

CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF LAKE CITY

August 13, 2026 at 5:30 PM

Venue: CMT - Communications Media Technology

AGENDA

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

OLD BUSINESS

- i. Case # CE 2016-00000552, Barbara Jean Pertee & Theodore Parker, as owners, Barbara Jean Pertee & Theodore Parker, as respondents, gives address as 348 NE Escambia Street Lake City, FL 32055, located on parcel #00-00-00-12120-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".
- ii. Case # CE 2021-00000098, Lovie Moss & Veronica English, as owners, Lovie Moss & Veronica English, as respondents, gives address as 296 NW Wright Lane Lake City, FL 32055, located on parcel # 00-00-00-11364-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".
- iii. Case # CE 2025-00000089, James H. Johnston III, as owner, James H. Johnston III, as respondent, gives address as 372 NW Gwen Lake Avenue Lake City, FL 32025, located on parcel # 31-3S-17-06058-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".

ADJOURNMENT

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

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

File Attachments for Item:

i. Case # CE 2016-00000552, Barbara Jean Pertee & Theodore Parker, as owners, Barbara Jean Pertee & Theodore Parker, as respondents, gives address as 348 NE Escambia Street Lake City, FL 32055, located on parcel #00-00-00-12120-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".

16-0000552

Item i.



7/28/22

384 NE Evans St



PUBLIC NOTICE

[illegible]

DECLASSIFIED BY: 6032
ON: 08-11-2013

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

BARBARA JEAN FERTEF and
THEODORE PARKER,

RESPONDENTS

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 326
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
adukeslegal@outlook.com
Attorney for Petitioner

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

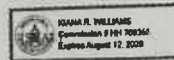
BEFORE ME, this day, 28th day of July 2026, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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

2. On the 28th day of July 2026, 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: 384 NE Escambia Street AND 205 N Marion Ave, Lake City, FL 32055.

Don White
Don White - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
28th day of July 2026, by Don White
who is personally known to me,



Kiana Williams
Signature of Notary
Kiana Williams
Print or Type Name

My Commission expires: 08/12/2028

7/28/26

384 NE Escambia

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

PETITION FOR AUTHORIZATION TO FORECLOSE MUNICIPAL LIEN

COMES NOW, PETITIONER, CITY OF LAKE CITY, FLORIDA (hereinafter referred to as "PETITIONER"), by and through the undersigned counsel and seeks authorization pursuant to Section 162.09(3), Florida Statutes, to file municipal lien foreclosure against real property in Columbia County, Florida, owned by BARBARA JEAN PERTEE and THEODORE PARKER (hereinafter referred to as "RESPONDENTS"), and alleges:

1. The property sought to be foreclosed on has the following physical address: 348 NE Escambia Street in Lake City, Florida ("Property").
2. RESPONDENTS, BARBARA JEAN PERTEE and THEODORE PARKER., are the owners of record of the real property more particularly described as set forth on **Exhibit "A"** attached hereto and incorporated herein.
3. City of Lake City Code Inspector Beverly Wisman initially inspected RESPONDENTS' property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle

was parked on the Property.

4. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055 describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016, and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 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 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."

6. On October 26, 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.

7. On December 19, 2016, an Order was entered by the Special Magistrate of the City of Lake City, Florida. Said Order is set forth on **Exhibit "B"** attached hereto and incorporated herein.

8. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 30 days following the date of entry of said Order.

9. The Order further stated that in the event that the subject property was not brought

into compliance with Petitioner's Code of Ordinances on or before the 180th day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 30th day, in accordance with Section 162.09, Florida Statutes.

10. The 180th day following the date of entry of said order was Monday, June 19, 2017.

11. To date, RESPONDENTS remain in default of the payment obligations by failing to make payment of the daily fine accrued and have failed to remedy the violations and bring the Property in compliance with Petitioner's Code of Ordinances on or before the 180th day from the date of said Order.

12. The subject property is not the constitutional homestead of the RESPONDENTS.

WHEREFORE, PETITIONER respectfully demands that the Special Magistrate enter an order authorizing PETITIONER to commence municipal lien foreclosure in the Third Judicial Circuit Court in and for Columbia County, Florida pursuant to Chapter 162, Florida Statutes.

DATED this ____ day of _____, 2026.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for PETITIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served via
U.S. mail this _____ day of _____, 2026, to the following:

THEODORE PARKER,
348 NE ESCAMBIA STREET
LAKE CITY, FLORIDA 32055

BARBARA JEAN PERTEE
1040 SW CHARLESTON CT
LAKE CITY, FLORIDA 32025

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

The Northern Division of the City of Lake City, 61 feet of the East side of the Northwest 1/4 of Block 106, all lying and being in Columbia County, Florida.

Columbia County Parcel Identification Number: 00-00-00-12120-000



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

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 2/13/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes No Best Time To Call: _____
Address of Complaint: 348 NE Escambia Street Nature
of Complaint: Derelict vehicles

How long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes No If yes, who? Barbara Jean Pertee & Theodore Parker Do you know the time
frames that the complaint is happening? ☒ Yes No If yes, when? Currently Is there any other information
that you would like to us to know?

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

Date Received: 2/13/25 Via: Person Case Number Assigned 202500000034
Notes:

LIEN BEGAN 7/17/17
348 NW ESCAMBIA
STREET
\$163,250 - 6/25/26

Case Data Sheet for case # 2500000034Parcel# 12120-000Address: 348 NE Escambia StreetOwner: Barbara Jean Pertee & Theodore ParkerDate of first inspection: 2/13/251st Notice of Violation sent: 2/13/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

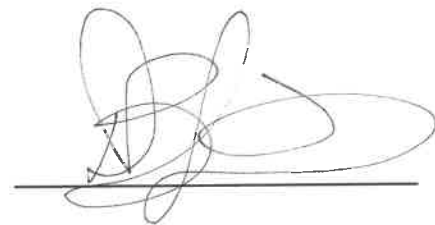
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 2/13/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2025 Working
update

Item i.

Parcel: 00-00-00-12120-000 (40696) >>

Owner & Property Info

Result: 1 of 1

Owner	PERTEE BARBARA JEAN PARKER THEODORE 348 NE ESCAMBIA ST LAKE CITY, FL 32055		
Site	348 NE ESCAMBIA ST, LAKE CITY		
Description*	N DIV: 61 FT OFF THE E SIDE OF NW1/4 OF BLOCK 106.		
Area	0.147 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

2024 Certified Values		2025 Working Values	
Mkt Land	\$4,804	Mkt Land	\$4,804
Ag Land	\$0	Ag Land	\$0
Building	\$32,130	Building	\$32,130
XFOB	\$700	XFOB	\$700
Just	\$37,634	Just	\$37,634
Class	\$0	Class	\$0
Appraised	\$37,634	Appraised	\$37,634
SOH/10% Cap	\$245	SOH/10% Cap	\$0
Assessed	\$37,634	Assessed	\$37,634
Exempt	\$0	Exempt	\$0
Total	county:\$37,389 city:\$37,389	Total	county:\$37,634 city:\$37,634
Taxable	other:\$0 school:\$37,634	Taxable	other:\$0 school:\$37,634

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

Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1920	966	1536	\$32,130

*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

Code	Desc	Year Blt	Value	Units	Dims
0165	CONC,PAVMT	1994	\$500.00	1.00	0 x 0
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6,405.000 SF (0.147 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,804

Search Result: 1 of 1

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

by: GrizzlyLogic.com

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

 Aerial Viewer Pictometry Google Maps
☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales




Columbia County Property Appraiser

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

PARCEL: 00-00-00-12120-000 (40696) | SINGLE FAMILY (0100) | 0.147 AC

N DIV: 61 FT OFF THE E SIDE OF NW1/4 OF BLOCK 106.

Owner: PERTEE BARBARA JEAN

PARKER THEODORE

348 NE ESCAMBIA ST

LAKE CITY, FL 32055

Site: 348 NE ESCAMBIA ST, LAKE CITY

Sales Info: NONE

2025 Working Values

Mkt Lnd	\$4,804	Appraised	\$37,634
Ag Lnd	\$0	Assessed	\$37,634
Bldg	\$32,130	Exempt	\$0
XFOB	\$700	county:	\$37,634
Just	\$37,634	city:	\$37,634
		other:	\$0
		school:	\$37,634
		Total Taxable	

NOTES:

Columbia County, FL



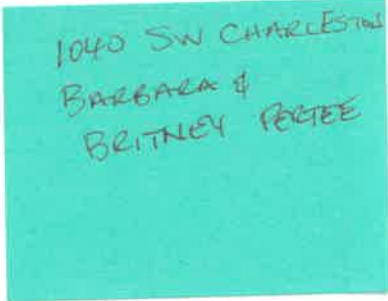
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GrizzlyLogic.com

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATOR
			LAKE CITY, FL 32055, COLUMBIA COUNTY Jan 1985		Item i.

3. [ALEXUS T PERTEE](#)
[ALEXUS PERTEE](#)
DOB: 3/xx/1993
Age: 31
Gender - Female
*View Sources (~2)
- LexID: [48891900081](#)
- [980 NW EADIE ST APT 102](#)
[LAKE CITY, FL 32055-3204,](#)
[COLUMBIA COUNTY](#)
Mar 2016 - Feb 2021
✓ Probable current address
- Phone(s) in this top section may or may not be associated with the address.
[386-406-0921](#) - EST
ALEXUS TINAE PERTEE
(CURRENT LISTING NAME)
POSSIBLE WIRELESS

[352-374-5600](#) - EST
MERIDIANBEHAVIORAL HEALTH
(CURRENT LISTING NAME)
POSSIBLE VOIP 
Oct 14, 2019 - Oct 14, 2019
[904-524-3018](#) - EST
ALEXUS T PERTEE
(CURRENT LISTING NAME)
POSSIBLE WIRELESS

Jun 1, 2012 - Apr 1, 2022
- 

[1786 SW GRANDVIEW ST](#)
[LAKE CITY, FL 32025-1300,](#)
[COLUMBIA COUNTY](#)
Nov 2023 - Aug 2024

[267 SW DAVACA GLN APT 101](#)
[LAKE CITY, FL 32025-0072,](#)
[COLUMBIA COUNTY](#)
Jul 2021 - Jun 2024

4. [BERTRADE LEVELL PERTEE](#)
[BERTRADE L PERTEE](#)
[BERTRADE PERTEE](#)
[BETRADE L PERTEE](#)
[BERTRADE L PERTCE](#)
[L PERTEE BERTRADE](#)
DOB: 6/xx/1972
Age: 52
Gender - Male
*View Sources (~5)
- SSN: [263-49-xxxx](#)

LexID: [1956969751](#)
DL: [xxxx-xxx-xx-xxx-x](#)
DL State: FL
- [348 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3073,](#)
[COLUMBIA COUNTY](#)
Nov 2008 - Dec 2013
- Phone(s) in this top section may or may not be associated with the address.
[386-867-5885](#) - EST
BERTRADE PERTEE
(CURRENT LISTING NAME)
POSSIBLE WIRELESS

