, BROKEN WOODPINE TREES
	Beverly A Jones	02/12/2020	11:27AM	Results

Violation Description	Corrective Action
MOW AND MAINTAIN YARD. STRUCTURE IS IN NEED OF REPAIR. WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR. ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.	

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

The authors of this position paper discuss the importance of continuing to investigate the role of the nurse in the community. They state that the nurse's role in the community is to provide a safe and healthy environment for the community. They state that the nurse's role in the community is to provide a safe and healthy environment for the community. They state that the nurse's role in the community is to provide a safe and healthy environment for the community.

THE UNIVERSITY OF CHICAGO PRESS

Secretary of the Board of Directors of the United States Steel Corporation, 1900-1901

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

11-11-11









Case Data Sheet for case #

21-112

Parcel#

12308000

Address:

441 NW Madison

Owner(s):

David Somers

Date of first inspection:

6/22/21

1st Notice of Violation sent:

6/22/21

Date of second inspection:

8/4/21

2nd Notice of Violation sent:

8/4/21

Date of Public Notice placed on property:

8/10/21

Notice of Mag. Hearing Sent:

8/4/21

Notice in Lake City Reporter on:

8

Notice posted in City Hall

8/4/21

Mailing Cost/ Date:

6916

Mailing Cost/ Date:

Mailing Cost/ Date:

TOTAL Mailing Cost:



Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE NOTICE OF Violation

Item ix.

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

Case # 2021-00000112

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 **441 NW MADISON ST Parcel ID# 12308000**:

INITIAL INSPECTION Beverly A Jones 06/22/2021 2:05PM	<u>Results sheets of wood are covering windows, blocking tenants from using and accessing windows. Safety concern.</u>
--	--

Violation Code	Violation Description	Corrective Action
2018-301.2 Responsibility	Remove wood from windows as they can not be blocked. ALL REPAIRS SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES.	
2018-304.18.2 Windows		
2018-309.2 Owner		
2018-401.2 Responsibility.		

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.
2018-304.18.2 Windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Repair or replace in accordance with Applicable building codes. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
2018-309.2 Owner	The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
2018-401.2 Responsibility.	The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

Sec. 22-171. - Purpose.	<p>The purpose of this Code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and living conditions of housing by establishing acceptable standards for sanitation, adequate light and ventilation, and safety to life and property from fire, nuisances, and other hazards; to conserve and maintain a viable housing stock to at least basic, adequate standards essential to make housing fit for human occupancy and use. The basic viability of neighborhoods shall be protected by minimizing blight and nuisance conditions. This Code imposes certain responsibilities and duties upon owners and operators of property, authorizes inspections and hearings regarding the conditions on property and violations of this Code, and provides for remedial measures including repair, vacation, and demolition of structures or nuisance conditions. This Code is hereby declared to be remedial and essential for the public interest and it is intended that this Code be liberally construed to effectuate the purposes stated herein.</p>	<i>Item ix.</i>
Sec. 22-172. - Applicability.	<p>Every building used in whole or in part as a dwelling unit or as two or more dwelling units, or as rooming or boarding houses, shall conform to the requirements of this Code irrespective of the primary use of such building, and irrespective of when such building may have been constructed, altered or repaired.</p> <p>This Code establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for construction, replacement or repair of buildings except such as are contrary to and less stringent than the provisions of this Code.</p> <p>No owner or operator shall let for occupancy by any person any premises, any dwelling, dwelling unit, rooming house, or building which contain major violations as defined in this minimum standards code</p>	

☒ **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

Remove all wood and permit any repairs needed to windows by 7/2/21

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 David Somers Relationship owner

On date 6/22/21 time being Personal Service

Posted on property and at City Hall
class mailing


Certified Mail, Return Receipt requested

First

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector


Signature of Code Inspector

CODE ENFORCEMENT- SPECIAL MAGISTRATE**NOTICE OF***Item ix.***Violation**

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

Case # 2021-00000112

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 **441 NW MADISON ST Parcel ID# 12308000**:

REINSPECTION	Beverly A Jones	08/04/2021	11:08AM	<u>Results-no improvements/no permits obtained. Demolish or permit the improvements.</u>
INITIAL INSPECTION	Beverly A Jones	07/06/2021	9:32AM	<u>Results</u>

Violation Code Violation Description Corrective Action

2018-301.2 Responsibility	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. ALL REPAIRS SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Repair or replace in accordance with Applicable building codes. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair. Demolish and remove structure or repair in accordance with currently adopted codes. UNFIT FOR HUMAN OCCUPANCY, MUST BE VACATED IMMEDIATELY.
2018-304.18.2 Windows	
2018-309.2 Owner	
2018-401.2 Responsibility.	
2018-301.2 Responsibility	
2018-301.3 Vacant structures and land.	
2018-304.1 General	
2018-304.1.1 Unsafe conditions	
2018-304.6 Exterior walls	
2018-304.7 Roofs and drainage	
2018-304.13 Window, skylight and door frames	
2018-304.13.2 Openable windows.	
2018-304.15 Doors	
2018-305.1.1 Unsafe conditions.	
2018-305.4 Stairs and walking surfaces.	
2018-401.2 Responsibility.	

2018-304.1.1 Unsafe conditions	<p>The following conditions shall be Determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight. 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.</p>
2018-304.6 Exterior walls	<p>. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.</p>
2018-304.7 Roofs and drainage	<p>The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be</p>

fire exposure.		Item ix.
Sec 108.1.1 unsafe structures IPMC	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1 general- demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

☒ **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 violation corrective action by 9/5/21

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 David Somers Relationship _____ owner _____

On date 8/4/21 time being _____ Personal Service

Posted on property and at City Hall x Certified Mail, Return Receipt requested
class mailing 70180680000115811940

First

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000112

Respondent David Somers

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 __, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 David Somers Relationship owner

On date 8/4/21 time being Personal Service

Posted on property and at City Hall x Certified Mail, Return Receipt requested
class mailing 70180680000115811940

First

Refused to sign, drop service



Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Parcel: << 00-00-00-12308-000 (40869) >>

Aerial Viewer Pictometry Google Maps

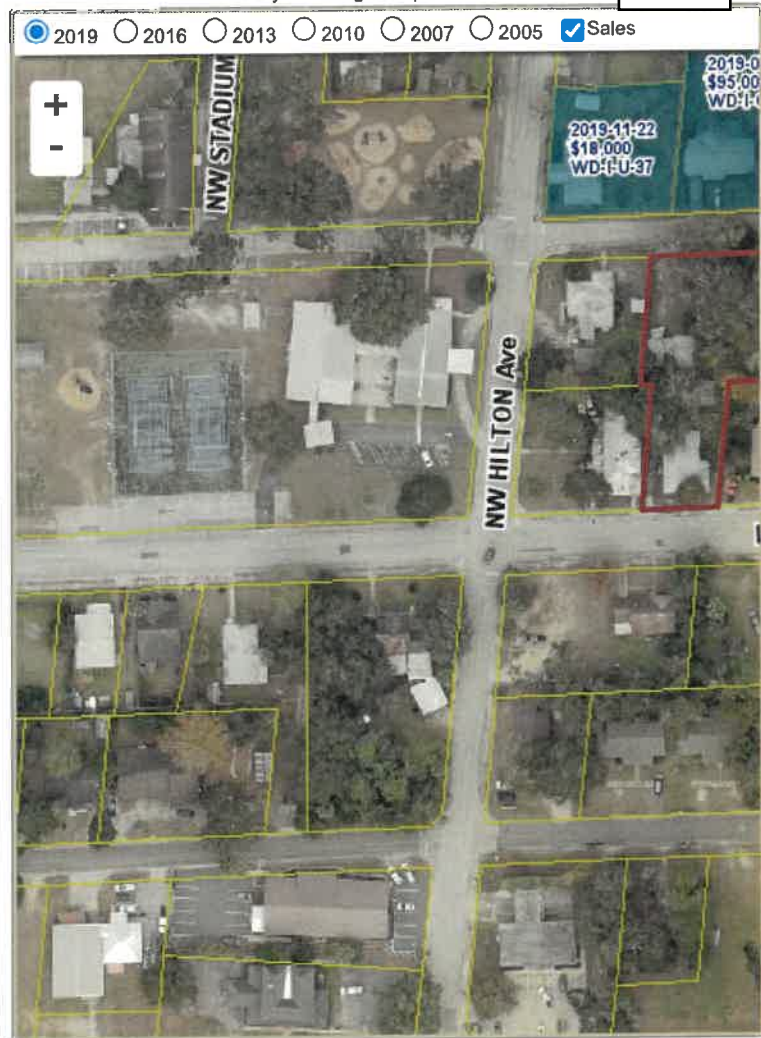
Item ix.