Feb 1, 2022 - Jan 1, 2025
- 
-
- 

[512 E ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3020,](#)
[COLUMBIA COUNTY](#)
Apr 1999 - Jun 2004

[PO BOX 3242](#)
[LAKE CITY, FL 32056-3242,](#)
[COLUMBIA COUNTY](#)

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICAT	Item i.
			Jan 1999			
			2917 JUDY ST LAKE CITY, FL 32055, COLUMBIA COUNTY Jan 1999 - Oct 2007			
5.	KADRIA KASHONNA PERTEE KADRIA K PERTEE KADRIA PERTEE KADRIA PERTEZ DOB: 11/xx/1972 Age: 52 Gender - Female *View Sources (~5)	SSN: 264-47-xxxx  LexID: 2453810041	348 NE ESCAMBIA ST LAKE CITY, FL 32055-3073, COLUMBIA COUNTY 512 E ESCAMBIA ST LAKE CITY, FL 32055-3020, COLUMBIA COUNTY Jul 2000 - Jun 2004 2917 JUDY ST LAKE CITY, FL 32055, COLUMBIA COUNTY Jun 2004 RR 7 BOX 668 LAKE CITY, FL 32055, COLUMBIA COUNTY Mar 2000	Phone(s) in this top section may or may not be associated with the address. 386-365-0851 - EST BARBARA PERTEE (CURRENT LISTING NAME) POSSIBLE WIRELESS  Apr 1, 2007 - Jun 1, 2024	 criminal  motor vehicles  people at work	
6.	KIMBERLY L PERTEE KIMBERLY PERTEE KIM PERTEE KIMBERLY LAVETTE GRAHAM PERTEE KIMBERLY L PETREE KIM PERTER DOB: 10/xx/1971 Age: 53 DOB: 10/1972 Age: 52 Gender - Female *View Sources (~7)	SSN: 595-01-xxxx  LexID: 1954634024 DL: xxxx-xxx-xx-xxx-x DL State: FL	378 SE LAKE FOREST PLAPT 103 LAKE CITY, FL 32025-5923, COLUMBIA COUNTY Nov 2020 ✓ Probable current address 1067 SW GODBOLD AVE LAKE CITY, FL 32024-3961, COLUMBIA COUNTY Feb 1999 - Mar 2011 RR 4 BOX 244D LAKE CITY, FL 32024-9370, COLUMBIA COUNTY Jan 2001 - Feb 2006 RR 4 BOX 244 LAKE CITY, FL 32024, COLUMBIA COUNTY	Phone(s) in this top section may or may not be associated with the address. 386-365-4079 - EST KIMBERLY LAVETTE GRAHAM PERTEE (CURRENT LISTING NAME) POSSIBLE WIRELESS  Nov 1, 2020 - Aug 1, 2024 386-719-2312 - EST POSSIBLE NON-DA   phone number may be disconnected.	 criminal  motor vehicles  people at work	

ALL NAME

SSN

ADDRESS

PHONE(S)

INDICATED Item i.

Apr 2000 - Jan 2003

[RR 4 BOX 44D](#)
[LAKE CITY, FL 32024, COLUMBIA](#)
[COUNTY](#)

Jul 1999 - Sep 2005

[SW GODBOLD AVE](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)

Feb 2000 - Mar 2001

[614 W THOMPSON ST](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)

Feb 2000 - Oct 2000

[615 W THOMPSON ST APT C3](#)
[LAKE CITY, FL 32055-1342,](#)
[COLUMBIA COUNTY](#)

Apr 1996 - Jan 1999

[1829 CONGRESS ST](#)
[LAKE CITY, FL 32055-1780,](#)
[COLUMBIA COUNTY](#)

May 1991 - Dec 1992

[2653 SW BRIM ST](#)
[LAKE CITY, FL 32024-0049,](#)
[COLUMBIA COUNTY](#)

[386-754-8847](#) - EST
KIMBERLY PERTEE
(CURRENT LISTING
NAME)
POSSIBLE NON-DA i
Jun 2008 - Dec 2009

7. [KADRIA PERTEE](#)
*View Sources (~1) LexID:
[191090850336](#)

8. [AADRIA PERTEE](#) LAKE CITY, FL 32024 [386-752-8714](#) - EST
Apr 2010 - Jun 2010 POSSIBLE NON-DA i
🚩 phone number
may be
disconnected.

Results 1 to 8 of 8

Last Name: PERTEE; **City:** LAKE CITY; **State:** FL; **ZIP Code:** 32055;

Your DPPA Permissible Use: No Permissible Purpose

Your GLBA Permissible Use: No Permissible Purpose

Your DMF Permissible Use: Legitimate Business Purpose Pursuant to a Law, Government Rule, Regulation, or Fiduciary Duty

Results 1 to 8 of 8

Last Name: PERTEE; City: LAKE CITY; State: FL; ZIP Code: 32055;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	D JACQUELYN C PERTEE JACQUELYN PERTEE JACQUELIN PERTEE JACQUELYN PERTEE-JENKINS JACQUELYN PORTER DOB: 3/xx/1951 DOD: 06/21/2009 Age at death: 58 Gender - Female *View Sources (~7)	SSN: 264-94-xxxx   SSN belongs to a person reported as deceased. LexID: 1236939359 DL: xxxx-xxx-xx-xxx-x DL State: FL	203 NE MONTANA ST LAKE CITY, FL 32055-2183, COLUMBIA COUNTY Oct 2003 - Jun 2009  Probable current address	386-758-5971 - EST POSSIBLE NON-DA 	 criminal  people at work
			203 NE MONTANA ST LAKE CITY F*L, FL 32055-2183, COLUMBIA COUNTY Jul 2003 - Mar 2004  Probable current address		
			880 NW LAKE JEFFERY RD LAKE CITY, FL 32055-1818, COLUMBIA COUNTY Feb 2009		
			RR 11 BOX 527 LAKE CITY, FL 32055, COLUMBIA COUNTY Nov 2000 - Aug 2006		
			1402 NE WASHINGTON ST LAKE CITY, FL 32055-6571, COLUMBIA COUNTY Jul 1997		
			15 AHN NW COUNTY ROAD 25A LAKE CITY, FL 32055 Feb 2003 - Apr 2003		
			NW COUNTY RD 25A LAKE CITY, FL 32055, COLUMBIA COUNTY Jul 2001 - Jul 2002		
			15 AHN NW VALDOSTA RD LAKE CITY, FL 32055 Jan 2001 - Jul 2001		
			1714 TEXAS ST LAKE CITY, FL 32055-1560, COLUMBIA COUNTY Feb 2000 - Feb 2001		
			615 W THOMPSON ST APT C3 LAKE CITY, FL 32055, COLUMBIA COUNTY Mar 1995		

ALL NAME

SSN

ADDRESS

PHONE(S)

INDICATOR Item i.

[572 PO RT](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
Aug 1988

[RR 1 BOX 572](#)
[LAKE CITY, FL 32055-9754,](#)
[COLUMBIA COUNTY](#)
Dec 1987

[615 W THOMPSON ST APT D8](#)
[LAKE CITY, FL 32055-1342,](#)
[COLUMBIA COUNTY](#)

[RR 11 BOX 572](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
Aug 1983

[RR 5 BOX 315B](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
Aug 1981

2.

[BARBARA JEAN PERTEE](#)
[BARBARA J PERTEE](#)
[BARBARA PERTEE](#)
[BARBARA PERTREE](#)
DOB: 7/xx/1952
Age: 72
DOB: 1/1952
Age: 73
Gender - Female
[*View Sources](#) (~9)

SSN:
[264-04-xxxx](#)


SSN:
[264-05-xxxx](#)


 SSN belongs
to a person
reported as
deceased.

 SSN not
recently reported
for subject.

LexID: [1956058959](#)

DL: **xxxx-xx-xx-xx**
DL State: FL

[348 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3073,](#)
[COLUMBIA COUNTY](#)
Apr 1981 - 2023

Phone(s) in this top section
may or may not be
associated with the
address.

[386-365-0851](#) - EST
BARBARA PERTEE
(CURRENT LISTING
NAME)
POSSIBLE WIRELESS


Apr 1, 2007 - Jan 1,
2025

[386-697-4660](#) - EST
POSSIBLE WIRELESS


Jan 1, 2020 - Apr 1,
2022



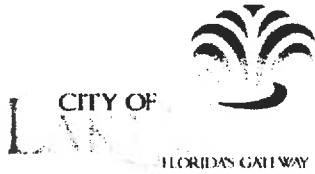
[512 E ESCAMBIA ST APT 15](#)
[LAKE CITY, FL 32055-3020,](#)
[COLUMBIA COUNTY](#)
Apr 1981 - Oct 2007

[48 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
May 2003

[15 MONTANA ST](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
Jul 1992 - Jan 2003

[PO BOX 3242](#)
[LAKE CITY, FL 32056-3242,](#)
[COLUMBIA COUNTY](#)
Aug 1992 - Jan 2003

[B 1140 RT PO](#)



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

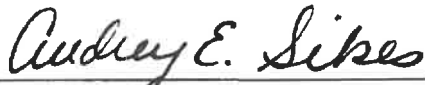
COUNTY OF COLUMBIA

Inst: 201712000624 Date: 01/11/2017 Time: 8:37AM
Page 1 of 5 B: 1328 P: 2555, 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. 2016-00000552 (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. 2016-00000552

PETITIONER,

v.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

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. Respondents, Barbara Jean Pertee and Theodore Parker ("Respondents"), are the owners of residential real property located at 348 NE Escambia Street in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondents' residential property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle was parked on the Property.
3. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055

describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 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 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."
5. On October 26, 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. Respondents were properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.

Order

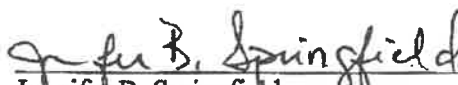
1. Within thirty (30) days of the date of this Order, Respondents shall take all actions necessary to correct the violations found on the subject Property as stated herein.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 180th day, a daily fine of fifty dollars (\$50.00) 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, Respondents are ordered to pay Petitioner's enforcement costs in the amount of twelve dollars and ninety-two cents (\$12.92) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondents, \$12.92 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 Respondents, Barbara Jean Pertee and Theodore Parker, at 348 NE Escambia Street in Lake City, Florida 32055 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 19th day of December 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox



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: 201712000624 Date: 01/11/2017 Time: 8:37AM
Page 1 of 5 B: 1328 P: 2555, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
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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. 2016-00000552

PETITIONER,

v.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

ORDER

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Findings of Fact

1. Respondents, Barbara Jean Pertee and Theodore Parker ("Respondents"), are the owners of residential real property located at 348 NE Escambia Street in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondents' residential property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle was parked on the Property.
3. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055

describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 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 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."
5. On October 26, 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. Respondents were properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.