Owner & Property Info

Owner	SOMERS DAVID 143 SW DREAMSCAPES CT LAKE CITY, FL 32024		
Site	422 NW DESOTO ST, LAKE CITY		
Description*	W DIV: COMM AT NE COR OF BLK F RUN W ALONG S LINE OF DESOTO ST. 210.0 FT. TO POB. THENCE S 105.0 FT, W 129.5 FT, N 105.0 FT, E 129.5 FT. TO POB. ALSO COMM AT THE SE COR OF SAID BLK F, RUN W ALONG N LINE OF CITY ST. 262.5 FT. TO POB. THENCE RUN N 105.0 FT, ...more>>>		
Area	0.476 AC	S/T/R	31-3S-17
Use Code**	SFRES/SFRES (0101)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$12,480	Mkt Land	\$12,480
Ag Land	\$0	Ag Land	\$0
Building	\$73,750	Building	\$80,666
XFOB	\$870	XFOB	\$870
Just	\$87,100	Just	\$94,016
Class	\$0	Class	\$0
Appraised	\$87,100	Appraised	\$94,016
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$87,100	Assessed	\$94,016
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$87,100 city:\$87,100 other:\$87,100 school:\$87,100	Total Taxable	county:\$94,016 city:\$94,016 other:\$0 school:\$94,016



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/8/2018	\$300,000	1355/0356	WD	I	Q	05 (Multi-Parcel Sale) - show
1/3/2018	\$244,500	1354/1386	WD	I	U	12
1/12/2011	\$100	1208/0599	WD	I	U	11
12/14/2004	\$43,000	1033/1135	WD	I	U	08
1/29/2001	\$100	0920/2587	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1925	1344	1552	\$53,188
Sketch	SINGLE FAM (0100)	1925	692	752	\$27,478

*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
0120	CLFENCE 4	1985	\$100.00	1.00	19 x 18
0210	GARAGE U	1985	\$770.00	342.00	19 x 18

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/8.0000000 /	\$1 /SF	\$8,100
0100	SFR (MKT)	7,300.000 SF (0.167 AC)	1.0000/1.0000 1.0000/8.0000000 /	\$1 /SF	\$4,380

AFFIDAVIT OF NOTICE BY POSTING

Case 21-112

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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. BEFORE ME, this day, 6th day of AUGUST 2021, posted a copy of the NOTICE OF HEARING AT THE FOLLOWING ADDRESS: 441 nw Madison -12308-000/205 N Marion Ave, Lake City, FL. 32055

Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this

6th day of August 2021, by Beverly Jones

who is personally known to me.

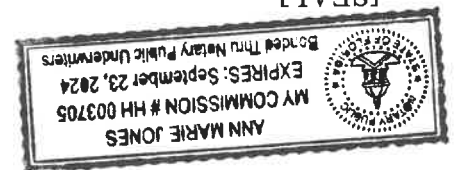
Signature of Notary

Ann Marie Jones

Print or Type Name

My Commission expires:

September 23, 2024



[SEAL]











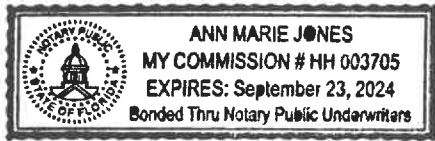
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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 6th day of AUGUST 2021,, 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: 441 nw Madison -PARCEL 12308000
205 N Marion Ave, Lake City, FL. 32055



Beverly Jones
Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__3rd__ day of August 2021, by Beverly Jones
who is personally known to me.

Ann Marie Jones
Signature of Notary

[SEAL]

__Ann Marie Jones__
Print or Type Name

My Commission expires: *September 23, 2024*

Case Data Sheet for case # 2-110Parcel# 11417000Address: 129 NW Lee AveOwner(s): Billie Lee FrancisDate of first inspection: 4/22/211st Notice of Violation sent: 6/22/21Date of second inspection: 8/9/212nd Notice of Violation sent: 8/9/21Date of Public Notice placed on property: 8/9/21Notice of Mag. Hearing Sent: 8/9/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall 8/9/21

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____



Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item x.