Order

1. Within thirty (30) days of the date of this Order, Respondents 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 180th day, a daily fine of fifty dollars (\$50.00) 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, Respondents are ordered to pay Petitioner's enforcement costs in the amount of twelve dollars and ninety-two cents (\$12.92) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondents, \$12.92 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 Respondents, Barbara Jean Pertee and Theodore Parker, at 348 NE Escambia Street in Lake City, Florida 32055 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 19th day of December 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000034

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 3 day of April, 2025, at (time) 5:30 P.M.. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000034

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 3 day of April, 2025, at (time) 5:30 P.M.. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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Name Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White
 Print Name of Code Inspector

 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

 Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000034

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

Name: Barbara Jean Pertee & Theodore Parker

Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code

Violation Description

302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is <u>prohibited unless conducted inside an approved spray booth.</u>
302.4 Weeds.	<i>Premises and exterior property</i> 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 <u>gardens.</u>
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.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 <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles must be corrected or removed from property per city and international ordinances by correction date.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards.
304.1.1 Unsafe conditions.	The unsafe structure must be demolished or brought into a habitable condition. All debris to be removed from property. All required permits for correcting violation must be applied for and acquired by the correction date 6/27/25.

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

Due date: 6/1/25



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

Warning

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

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

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

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

Name: Barbara Jean Pertee & Theodore Parker

Relationship owner: Owner

On date: 5/27/25

time being: 2:00 P.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector

Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000034

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

Name: Barbara Jean Pertee & Theodore Parker

Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state. 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 <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles must be corrected or removed from property per city and international ordinances by correction date.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards.
304.1.1 Unsafe conditions.	The unsafe structure must be demolished or brought into a habitable condition. All debris to be removed from property. All required permits for correcting violation must be applied for and acquired by the correction date 6/27/25.

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Due date: 6/1/25



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

Warning

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

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

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

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

Name: Barbara Jean Pertee & Theodore Parker

Relationship owner: Owner

On date: 5/27/25

time being: 2:00 P.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White
 Print Name of Code Inspector

Signature of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000034

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 3 day of April, 2025, at (time) 5:30 P.M.. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being Personal Service

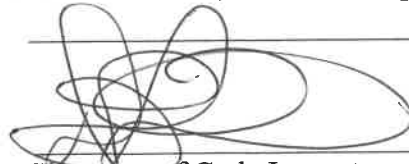
☐ Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

☐ First class mailing

☐ Refused to sign, drop service

Don White
 Print Name of Code Inspector


 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

 Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000034

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

Name: Barbara Jean Pertee and Theodore Parker
Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings 5. Structural members that have evidence of <i>deterioration</i> or that are not capable of safely supporting all nominal loads and 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 <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All nonrunning, unplated and derelict vehicles must be removed from property. 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.
302.4 Weeds.	All grass, shrubs and vegetation must be cut and maintained within set limits of city and international ordinances.
304.1.1 Unsafe conditions.	All structure support, roofing, windows and outside structures must be repaired to safe and functional condition or in process of being repaired by set correction date.

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

Due date: 3/13/25



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

Warning

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

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

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

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

Name: Barbara Jean Pertee & Theodore Parker Relationship owner: _____

On date: 2/13/25 time being: 1:45 p.m.

Personal Service _____

Posted on property _____ and at City Hall _____

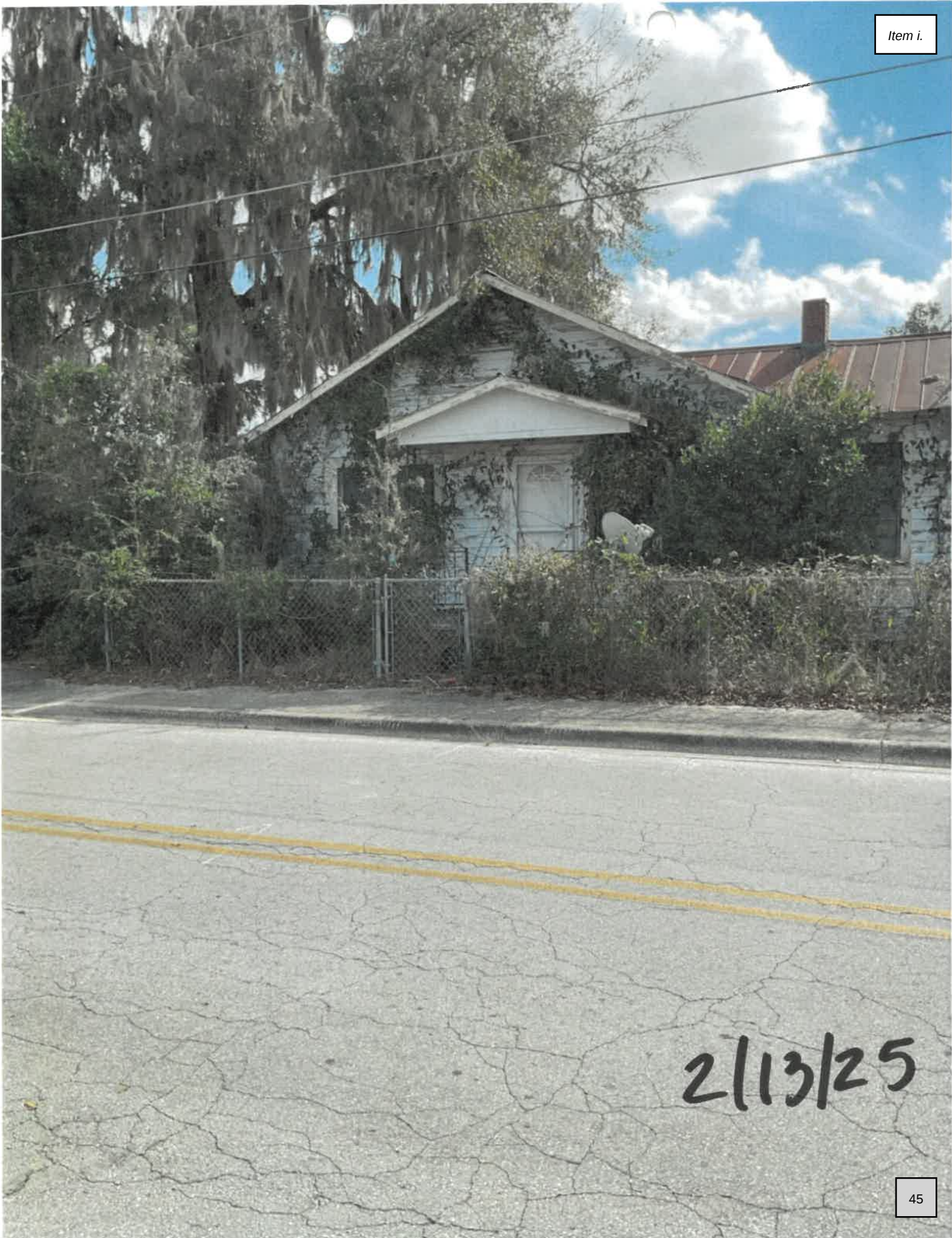
Certified Mail, Return Receipt requested X

First class mailing _____

Refused to sign _____, drop service _____

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



2/13/25





2/13/25



2/13/25





2/13/25



2/13/25

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-4S-17-07979-202 (29064) >>

Owner & Property Info

Result: 2 of 3

Owner	PERTEE BARBARA JEAN 1040 SW CHARLESTON CT LAKE CITY, FL 32025		
Site	1040 SW CHARLESTON CT, LAKE CITY		
Description*	LOT 2 CHARLESTON COURT S/D. 779-1087, 920-597, 941-914, WD 1192-2353, CT 1316-657, WD 1323-679, WD 1327-1386, WD 1396-404.		
Area	0.3 AC	S/T/R	06-4S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$178,874	Building	\$174,869
XFOB	\$2,313	XFOB	\$2,313
Just	\$199,687	Just	\$195,682
Class	\$0	Class	\$0
Appraised	\$199,687	Appraised	\$195,682
SOH/10% Cap	\$1,058	SOH/10% Cap	\$0
Assessed	\$199,687	Assessed	\$195,682
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$198,629 city:\$198,629 other:\$0 school:\$199,687	Total Taxable	county:\$195,682 city:\$195,682 other:\$0 school:\$195,682

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

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/9/2019	\$172,000	1396 / 404	WD	I	Q	01
12/15/2016	\$120,000	1327 / 1386	WD	I	U	18
7/11/2016	\$100	1323 / 679	WD	I	U	18
5/25/2016	\$100	1316 / 657	CT	I	U	12
3/31/2010	\$166,000	1192 / 2353	WD	I	Q	01
12/3/2001	\$129,900	941 / 914	WD	I	Q	
1/29/2001	\$15,900	920 / 597	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	1784	2479	\$174,869

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2001	\$2,013.00	1342.00	0 x 0
0120	CLFENCE 4	2012	\$200.00	1.00	0 x 0
0169	FENCE/WOOD	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.300 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 2 of 3

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1063

by: GrizzlyLogic.com

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

#034

TER

CERTIFIED MAIL®



9589 0710 5270 2886 2493 10
9589 0710 5270 2886 2493 10

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

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

OFFICIAL USE

Certified Mail Fee	
\$	5.25
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	7.44
Total Postage and Fees	
\$	12.69

Postmark
Here

Sent To	
BARBARA JEAN PORTEE	
Street and Apt. No., or PO Box No.	
1040 SW CHARLESTON CT	
City, State, ZIP+4®	
LAKE CITY, FL 32025 (4084)	

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

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

R
1040 SW
LAK

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:

BARBARA LEAN PETERSE
1040 SW CHALETSON CT
LAKE CITY, FL 32025

9590 9402 9812 5266 7843 41



2. Article Number (Transfer from service label)

9589 0710 5270 2886 2493

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?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

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

☐ Mail
☐ Mail Restricted Delivery

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

(over 10)

#034

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage automatically covers certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece can provide the following services:
 - Return receipt service, including electronic version. For more information, see PS Form 3800, January 2020.

PS Form 3800, January 2020

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

BARBARA JEAN ROBERTS
1040 SW CHARLESTON CT
LAKE CITY, FL 32025

#034

CERTIFIED MAIL



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

9589 0710 5270 2886 2482 21
9589 0710 5270 2886 2482 21

THEODORE PARKER

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

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

Certified Mail Fee	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage and Fees
\$ 9.64

Sent To
BARBARA JEAN PERTEE & THEODORE PARKER
Street and Apt. No., or PO Box No.
1040 CHARLESTON COURT
City, State, ZIP+4®
LAKE CITY, FL 32025

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

R - J

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:

BARBARA JEAN PARKER &
THEODORE PARKER
1040 CHARLESTON COURT
LAKE CITY, FL 32025



9590 9402 9016 4122 8447 66

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2482 21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

- 3. Service Type**
- ☐ Adult Signature
 - ☐ 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

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier for
- Electronic verification of
- delivery.
- A record of delivery (in
- signature) that is retain
- for a specified period.
- Important Reminders
- You may purchase Cert
- First-Class Mail®. First
- or Priority Mail® service
- Certified Mail service is
- International mail.
- Insurance coverage is n
- with Certified Mail serv
- of Certified Mail service
- Insurance coverage aut
- certain Priority Mail item
- For an additional fee, an
- endorsement on the mai
- the following services:
- - Return receipt service
- of delivery (including t
- You can request a hard
- electronic version. For
- complete PS Form 38
- Receipt attach PS For

PS Form 3800, January 20

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

BARBARA JEAN PERTEE & THEODORE PARKER
1040 SW CHANCESTON COURT
LAKE CITY, FL 32025

5/27/25

#034

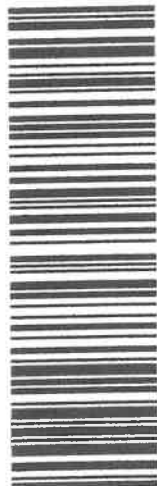
034

5/27/25

5/27/25

CASE # 034

THEODORE PARKER



9589 0710 5270 1815 1130 50
9589 0710 5270 1815 1130 50

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.05
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.65
Total Postage and Fees	\$ 9.64

Sent To
BARBARA JEAN DEETEE & THEODORE PARKER
Street and Apt. No., or PO Box No.
1040 SW CHARLESTON COURT
City, State, ZIP+4®
LAKE CITY, FL 32025

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

Postmark
Here

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

BARBARA
1040
LAKE

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:
BARBARA JENNY PERCEP THEODORE PARKER
1040 SW CHARLESTON COURT
LAKE CITY, FL 32025



9590 9402 8577 3244 7292 02

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1130 50

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

Certified Mails

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

Important Reminders:

- You may purchase Certified Mail® service.
- First-Class Mail®, First-Class Mail® Extra, and Registered Mail® are not eligible for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is available for Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, you can request a hard copy of the delivery receipt (including the following services):
- Return receipt service.
- Return receipt service with electronic version. For complete PS Form 3811, January 2020, PSN 7530-02-000-8053.

File Attachments for Item:

ii. Case # CE 2021-00000098, Lovie Moss & Veronica English, as owners, Lovie Moss & Veronica English, as respondents, gives address as 296 NW Wright Lane Lake City, FL 32055, located on parcel # 00-00-00-11364-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".

21-0000258

Item ii.







7-24-12

24 NW 4th

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO. 2021-098

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

LOVIE MOSS and
VERONICA ENGLISH,

RESPONDENTS.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2020, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124549
Post Office Box 326
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

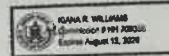
BEFORE ME, this day, 28th day of July 2020, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn or oath, deposes and says:

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

2. On the 28th day of July 2020, 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: 296 NW Wright Lane AND 205 N Marion Ave, Lake City, FL 32055.

Don White
Don White - Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
28th day of July 2020, by Don White,
who is personally known to me.



Kiana Williams
Signature of Notary
Kiana Williams
Print or Type Name

My Commission expires: 08/13/2024

7/28/20

296 NW WRIGHT

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2021-098

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

LOVIE MOSS and
VERONICA ENGLISH,

RESPONDENTS.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2021-098

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

LOVIE MOSS and
VERONICA ENGLISH,

RESPONDENTS.

PETITION FOR AUTHORIZATION TO FORECLOSE MUNICIPAL LIEN

COMES NOW, PETITIONER, CITY OF LAKE CITY, FLORIDA (hereinafter referred to as “PETITIONER”), by and through the undersigned counsel and seeks authorization pursuant to Section 162.09(3), Florida Statutes, to file municipal lien foreclosure against real property in Columbia County, Florida, owned by LOVIE MOSS and VERONICA ENGLISH (hereinafter referred to as “RESPONDENTS”), and alleges:

1. The property sought to be foreclosed on has the following physical address: 296 NW WRIGHT LANE, LAKE CITY, FL 32055 (“Property”).
2. RESPONDENT, VERONICA ENGLISH is the owner of record of the real property more particularly described as set forth on **Exhibit “A”** attached hereto and incorporated herein.
3. City of Lake City Code Inspector Beverly Wisman initially inspected RESPONDENTS’ property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property’s 911 address was not displayed, and an immobile vehicle was parked on the Property.

4. On September 9, 2021 City of Lake City Inspector Bev Jones appeared before the Code Enforcement Special Magistrate of Lake City, Florida and testified that they inspected the Property on June 11, 2021, at which time she found that the chimney was crumbling and the roof and exterior walls were rotting. The Property was also overgrown with grass and weeds and there were multiple broken windows and trash on the Property. Inspector Jones submitted photographs of the Property depicting these conditions. Further, Inspector Jones re-inspected the Property on August 4, 2021 and September 8, 2021 and witnessed the same conditions. Inspector Jones testified that the Property has not been occupied for over ten (10) years. The Property now appears to be vacant.

5. On September 14, 2021, an Order was entered by the Special Magistrate of the City of Lake City, Florida. Said Order is set forth on **Exhibit "B"** attached hereto and incorporated herein.

6. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 60 days following the date of entry of said Order.

7. The 60th day following the date of the entry of said Order was Monday, November 15, 2021.

8. The Order further stated that in the event that the subject property was not brought into compliance with Petitioner's Code of Ordinances on or before the 61st day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 61st day, in accordance with Section 162.09, Florida Statutes.

9. To date, RESPONDENTS remain in default of the payment obligations by failing to make payment of the daily fine accrued and have failed to remedy the violations and bring the

Property in compliance with Petitioner's Code of Ordinances on or before the 61st day from the date of said Order.

10. The subject property is not the constitutional homestead of the RESPONDENTS.

WHEREFORE, PETITIONER respectfully demands that the Special Magistrate enter an order authorizing PETITIONER to commence municipal lien foreclosure in the Third Judicial Circuit Court in and for Columbia County, Florida pursuant to Chapter 162, Florida Statutes.

DATED this ____ day of _____, 2026.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for PETITIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served via

U.S. mail this ____ day of _____, 2026, to the following:

VERONICA ENGLISH
3980 W BROWARD BLVD, APT 105
FT. LAUDERDALE, FL 33312

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

Begin at the Northeast corner of Block 48 in the Northwestern Division of the City of Lake City, Florida, and thence run South 75 feet; then run West 40 feet; then run North 75 feet; then run East 40 feet to the Point of beginning.



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

Item ii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 3/12/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email:
whited@lcfla.com

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 296 NW Wright Lane Nature
of Complaint: Dilapidated Structure

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

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

Date Received: 3/12/25 Via: Person Case Number Assigned 202500000069
Notes:

\$77,500⁰⁰
TAX
LIEN
FROM JAN 2021

Case Data Sheet for case # 25-00000069Parcel# 11364-000Address: 296 NW Wright LaneOwner: Lovie Moss & Veronica EnglishDate of first inspection: 3/12/251st Notice of Violation sent: 3/12/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

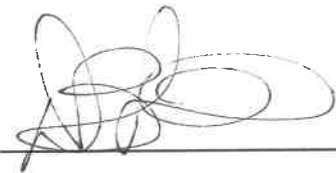
Notice posted in City Hall:

_____Mailing Cost/Date: \$9.64 / 3/12/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-11364-000

Owners

MOSS LOVIE
VERONICA ENGLISH
3980 W BROWARD BLVD APT 105
FORT LAUDERDALE, FL 33312

Parcel Summary

Location	296 NW WRIGHT LN
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.0640
Section	29
Township	3S
Range	17
Subdivision	NW DIV

Legal Description

NW DIV: BEG NE COR, RUN S 75
FT, W 40 FT, N 75 FT, E 40 FT
TO POB. BLOCK 48.

526-450, 571-309, 935-92, WD 1165-97

GSA GIS

Pictometry



Working Values

	2025
Total Building	\$27,453
Total Extra Features	\$50
Total Market Land	\$1,400
Total Ag Land	\$0

	2025
Total Market	\$28,903
Total Assessed	\$28,903
Total Exempt	\$0
Total Taxable	\$28,903
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$27,453	\$25,100	\$21,703	\$18,300	\$16,732	\$18,230
Total Extra Features	\$50	\$50	\$50	\$50	\$50	\$50
Total Market Land	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$28,903	\$26,550	\$23,153	\$19,750	\$18,182	\$19,680
Total Assessed	\$26,287	\$23,897	\$21,725	\$19,750	\$18,182	\$18,536
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$26,287	\$23,897	\$21,725	\$19,750	\$18,182	\$18,536
SOH Diff	\$2,616	\$2,653	\$1,428	\$0	\$0	\$1,144

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1165/0097	2008-12-20	Q	03	WARRANTY DEED	Improved	\$100	Grantor: SOLE HEIRS OF LOVIE MOSS Grantee: VERONICA ENGLISH (ONE OF HEIRS)
WD 0935/0092	1993-01-14	Q	01	WARRANTY DEED	Improved	\$100	Grantor: SOLE HEIRS OF LOVIE MOSS Grantee: VERONICA ENGLISH (ONE OF HEIRS)

Buildings

Building # 1, Section # 1, 16732, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1026	\$49,915	1930	1930	0.00%	45.00%	55.00%	\$27,453

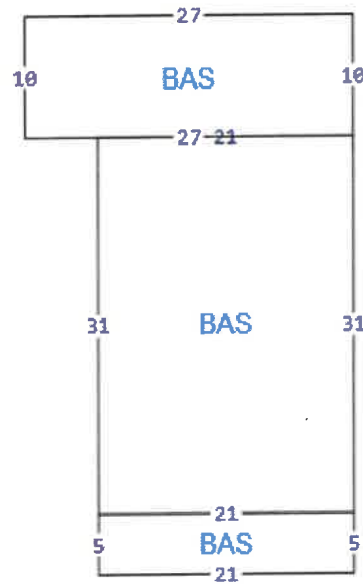
NO SERVICE
SINCE 2012

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	04	SINGLE SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	02	WALL BD/WD
IF	Interior Flooring	09	PINE WOOD
AC	Air Conditioning	02	WINDOW
HT	Heating Type	02	CONVECTION
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	105	100%	105
BAS	270	100%	270
BAS	651	100%	651



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	2011	100%	\$50

Land Lines

Tax Bill Detail

Payment Options

If Paid By 3/31/2025

This Bill:	\$809.03
All Bills:	\$1,733.34
Cart Amount:	\$0.00

Year	Due
2024	\$809.03
2023	\$924.31
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11364-000 MOSS LOVIE

Year: 2024 **Bill Number:** 34490 **Owner:** MOSS LOVIE
Tax 34490
District: 1 **Property Type:** Real Estate

MAILING

ADDRESS:
 MOSS LOVIE
 3980 W BROWARD
 BLVD APT 105
 FORT
 LAUDERDALE FL
 33312

PROPERTY

ADDRESS:
 296 WRIGHT
 LAKE CITY 32055

[Bill 34490 -- Pay Now](#)
[Pay All Bills](#)
[Print Bill / Receipt](#)
[Register for E-Billing](#)
[Property Appraiser](#)

Taxes All Unpaid Bills Assessments

Legal Description Payment History

Year	Folio	Status	Minimum Due	Due
2024	34490	Current	\$809.03	\$809.03
2023	30648	Delinquent	\$924.31	\$924.31
TOTAL			\$1,733.34	\$1,733.34



© 2025 - Powered by Phenix.net

Tax Bill Detail

Year	Due
2025	\$955.71
2024	\$966.71
2023	\$969.85
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R11364-000

MOSS LOVIE

Year: 2025

Bill Number: 34661

Owner: MOSS LOVIE

Tax District: 1

Discount Period: 3%

Property Type: Real Estate

MAILING ADDRESS:

PROPERTY ADDRESS:

MOSS LOVIE

296 WRIGHT

3980 W BROWARD

LAKE CITY 32055

BLVD APT 105

FORT LAUDERDALE

FL 33312

Payment Options

If Paid By 12/31/2025

This Bill:

\$955.71

All Bills:

\$2,892.27

Cart Amount:

\$0.00

Bill 34661 -- Pay Now

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes All Unpaid Bills Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$141.69	\$0.00	\$141.69
BOARD OF COUNTY COMMISSIONERS	7.8150	\$225.98	\$0.00	\$225.98
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$22.99	\$0.00	\$22.99
LOCAL	3.1010	\$95.29	\$0.00	\$95.29
CAPITAL OUTLAY	1.5000	\$46.10	\$0.00	\$46.10
Subtotal	5.3490	\$164.38	\$0.00	\$164.38
SUWANNEE RIVER WATER MGT DIST	0.2812	\$8.13	\$0.00	\$8.13
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	18.3453	\$540.18	\$0.00	\$540.18

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$445.09	\$0.00	\$445.09
TOTAL	\$445.09	\$0.00	\$445.09



STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 202112018728 Date: 09/17/2021 Time: 9:30AM
Page 1 of 4 B: 1447 P: 1391, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

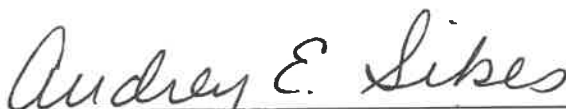
CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

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 2021-098 (3 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 15th day of
September 2021.