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

Case # 2021-00000110

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 129 NW LEE LN Parcel ID# 11417000:

INITIAL INSPECTION	Beverly A Jones	06/22/2021	11:34AM	<u>Results porch overhang is falling, roof is rotted and deteriorating, exterior wood siding broken/rotted. Stairs are breaking.</u>
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Violation Code Violation Description Corrective Action

2018-301.2 Responsibility	Demolish and remove structure or repair in accordance with currently adopted codes. UNFIT FOR HUMAN OCCUPANCY, MUST BE VACATED IMMEDIATELY.
2018-301.3 Vacant structures and land.	
2018-302.8 Motor vehicles.	
2018-304.1 General	
2018-304.1.1 Unsafe conditions	
2018-304.6 Exterior walls	
2018-304.7 Roofs and drainage	
2018-304.9 Overhang extensions.	
2018-304.18.2 Windows	
Sec 108.1.1 unsafe structures IPMC	
sec 110.1 general-demolition	
2018-305.4 stairs	

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
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	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.	Item x.
2018-301.3 Vacant structures and land.	Vacant structures and premises 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.	
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.	
2018-304.1 General	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	
2018-304.1.1 Unsafe conditions	The following conditions shall be Determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. 3. Structures or components thereof that have reached their limit state. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight. 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not	

	properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.	Item x.
2018-304.6 Exterior walls	. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	
2018-304.7 Roofs and drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	
2018-304.9 Overhang extensions.	Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	
2018-304.18.2 Windows	Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.	
2018-305.4 stairs	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	
Sec 108.1.1 unsafe structures IPMC	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1 general-demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

☒ **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:

Item x.

Type of Corrective Action Due Date

Demolition of structure by July 25, 2021

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 **STEWART BILLIE FRANCES** Relationship owner

On date 6.22.21 time being Personal Service

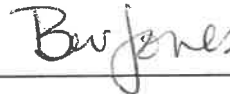
Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-110

Respondent Billie Frances Stewart

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday September 9 2021 _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Billie Frances Stewart Relationship _____ owner _____

On date 8/9/21 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 Hearing

Signature of Respondent/Recipient

Date

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item x.

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

Case # 2021-00000110

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 129 NW LEE LN Parcel ID# 11417000:

INITIAL INSPECTION	Beverly A Jones	06/22/2021	11:34AM	Results porch overhang is falling, roof is rotted and deteriorating, exterior wood siding broken/rotted. Stairs are breaking.
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Violation Code Violation Description Corrective Action

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sec 110.1 general-demolition	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

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:

Item x.

Type of Corrective Action Due Date

Demolition of structure by July 25, 2021

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;
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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 **STEWART BILLIE FRANCES** Relationship owner

On date 6.22.21 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





Item x.









Item x.



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p><i>Bulle Frances Steward</i> <i>129 NW Lee W</i> <i>Lake City FL 32055</i></p> <p>9590 9402 6540 1028 6171 50</p> <p>Article Number Transfer from service label</p> <p>7018 0680 0001 1581 1025</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p>Domestic Return Receipt</p>	