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

PETITIONER,

CASE NO. 2021-098

v.

LOVIE MOSS,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on September 9, 2021, 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. Lovie Moss ("Respondent") is the owner of 296 NW WRIGHT LANE, LAKE CITY, FL 32055 ("Property"). City of Lake City Code Enforcement Inspector Bev Jones appeared and testified at the hearing on behalf of Petitioner. No one appeared or testified at the hearing on behalf of Respondent.
2. Inspector Jones inspected the Property on June 11, 2021, at which time she found that the chimney was crumbling and the roof and exterior walls were rotting. The Property was also overgrown with grass and weeds and there were multiple broken windows and trash on the Property. Inspector Jones submitted photographs of the Property depicting these conditions. Further, Inspector Jones re-inspected the Property on August 4, 2021 and September 8, 2021 and witnessed the same conditions.

3. Inspector Jones testified that the Property has not been occupied for over ten (10) years. The Property now appears to be vacant.

CONCLUSIONS OF LAW

4. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.
5. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
6. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
7. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location. The statutory notice requirements have been met by Petitioner.
8. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

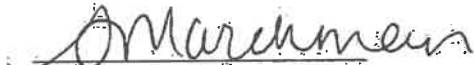
ORDER

9. Within sixty (60) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
10. In the event Respondent fails to timely comply with Paragraph 10 above, a daily fine of

fifty dollars (\$50.00) will be imposed and begin to accrue on the Property sixty-first (61st) day from the date of this Order, which can become a lien on the Property, which lien may be used by Petitioner to foreclose on the Property.

11. Furthermore, in the event Respondent fails to comply with Paragraph 9 above within one-hundred twenty (120) days from the date of this order, Petitioner may take all actions necessary to demolish and remove the structure found on the subject Property, as well as bring the vegetation on the Property to within Petitioner's allowed limits and remove trash, and debris on the Property. Further, Petitioner's costs to demolish and remove the structure, trash, and debris found on the subject Property and bring the vegetation on the Property to within Petitioner's allowable limits may be assessed to Respondent and may be added to the amount of lien on the Property, which lien may be used to foreclose on the Property by the Petitioner.

DONE AND ORDERED on this 14th day of September, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000069

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

Name: Lovie Moss & Veronica English

Address: 296 NW Wright Lane

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: 3/12/25 Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code

Violation Description

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. The exterior of structures must perform four primary functions: It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements. 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly <i>anchored</i> , or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
305.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 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.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
304.1 General.	Structure must be repaired and brought into building code, city ordinance and International Building Code compliance. Structure and property must be maintained as habitable or demolished to remove blight and unsafe condition from community.
305.1.1 Unsafe conditions.	Structure must be repaired and brought into building code, city ordinance and International Building Code compliance. Structure and property must be maintained as habitable or demolished to remove blight and unsafe condition from community.

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

Due date: 5/28/25



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

Warning

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

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

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

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

Name: Lovie Moss & Veronica English Relationship owner: _____

On date: 3/12/25 time being: 10:00 a.m.

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested X First class mailing _____

Refused to sign _____, drop service _____

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000069

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

Name: Lovie Moss & Veronica English
Address: 296 NW Wright Lane

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 3/12/25 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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. The exterior of structures must perform four primary functions: It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements. 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly <i>anchored</i> , or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
305.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 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.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
304.1 General.	Structure must be repaired and brought into building code, city ordinance and International Building Code compliance. Structure and property must be maintained as habitable or demolished to remove blight and unsafe condition from community.
305.1.1 Unsafe conditions.	Structure must be repaired and brought into building code, city ordinance and International Building Code compliance. Structure and property must be maintained as habitable or demolished to remove blight and unsafe condition from community.

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

Due date: _____ 4/12/25 _____



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

Warning

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

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

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

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

Name: Lovie Moss & Veronica English Relationship owner: _____

On date: 3/12/25 time being: 10:00 a.m.

Personal Service _____

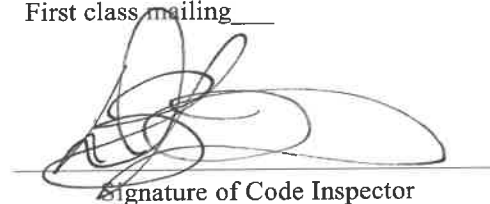
Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested X First class mailing _____

Refused to sign _____, drop service _____

Don White

Print Name of Code Inspector


 Signature of Code Inspector



UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

Date 3/12/25

Time _____

This facility was inspected under emergency conditions for

City of Los Angeles, County of Los Angeles

(Jurisdiction)

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Inspector

Scott Thompson, CBO
Building Official, DU 1127

Owner Name and Address

Los Angeles Department of Water
2000 W. Broadway, Suite 100
Los Angeles, CA 90012

Do Not Remove, Alter, or Cover this Placard
until Authorized by Governing Authority

3/12/25



3/12/25



3/12/25



3/12/25







3/12/25

CERTIFIED MAIL®



9589 0710 5270 2886 2492 97
9589 0710 5270 2886 2492 97

ENGLISH
APT 105
312

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

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

Certified Mail Fee	
\$	5.80
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$	1.74
Total Postage and Fees	\$	7.54

Sent To	VERONICA ENGLISH
Street and Apt. No., or PO Box No.	3180 W BROWARD BLVD 105
City, State, ZIP+4®	FT LAUDERDALE FL 33312 (069)

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

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

SENDER: COMPLETE THIS SECTION

- Complete 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:

VERONICA ENGLISH
3980 W BROWARD BLVD
APT 105
FT LAUDERDALE, FL 33312



9590 9402 9812 5266 7843 58

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2492 97

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

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

☐ Yes
☐ No

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage is available for certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
 - Return receipt service, including hard copy or electronic version. For a complete PS Form 3811, see the back of the envelope. Receipt; attach PS Form 3800, January 2001

PS Form 3800, January 2001

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

LOVIE MOSS and VERONICA ENGLISH
3980 W BOWARD BLVD APT 105
FT LAUDERDALE, FL 33312

(009)

11.2.9

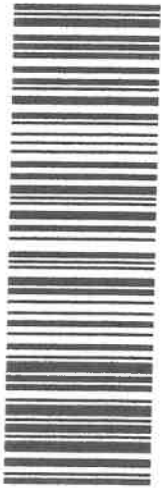
City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

LOUIE MOSS & VERONICA ENGUSH
3980 W BEAUMONT BLVD APT 105
FORT LAUDERDALE, FL 33312

4/28/25

A ENGLISH
D APT 105
3312

CERTIFIED MAIL



9589 0710 5270 1815 1134 25
9589 0710 5270 1815 1134 25

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

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

OFFICIAL USE

Certified Mail Fee
\$ 4.85
Extra Services & Fees (check box, add fee if appropriate)
☐ Return Receipt (hardcopy) \$ 4.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage
\$ 0.65
Total Postage and Fees
\$ 9.65

Sent To
LOUIE MOSS & VERONICA ENGLISH
Street and Apt. No., or PO Box No.
3980 W BROWARD BLVD APT 105
City, State, ZIP+4®
FT LAUDERDALE, FL 33312

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

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

SENDER: COMPLETE THIS SECTION

- Complete 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:

LOVIE MOSS & VERONICA ENGLISH
3900 W BROWARD BLVD APT 105
FT LAUDERDALE, FL 33312



9590 9402 8577 3244 7288 23

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1134 25

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

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

Domestic Return Receipt

Certified Mail is a service that provides proof of delivery and return receipt. It is the only mail service that provides a record of delivery (including signature) that is retained for a specified period. **Important Reminders:** You may purchase Certified Mail® at the Post Office or by mail. First-Class Mail®, First-Class Mail® Restricted, Registered Mail, Signature Confirmation, and Priority Mail® services are not eligible for Certified Mail. Insurance coverage is not available for Certified Mail. For an additional fee, and endorsement on the mail, the following services are available: Return receipt services, of delivery (including electronic version). For a complete PS Form 3811 Receipt, attach PS Form 3800, January 20

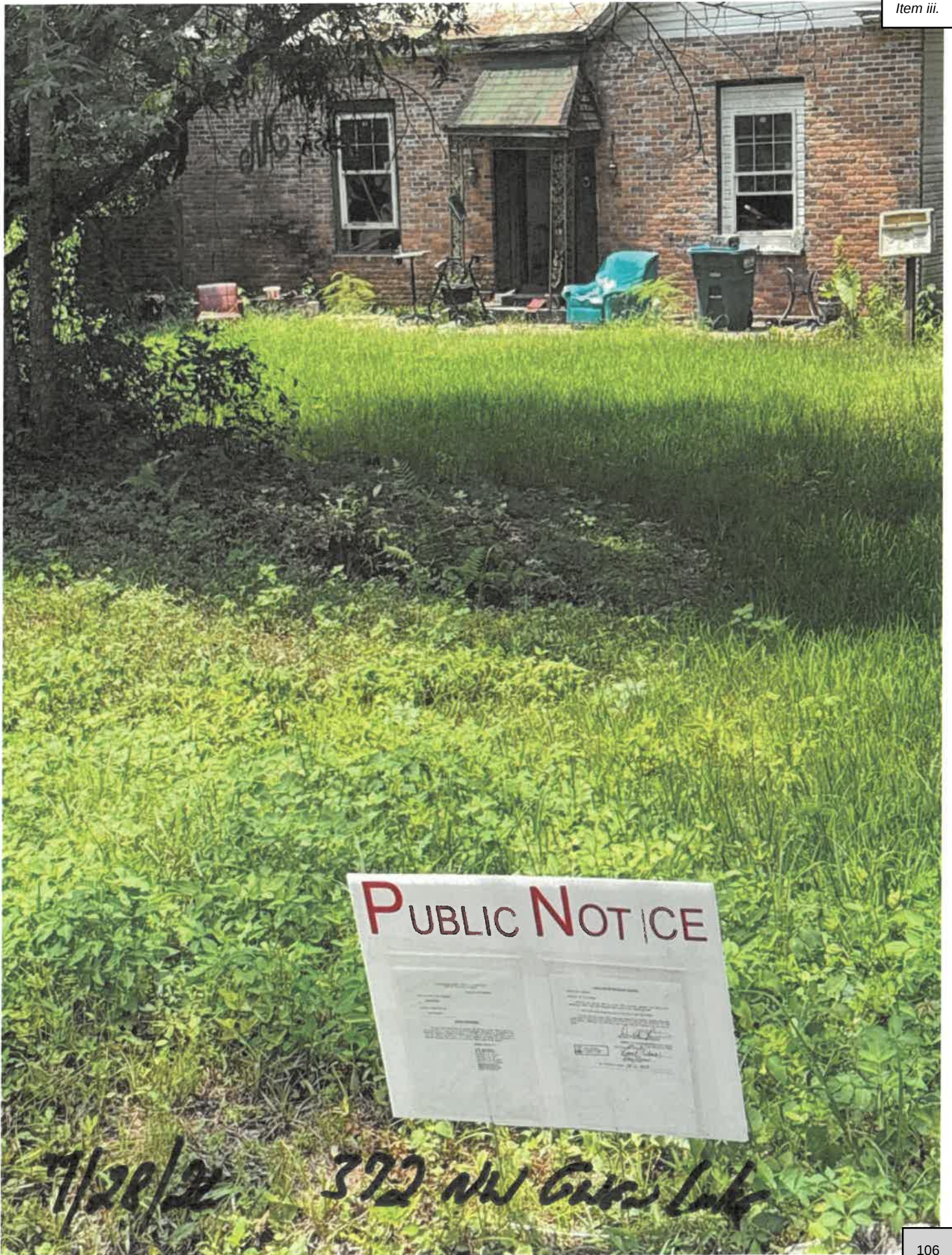
File Attachments for Item:

iii. Case # CE 2025-00000089, James H. Johnston III, as owner, James H. Johnston III, as respondent, gives address as 372 NW Gwen Lake Avenue Lake City, FL 32025, located on parcel # 31-3S-17-06058-000. "Hearing on City's Petition for Authorization to Foreclose Municipal Lien".

25. 01/11/15

Item iii.







CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2025-00000000

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

JAMES H. JOHNSTON, III,

RESPONDENT.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 28th day of July 2026, personally appeared, Don White, Code enforcement officer, who, after being sworn, deposes and says:

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

2. On the 28th day of July 2026, 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: 372 NW Green Lake Avenue AND 205 N Marion Ave. Lake City, FL 32055.

Don White, Code Enforcement Inspector

SWORN TO AND SIGNED before me this

28th day of July 2026, by Don White

who is personally known to me.

Signature of Notary

Print or Type Name

My Commission expires: 08/12/2029

7/28/2

372 NW Green Lake

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2025-00000089

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

JAMES H. JOHNSTON, III,

RESPONDENT.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2025-00000089

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

JAMES H. JOHNSTON, III,

RESPONDENT.

_____ /

PETITION FOR AUTHORIZATION TO FORECLOSE MUNICIPAL LIEN

COMES NOW, PETITIONER, CITY OF LAKE CITY, FLORIDA (hereinafter referred to as “PETITIONER”), by and through the undersigned counsel and seeks authorization pursuant to Section 162.09(3), Florida Statutes, to file municipal lien foreclosure against real property in Columbia County, Florida, owned by JAMES H. JOHNSTON, III (hereinafter referred to as “RESPONDENT”), and alleges:

1. The property sought to be foreclosed on has the following physical address: 372 NW GWEN LAKE AVE in Lake City, Florida (“Property”).
2. RESPONDENT, JAMES H. JOHNSTON, III, is the owner of record of the real property more particularly described as set forth on **Exhibit “A”** attached hereto and incorporated herein.
3. City of Lake City Code Inspector, Donnell White, initially inspected the Respondents residential property on April 4, 2025, and observed a vacant structure with significant fire damage and broken windows.
4. On April 7, 2025, PETITIONER sent a Notice of Violation via USPS certified mail addressed to Respondent describing the alleged violations.

5. On July 3, 2025, PETITIONER sent a second Notice of Violation and a Notice of Hearing via USPS certified mail addressed to Respondent describing the alleged violations. City of Lake City Code Inspector Donnell White also posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.

6. On October 2, 2025, an Order was entered by the Special Magistrate of the City of Lake City, Florida. Said Order is set forth on **Exhibit "B"** attached hereto and incorporated herein.

7. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 180 days following the date of entry of said Order.

8. The Order further stated that in the event that the subject property was not brought into compliance with Petitioner's Code of Ordinances on or before the 180th day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 181st day, in accordance with Section 162.09, Florida Statutes.

9. The 181st day following the date of entry of said order was Wednesday, April 1, 2026.

10. To date, RESPONDENT remains in default of the payment obligations by failing to make payment of the daily fine accrued and has failed to remedy the violations and bring the Property in compliance with Petitioner's Code of Ordinances on or before the 181st day from the date of said Order.

11. The subject property is not the constitutional homestead of the RESPONDENTS.

WHEREFORE, PETITIONER respectfully demands that the Special Magistrate enter an order authorizing PETITIONER to commence municipal lien foreclosure in the Third Judicial Circuit Court in and for Columbia County, Florida pursuant to Chapter 162, Florida Statutes.

DATED this _____ day of _____, 2026.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for PETITIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served via

U.S. mail this _____ day of _____, 2026, to the following:

JAMES H. JOHNSTON, III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

Commence at the Point of Intersection of the South line of Duval Street extended, and the centerline of Gwen Lake Boulevard, according to the Plat of IDLEAWILE REPLAT, a subdivision in Columbia County, Florida, according to the plat on file in the office of the Clerk of Circuit Court in and for said Columbia County, in Plat Book 2 page 117-A, and run thence Westerly along a perpendicular from the centerline of said Gwen Lake Boulevard, 50.00 feet to the West line of said Boulevard, thence Southerly along a curve deflecting to the left from a tangent bearing South 1° 43' West, said curve having a radius of 176.20 feet, a distance of 44.10 feet for a Point of Beginning, and run thence Southerly along the above described curve 95.38 feet to point of tangent on the West line of said Gwen Lake Boulevard, thence South 43° 32' West, along the West line of said Boulevard, 120.00 feet, thence South 88° 56' West 220.00 feet, thence North 37° 5' West 213.00 feet, thence North 88° 56' East 220.00 feet to Point of Beginning, Being located in the NW 1/4 of Section 31, Township 3 South, Range 17 East.

Columbia County Parcel Identification Number: 31-3S-17-06058-000

EXHIBIT B

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2025-00000089

v.

JAMES H. JOHNSTON III,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on October, 2 2025, 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 James H. Johnston III ("Respondent") is the owner of property located in Lake City, Florida, Parcel #: 31-3S-17-06058-000 ("Property"). Lake City Code Enforcement Inspector Donnell White appeared and testified at the hearing on behalf of Petitioner. No appearance was made on behalf of Respondent.
2. On April 4, 2025, Inspector White inspected the Property and observed a vacant structure with significant fire damage and broken windows. On April 7, 2025, Inspector White issued a Notice of Violation to Respondent via certified mail.
3. On July 3, 2025, Inspector White issued to Respondent a second Notice of Violation and a Notice of Hearing via certified mail. Inspector White also posted copies of the Notice of Hearing on the Property and at City Hall.

4. At the October 2, 2025 hearing, Inspector White testified that the dwelling on the Property had caught fire on two occasions and presented photographs from the day of the hearing demonstrating that the dwelling has not been repaired or demolished. Inspector White further testified that he spoke with Respondent on October 1, 2025, who advised that he seeks to repair or remodel the dwelling on the Property.
5. Inspector White requested that Respondent be given thirty (30) days to obtain a permit to rebuild the dwelling, or a permit to demolish the dwelling, and, upon receiving the applicable permit, that Respondent be given one-hundred and eighty (180) days to repair the dwelling or ninety (90) days to demolish the dwelling, as applicable. Should Respondent fail to repair or demolish the dwelling within the applicable time frame, Inspector White requested a fine of fifty dollars (\$50.00) per day be imposed on the Property. Inspector White also requested that Respondent be ordered to reimburse Petitioner in an amount of \$20.88, representing administrative costs incurred by Petitioner in issuing notices to Respondent.

CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution Nos. 2020-022 and 2025-050.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes and Chapter 2, Article X of the Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

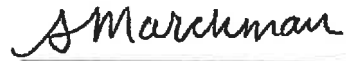
9. Respondent failed to timely correct all of the alleged violations on the Property.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time, and location.
11. Pursuant to Chapter 2, Article X, Section 2-418, the undersigned Special Magistrate is authorized to order the relief granted herein.
12. The evidence presented at the October 2, 2025 hearing demonstrated that the Property is in violation of Chapter 22, Article VII, Division 2, Section 22-175 of Lake City, Florida Code of Ordinances, adopting and incorporating the International Property Maintenance Code 2018 Edition ("IPMC"), and Subsections 301.3 and 304.1.1 of the IPMC.

ORDER

13. Within thirty (30) days of the date of this Order, Respondent shall obtain the necessary permit to either repair or demolish the vacant dwelling on the Property in accordance with Subsections 301.3 and 304.1.1 of the IPMC. Should Respondent obtain a permit to repair the dwelling, Respondent shall complete such repairs within one-hundred and eighty (180) days from the date such permit is obtained. Should Respondent obtain a permit to demolish the dwelling, Respondent shall complete such demolition within ninety (90) days from the date such permit is obtained.
14. In the event Respondent fails to comply with Paragraph 13 above, a daily fine of fifty dollars (\$50.00) per day will be imposed and begin to accrue one-hundred and eighty-one (181) days from the date Respondent obtains a permit to repair the dwelling, or ninety-one (91) days from the date Respondent obtains a permit to demolish the dwelling, as applicable, which may become a lien on the Property, and the lien may be used to foreclose on the Property.

15. Within fifteen (15) days of the date of this Order, Respondent shall pay Petitioner's administrative costs incurred in this case in the amount of \$20.88.