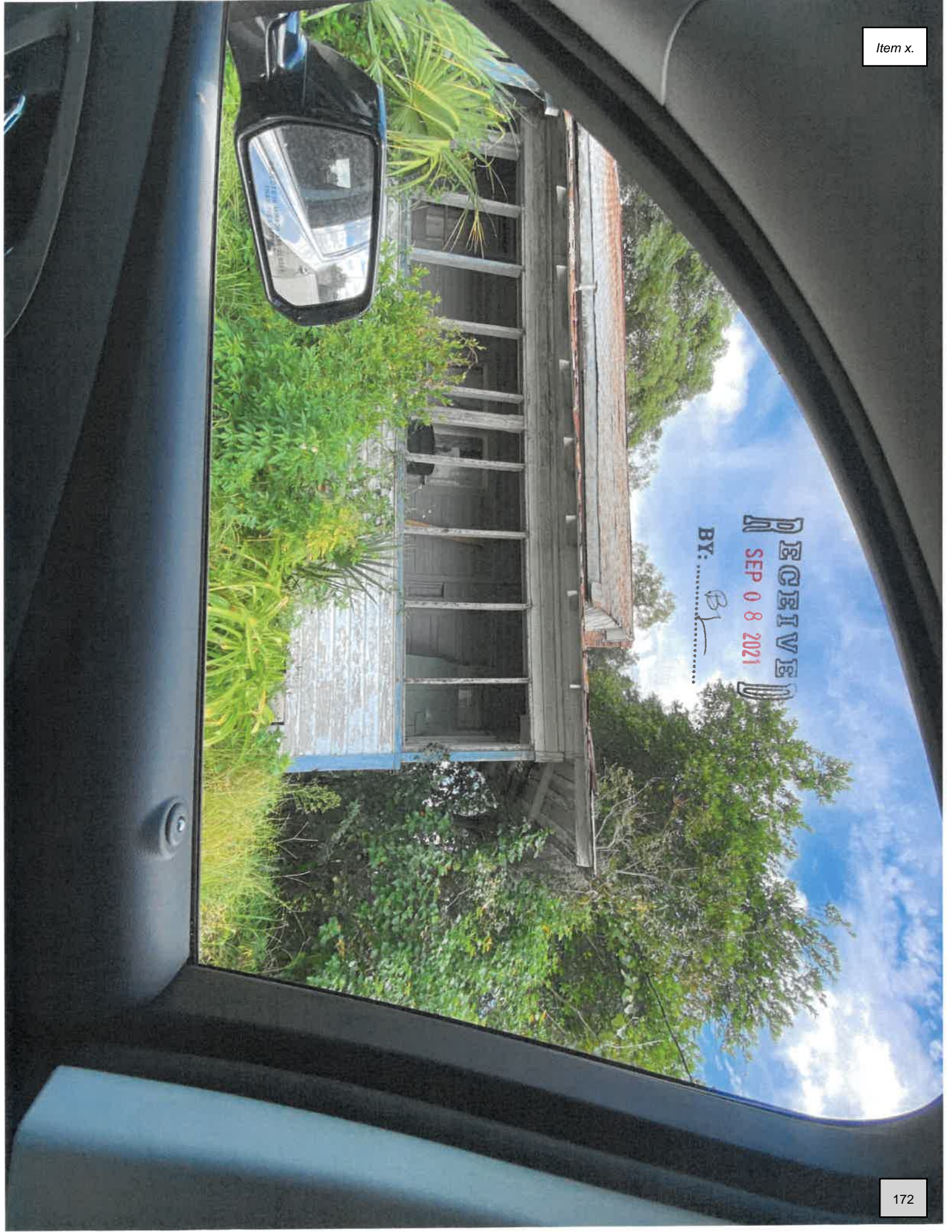
RECEIVED
SEP 08 2021

BY: *[Signature]*

RECEIVED
SEP 08 2021

BY: *[Signature]*





RECEIVED
SEP 08 2021

BY: B1



RECEIVED
SEP 08 2021

BY: *[Signature]*





Case Data Sheet for case # 19-244Parcel# 11339-000Address: 317 NW IndianaOwner(s): ST Wealth LPDate of first inspection: 8/26/191st Notice of Violation sent: 8/26/19Date of second inspection: 8/6/212nd Notice of Violation sent: 8/6/21Date of Public Notice placed on property: — green card retNotice of Mag. Hearing Sent: 8/6/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall na - green card ret.

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Bu f

Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item xi.

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

Case # 2019-00000246

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 317 NW INDIANA LN Parcel ID# 11339000:

INITIAL INSPECTION	Beverly A Jones	08/26/2019	9:47AM	<u>Results rotted wood, structure and roof is deteriorated, broken windows, doors in need of repair, overgrown.</u>
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Violation Code Violation Description Corrective Action

IPMC 301.2 Responsibility	Demolish and remove structure or repair in accordance with currently adopted codes Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.	
301.3 Vacant structures and land. IPMC		
302.4 weeds IPMC		
304.13 Window, skylight and door frames		
304.13.2 Openable windows IPMC		
304.18.1 Doors IPMC		
305.4 Stairs and walking surfaces IPMC		
sec 108.1 general ipmc unsafe structures and equipment		
sec 110.1 general-demolition		

Violation Code Municipal Code

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
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	occupy and control.	Item xi.
301.3 Vacant structures and land	The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.	
302.4 weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.	
304.13 Window, skylight and door	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	
304.18.1 Doors	Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.	
305.4 Stairs and walking surface	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	
sec 108.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.	
sec 110.1	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

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

Type of Corrective Action Due Date
 Comply with corrective action by 10/1/2019

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 5T Wealth Partners LP Relationship owner


On date 8/26/21 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

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item xi.