DONE AND ORDERED on this 7th day of October, 2025.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
James H. Johnston III
Donnell White



DEPARTMENT OF GROWTH MANAGEMENT

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

Item iii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 4/4/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 372 NW Gwen Lake Avenue Nature
of Complaint: Unsafe structure / Overgrowth / Vacant land and structures violation

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

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

Date Received: 4/4/25 Via: Person Case Number Assigned 202500000089
Notes: _____

Case Data Sheet for case # 25-00000089Parcel# 06058-000Address: 372 NW Gwen Lake AvenueOwner: James H Johnston IIIDate of first inspection: 4/4/251st Notice of Violation sent: 4/7/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

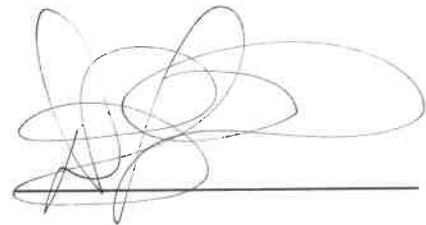
Notice posted in City Hall:

_____Mailing Cost/Date: \$9.64 / 4/7/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 31-3S-17-06058-000

Owners

JOHNSTON JAMES H III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

Parcel Summary

Location	372 NW GWEN LAKE AVE
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.7960
Section	31
Township	3S
Range	17
Subdivision	DIST 2

Legal Description

COMM INTERS OF S R/W OF DUVAL ST EXTENDED & C/L OF GWEN LAKE BLVD, RUN W'LY ALONG PERPENDICULAR OF GWEN LAKE BLVD 50 FT TO W R/W OF SAID BLVD, RUN S'LY ALONG A CURVE 44.10 FT FOR POB, CONT S'LY ALONG CURVE 95.38 FT, S 120 FT, W 220 FT, N 213 FT, NE 220 FT TO POB. (IN NW1/4).LIFE EST 1067-2365 WD 1243-264

Working Values

	2025
Total Building	\$17,894
Total Extra Features	\$1,200



	2025
Total Market Land	\$13,190
Total Ag Land	\$0
Total Market	\$32,284
Total Assessed	\$32,284
Total Exempt	\$0
Total Taxable	\$32,284
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$17,397	\$15,904	\$13,754	\$11,600	\$10,603	\$9,775
Total Extra Features	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Total Market Land	\$13,190	\$13,190	\$13,190	\$10,413	\$10,413	\$10,413
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$31,787	\$30,294	\$28,144	\$23,213	\$22,216	\$21,388
Total Assessed	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
SOH Diff	\$891	\$2,207	\$2,610	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1243/0264	2012-10-15	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$25,000	Grantor: RAYMA M & JAMES LEO MARKHAM & JENNIFER BOWLES Grantee: JAMES H JOHNSTON III

Buildings

Building # 1, Section # 1, 10603, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBltd	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1990	\$89,469	1945	1945	60.00%	80.00%	20.00%	\$17,894

James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069

Lake City, FL 32056-2069

**Official Records Receipt
Recording**

Username: Valeria

Changed By: Valeria

Receipt#: 306432**Payee Name:** CITY OF LAKE CITY FLORIDA**Receipt Date:** 12/22/2025205 N MARION AVENUE
LAKE CITY, FL 32055-**Escrow Balance:****Escrow Customer:****Instrument(s):** 202512028872-BK1556/PG2456-2461-GOVERNMENT-RELATED**Details**

CTY COMM JULY 1	\$12.00
FACC JULY 1	\$0.60
Indexing	\$0.00
PRMTF JULY 1	\$11.40
Recording	\$25.00
Records Trust	\$3.50

Receipt Total: \$52.50**Amount Tendered:** \$0.00**Amount Due:** \$52.50**Overage:** \$0.00

Auth. Code:

Tender:

Card:

AID:

Payment Method:

TID:

Payment Variant:

MID:



Inst: 202512028872 Date: 12/22/2025 Time: 10:32AM
Page 1 of 6 B: 1556 P: 2456, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ME*
Deputy Clerk

MAYOR - COUNCIL MEMBER
NOAH WALKER

COUNCIL MEMBERS
JAMES CARTER
TAMMY HARRIS
RICKY JERNIGAN
CHEVELLA YOUNG

CITY MANAGER
DON ROSENTHAL

CITY CLERK
AUDREY SIKES

CITY ATTORNEY
CLAY MARTIN

STATE OF FLORIDA
COUNTY OF COLUMBIA

I, Michelle Cannon, 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 Order-Case No. 20254-00000089 (5 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

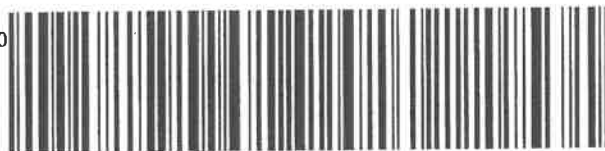
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 22nd day of December 2025.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Michelle Cannon, CMC
Deputy City Clerk

USPS CERTIFIED MAIL

GrayRobinson P A
643 SW 4th Avenue, Suite 110
Gainesville FL 32601-6250



9214 8901 8318 7400 0025 82

JAMES H JOHNSTON III
756 SW ICHETUCKNEE AVE
LAKE CITY FL 32024-5065

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2025-00000089

v.

JAMES H. JOHNSTON III,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on October, 2 2025, 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 James H. Johnston III ("Respondent") is the owner of property located in Lake City, Florida, Parcel #: 31-3S-17-06058-000 ("Property"). Lake City Code Enforcement Inspector Donnell White appeared and testified at the hearing on behalf of Petitioner. No appearance was made on behalf of Respondent.
2. On April 4, 2025, Inspector White inspected the Property and observed a vacant structure with significant fire damage and broken windows. On April 7, 2025, Inspector White issued a Notice of Violation to Respondent via certified mail.
3. On July 3, 2025, Inspector White issued to Respondent a second Notice of Violation and a Notice of Hearing via certified mail. Inspector White also posted copies of the Notice of Hearing on the Property and at City Hall.

4. At the October 2, 2025 hearing, Inspector White testified that the dwelling on the Property had caught fire on two occasions and presented photographs from the day of the hearing demonstrating that the dwelling has not been repaired or demolished. Inspector White further testified that he spoke with Respondent on October 1, 2025, who advised that he seeks to repair or remodel the dwelling on the Property.
5. Inspector White requested that Respondent be given thirty (30) days to obtain a permit to rebuild the dwelling, or a permit to demolish the dwelling, and, upon receiving the applicable permit, that Respondent be given one-hundred and eighty (180) days to repair the dwelling or ninety (90) days to demolish the dwelling, as applicable. Should Respondent fail to repair or demolish the dwelling within the applicable time frame, Inspector White requested a fine of fifty dollars (\$50.00) per day be imposed on the Property. Inspector White also requested that Respondent be ordered to reimburse Petitioner in an amount of \$20.88, representing administrative costs incurred by Petitioner in issuing notices to Respondent.

CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution Nos. 2020-022 and 2025-050.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes and Chapter 2, Article X of the Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

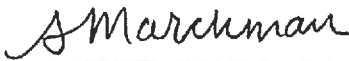
9. Respondent failed to timely correct all of the alleged violations on the Property.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time, and location.
11. Pursuant to Chapter 2, Article X, Section 2-418, the undersigned Special Magistrate is authorized to order the relief granted herein.
12. The evidence presented at the October 2, 2025 hearing demonstrated that the Property is in violation of Chapter 22, Article VII, Division 2, Section 22-175 of Lake City, Florida Code of Ordinances, adopting and incorporating the International Property Maintenance Code 2018 Edition ("IPMC"), and Subsections 301.3 and 304.1.1 of the IPMC.

ORDER

13. Within thirty (30) days of the date of this Order, Respondent shall obtain the necessary permit to either repair or demolish the vacant dwelling on the Property in accordance with Subsections 301.3 and 304.1.1 of the IPMC. Should Respondent obtain a permit to repair the dwelling, Respondent shall complete such repairs within one-hundred and eighty (180) days from the date such permit is obtained. Should Respondent obtain a permit to demolish the dwelling, Respondent shall complete such demolition within ninety (90) days from the date such permit is obtained.
14. In the event Respondent fails to comply with Paragraph 13 above, a daily fine of fifty dollars (\$50.00) per day will be imposed and begin to accrue one-hundred and eighty-one (181) days from the date Respondent obtains a permit to repair the dwelling, or ninety-one (91) days from the date Respondent obtains a permit to demolish the dwelling, as applicable, which may become a lien on the Property, and the lien may be used to foreclose on the Property.

15. Within fifteen (15) days of the date of this Order, Respondent shall pay Petitioner's administrative costs incurred in this case in the amount of \$20.88.

DONE AND ORDERED on this 7th day of October, 2025.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
James H. Johnston III
Donnell White



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000089 – 2ND Notice

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

Name: James H Johnston III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.

UNDELIVERED



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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

Due date: 9/30/25



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

Warning

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

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

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

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

Name: James H Johnston III Relationship owner: Owner

On date: 7/3/25 time being: 3:50 P.M.

Personal Service

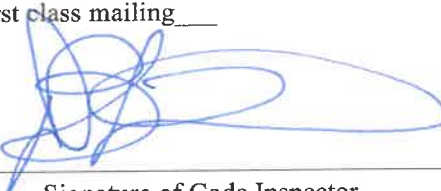
Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing

Refused to sign , drop service

Don White

Print Name of Code Inspector


 Signature of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
___James H Johnst

on III _____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Special Magistrate if the violation (s) are brought into compliance in accordance with the Notice of Violation.

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

Name James H Johnston III Relationship Owner

On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White
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

August 28, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1
646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent

__James H Johnson III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

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Name James H Johnson III Relationship Owner

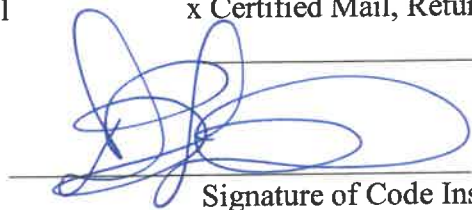
On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of September 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

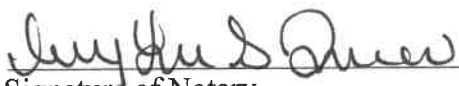
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of September 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 372 NW Gwen Lake Avenue and 205 N. Marion Avenue Lake City, FL.


Don White Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 22nd ____ day of September 2025, by Don White
who is personally known to me.

[SEAL]




Signature of Notary

Ivy Stockstill - Franco
Print or Type Name

My Commission expires: _____

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
 ___James H Johnst

on III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 up to \$250.00 per day/per violation each day the violation continues.

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

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

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

Name James H Johnston III Relationship Owner

On date 7/3/25 time being 4:30 Personal Service

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

First class mailing

Refused to sign, drop service

Don White
 Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

 Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000089 – 2ND Notice

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

Name: James H Johnston III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

Complaint X CE Personnel Observation X

Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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

Due date: 9/30/25



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

Warning

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

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

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

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

Name: James H Johnston III

Relationship owner: Owner

On date: 7/3/25

time being: 3:50 P.M.

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X

First class mailing

Refused to sign , drop service

Don White

Print Name of Code Inspector

Signature of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
James H Johnson III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of September, 2025, at (time) 5:30 p.m._____. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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 Special Magistrate if the violation (s) are brought into compliance in accordance with the Notice of Violation.