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

Case # 2019-00000246

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 317 NW INDIANA LN Parcel ID# 11339000:

INITIAL INSPECTION	Beverly A Jones	08/26/2019	9:47AM	<u>Results</u>
Re Inspection	Beverly A Jones	8/6/21	11:15 am	No changes, overgrown, further deterioration

Violation Code Violation Description Corrective Action

IPMC 301.2 Responsibility	Demolish and remove structure or repair in accordance with currently adopted codes Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
301.3 Vacant structures and land. IPMC	
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Violation Code Municipal Code

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sec 110.1	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish	

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

Type of Corrective Action Due Date

Comply with corrective action by 9/6/21

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 5T Wealth Partners LP Relationship owner

On date 8/6/21 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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2019-00000246

Respondent 5T Wealth Partners LP

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 5T Wealth Partners LP Relationship owner

On date 8/6/21 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

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Parcel: << 00-00-00-11339-000 (39793) >>

Item xi.

Owner & Property Info

Owner	5T WEALTH PARTNERS LP P O BOX 162121 ALTAMONTE SPRINGS, FL 32716		
Site	317 NW INDIANA LN, LAKE CITY		
Description*	NW DIV: BEG 70 FT W OF SE COR, RUN N 105 FT, W 40 FT, S 105 FT, E 37 FT TO POB. BLOCK 41. 773-2099, 776-1424, WD 1159-1437, TD 1286-473, QC 1351-1392, TD 1365-2592,		
Area	0.096 AC	S/T/R	29-3S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$2,100	Mkt Land	\$2,100
Ag Land	\$0	Ag Land	\$0
Building	\$16,061	Building	\$17,568
XFOB	\$0	XFOB	\$0
Just	\$18,161	Just	\$19,668
Class	\$0	Class	\$0
Appraised	\$18,161	Appraised	\$19,668
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$18,161	Assessed	\$19,668
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$18,161 city:\$18,161 other:\$18,161 school:\$18,161	Total Taxable	county:\$19,668 city:\$19,668 other:\$0 school:\$19,668

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/16/2018	\$3,600	1365/2592	TD	I	U	18
1/8/2018	\$2,200	1351/1392	QC	I	U	11
11/17/2014	\$4,100	1286/0473	TD	I	U	18
9/2/2008	\$15,000	1159/1437	WD	I	U	03
4/12/1993	\$0	0776/1424	QC	I	U	01
4/12/1993	\$3,500	0773/2099	WD	I	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1930	950	1450	\$17,568

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4,200.000 SF (0.096 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,100

ix Record

Item xi.

Last Update: 8/6/2021 11:19:33 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax Type	Tax Year		
R11339-000		REAL ESTATE	2020		
Mailing Address		Property Address			
5T WEALTH PARTNERS LP		317 INDIANA NW LAKE CITY			
DEPT 6200					
P O BOX 830539		GEO Number			
BIRMINGHAM AL 35283		000000-11339-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
NO EXEMPTIONS		001			
<u>Legal Description (click for full description)</u>					
00-00-00 0100/0100.10 Acres NW DIV: BEG 70 FT W OF SE COR, RUN N 105 FT, W 40 FT, S 105 FT, E 37 FT TO POB. BLOCK 41. 773-2099, 776-1424, WD 1159- 1437, TD 1286-473, QC 1351- 1392, TD 1365-2592,					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
TY OF LAKE CITY	4.9000	18,161	0	\$18,161	\$88.99
ARD OF COUNTY COMMISSIONERS	8.0150	18,161	0	\$18,161	\$145.56
LUMBIA COUNTY SCHOOL BOARD					
SCRETIONARY	0.7480	18,161	0	\$18,161	\$13.59
CAL	3.7810	18,161	0	\$18,161	\$68.67
PITAL OUTLAY	1.5000	18,161	0	\$18,161	\$27.24
WANNEE RIVER WATER MGT DIST	0.3696	18,161	0	\$18,161	\$6.71
KE SHORE HOSPITAL AUTHORITY	0.0001	18,161	0	\$18,161	\$0.00
Total Millage		19.3137	Total Taxes		\$350.76
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$252.02
Total Assessments					\$252.02
Taxes & Assessments					\$602.78

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2020	2387		2381	2021	\$724.87
2018	2400		2690	2019	\$719.92
2019	2386		2753	2020	\$838.22
Prior Years Total					\$2,283.01
If Paid By			Prior Years Due		
8/31/2021			\$2,283.01		

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:

ST. Michael Partners LP
 PO Box 162121
 Altamonte Springs FL
 32716



9590 9402 6540 1028 6167 57

7018 0680 0001 1581 4828

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Brandon P.

C. Date of Delivery

8/11

 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

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

All Restricted Delivery

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

Domestic Return Receipt