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

Name Jimmy H Johnson III Relationship
Owner

On date 7/3/25 time being 4:30 Personal Service
Posted on property and at City Hall x Certified Mail, Return Receipt requested
First class mailing _____
Refused to sign, drop service _____

Don White
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
 ___James H Johnson III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of September, 2025, at (time) 5:30 p.m._____. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to 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 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****

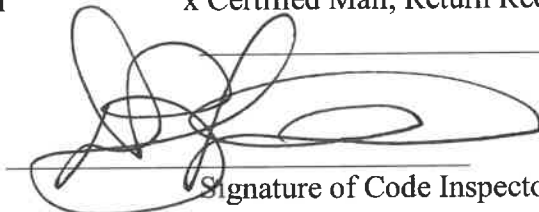
This case will not go before the Special Magistrate if the violation (s) are brought into compliance in accordance with the Notice of Violation.

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

Name Jimmy H Johnson III Relationship
Owner

On date 7/3/25 time being 4:30 Personal Service
 Posted on property and at City Hall ☒ Certified Mail, Return Receipt requested
 First class mailing
 Refused to sign, drop service

Don White
 Print Name of Code Inspector


 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

 Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000089 – 2ND Notice

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

Name: James H Johnson III

Address: : 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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

Due date: 7/31/25



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

Warning

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

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

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

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

Name: James H Johnson III Relationship owner: Owner

On date: 7/3/25 time being: 3:50 P.M.

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X

Refused to sign , drop service

First class mailing

Don White
 Print Name of Code Inspector

Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000089

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

Name: James H Johnson III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4 /7/25

Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions.	Unsafe conditions of property structure must be repaired and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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

Due date: 5/7/25



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

Warning

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

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

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

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

Name: James H Johnston III Relationship owner: Owner

On date: 5/7/25 time being: _____

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector


 Signature of Code Inspector



372 NW
GIVEN LAKE
AVENUE

372 NW
Gwendolyn
Avenue





4/4/25



PS Form 3800, Jan 91

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

JAMES H JOHNSON III
756 SW ICHTUCKNER AVE
LAKE CITY, FL 32024

089

Item iii.

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

CERTIFIED MAIL®



9589 0710 5270 2886 2487 26
9589 0710 5270 2886 2487 26

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

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

OFFICIAL USE

Postage	\$ 10.44
Postmark	Here
Extra Services & Fees (check box, add fee to postage)	\$ 5.30
☐ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Total Postage and Fees	\$ 15.74

Sent To: JAMES H JOHNSON III
Street and Apt. No., or PO Box No. 156 SW WILKINSON AVE
City, State, ZIP+4® LAKE CITY FL 32024

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

JAMES H JOHNSON III
156 SW WILKINSON AVE
LAKE CITY FL 32024

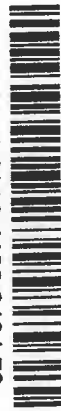
SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H JOHNSON III
756 SW ICHETUCKEE
AVE
LAKE CITY, FL 32024

9590 9402 9016 4122 8434 79



2. Article Number (Transfer from service label)

9589 0730 5270 2886 2487

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?
If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

26 ☐ Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

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

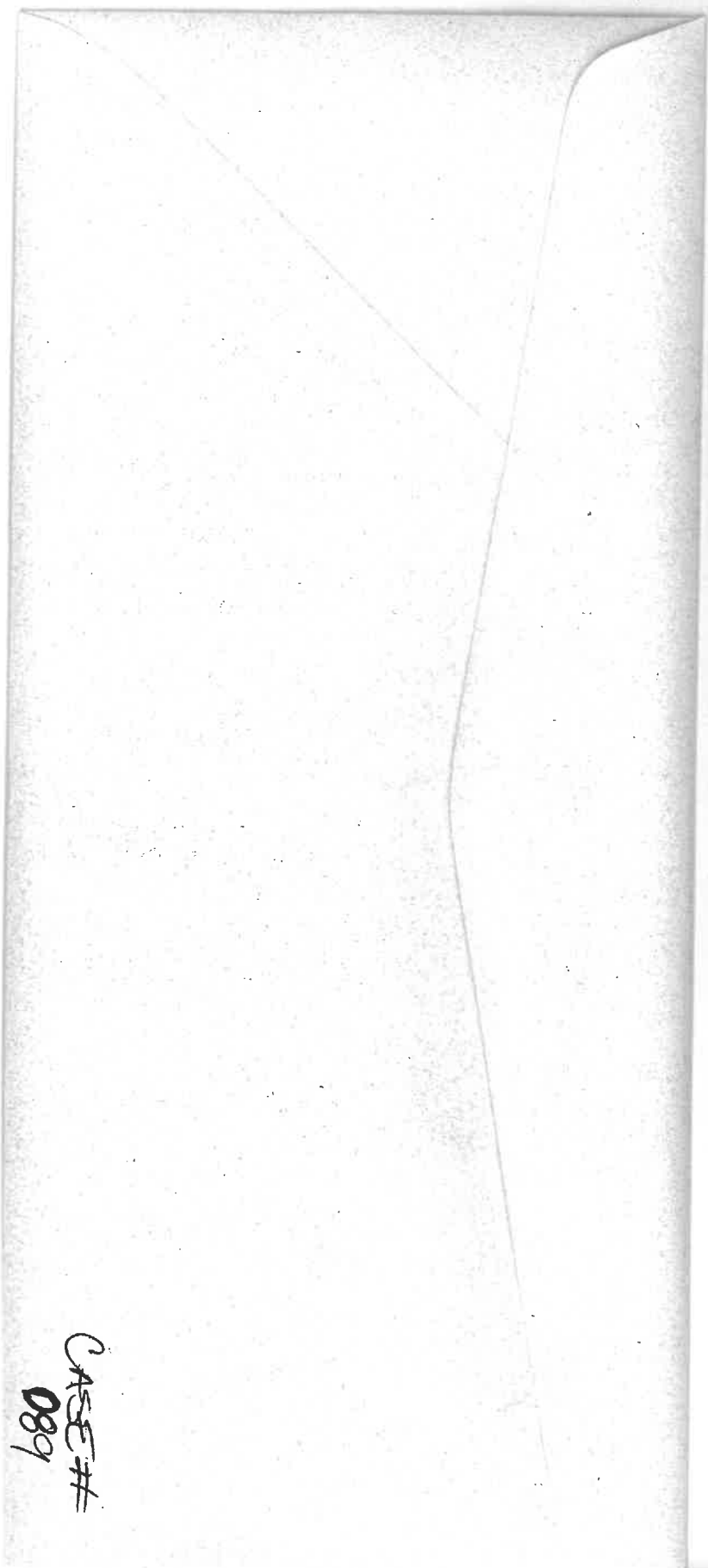
Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service. Insurance coverage available for certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece for the following services:
 - Return receipt service of delivery (including electronic version. For complete PS Form 3811, see Receipt; attach PS Form 3811, July 2020 PSN 7530-02-000-9053)

PS Form 3800, January 2020

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

JAMES H JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



CERTIFIED MAIL®



9589 0710 5270 2886 2484 74

9589 0710 5270 2886 2484 74

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

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

Official Use

Certified Mail Fee
 \$ 4.85

Extra Services & Fees (check box, add fee if appropriate)

☐ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
 Here

Postage
 \$.69

Total Postage and Fees
 \$ 9.64

Sent to
JAMES H JOHNSON III
 Street and Apt. No., or PO Box No.
156 SW ICHETUCKNEE AVE
 City, State, ZIP+4®
LAKE CITY, FL 32024

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

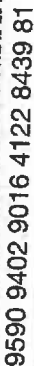
City of Lake City
 Code Enforcement
 205 N. Marion Ave.
 Lake City, Florida 32055

SW III
 ICHETUCKNEE AVE
 4

COMPLETE THIS SECTION ON DELIVERY

- | | | |
|--|---------------------|---|
| A. Signature | | ☒ Agent |
| | | ☐ Addressee |
| B. Received by (<i>Printed Name</i>) | C. Date of Delivery | |
| D. Is delivery address different from item 1?
If YES, enter delivery address below: | | |
| ☐ Yes | | |
| ☐ No | | |

1. Article Addressed to:
JAMES H JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



95589 0710 5270 2886 2484 74

Domestic Return Receipt

PS Form 3800, January 2

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

JAMES H JOHNSON III
156 SW ICHETWENEE AVE
LAKE CITY, FL 32024

#089

6807

7/2/25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H. BRINSTON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 78

Mail
Mail Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
Addressee
C. Date of Delivery

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

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

Domestic Return Receipt

Certified Mail
■ A receipt (this portion of delivery)
■ A unique identifier for you
■ Electronic verification of delivery
■ A record of delivery (including signature) that is retained for a specified period.
Important Reminders:
■ You may purchase Certified Mail service, First-Class Mail® or Priority Mail® service.
■ Certified Mail service is international mail.
■ Insurance coverage is not with Certified Mail service of Certified Mail service insurance coverage auto certain Priority Mail items. For an additional fee, an endorsement on the mail the following services:
- Return receipt service of delivery (including a hard copy or electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 2020 PSN 7530-02-000-9053

CERTIFIED MAIL



9589 0710 5270 2886 2480 78

9589 0710 5270 2886 2480 78

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

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

OFFICIAL USE

Certified Mail Fee	
\$	4.85
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

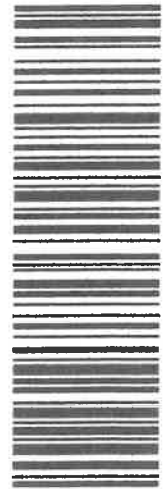
Postmark
Here

Postage
\$ 6.94
Total Postage and Fees
\$ 9.64

Sent to
JAMES H JOHNSTON III
Street and Apt. No., or PO Box No.
156 SW ICHETUCKNEE AVE
City, State, ZIP+4[®]
LAKE CITY, FL 32024

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

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



9589 0710 5270 2886 2481 08

9589 0710 5270 2886 2481 08

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

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

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee if appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 9.64

Total Package and Fees

\$ 14.49

Sent to

JAMES H. JOHNSTON, III
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

419 SW LAKEVIEW AVENUE
 LAKE CITY, FL 32025Postmark
Here

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

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H. THASTON III
419 SW LAKEVIEW AVENUE
LAKE CITY, FL 32025



9590 9402 9016 4122 8444 07

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2481 08

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent☐ Addressee

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

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

☐ Insured Mail
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail®, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, an endorsement on the mail can be added for the following services:
 - Return receipt service, of delivery (including electronic version). For complete PS Form 3811, Receipt; attach PS Form 3800, January 2020

PS Form 3800, January 2020

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H. JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 78

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)
Leslie Stetz

☐ Yes

☐ No

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

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

Mail Restricted Delivery

78

(over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H. JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8439 81

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2484 74

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)
Leslie Stetz

☐ Yes

☐ No

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

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

Mail Restricted Delivery

74

(over \$500)

Domestic Return Receipt

USPS TRACKING#



JACKSONVILLE FL 320

11 APR 2025 PM 4 L

9590 9402 9016 4122 8444 69

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF
205 N Marion Ave.
Lake City FL, 32055

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



USPS TRACKING#



JACKSONVILLE RPDC 320

7 JUL 2025 PM 4 L

9590 9402 9016 4122 8439 81

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF
205 N Marion Ave.
Lake City FL, 32055

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

