

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

March 06, 2025 at 5:30 PM

Venue: Virtual Hearing

AGENDA

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

NEW BUSINESS

- i. Case # CE 24-00000079, Fannie Mae Jackson Et Al, as owner, Fannie Mae Jackson Et Al, as respondent, gives address as 533 NE Washington Street Lake City, FL 32055, located on parcel # 00-00-00-11759-000.

Violations:

1. IPMC 301.3 Vacant Structures and land.

- ii. Case # CE 24-00000081, Dante Blaine Maranto, as owner, Dante Blaine Maranto as respondent, gives address as 1196 SW Yorktown Gln. Lake City, FL 32055, located on parcel # 06-4S-08018-329.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 302.5 Rodent harborage.

- iii. Case # CE 24-00000090, Dianne Sherwin, as owner, Dianne Sherwin, as respondent, gives address as 954 NE FAMU Lane Lake City, FL 32055, located on parcel # 28-3S-17-11924.

Violations:

1. IPMC 302.1 Sanitation.
2. IPMC 302.5 Rodent harborage.
3. IPMC 302.4 Weeds

[iv.](#) Case # CE 24-00000093, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 833 SW Poplar Lane Lake City, FL 32055, located on parcel # 00-00-00- 12557-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 305.3 Interior surfaces.

[v.](#) Case # CE 24-00000095, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 354 SE Brown Street Lake City, FL 32025, located on parcel # 00-00-00-13740-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 302.1 Sanitation

[vi.](#) Case # CE 24-00000098, DBM Property LLC, as owner, DBM Property LLC, as respondent, gives address as 170 NW Martin Luther King Street Lake City, FL 32055, located on parcel # 00-00-00-11350-000.

Violations:

1. IPMC Unsafe conditions.

[vii.](#) Case # CE 24-00000100, Lake City DG LLC, as owner, Lake City DG LLC, as respondent, gives address as 136 NW Bascom Norris Drive Lake City, FL 32055, located on parcel # 00-00-00-11572-000.

Violations:

1. IPMC 302.4 Weeds

[viii.](#) Case # CE 24-00000103, OBCUBE LLC, as owner, OBCUBE LLC, as respondent, gives address as 672 NW 247th Terrace Newberry, FL 32669, located on parcel # 00-00-11516-022.

Violations:

1. City Ordinance Sec. 22-1- Compliance requirement.
2. Florida Building Code 102.7.2 Relocation of manufactured buildings.
3. Florida Building Code 102.7.3 Relocation of manufactured buildings.

4. IPMC 304.1.1 Unsafe conditions.

ADJOURNMENT

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

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

File Attachments for Item:

i. Case # CE 24-00000079, Fannie Mae Jackson Et Al, as owner, Fannie Mae Jackson Et Al, as respondent, gives address as 533 NE Washington Street Lake City, FL 32055, located on parcel # 00-00-00-11759-000.

Violations:

1. IPMC 301.3 Vacant Structures and land.

Case Datasheet



CaseType: IPMC - International Prop Maint Code: 2024-00000079 Case Date: 12/02/2024 Case Status: Active

Case Number: 2024-00000079
 Resolution Date: 85
 Days Open: 85
 Case Description: Debris on property

Name: Marshall Sovo
 Reported By: Marshall Sovo
 Business Name: Marshall Sovo
 Central Name: JACKSON FANNIE MAE ET AL
 Parcel Owner Name: JACKSON FANNIE MAE ET AL
 Cited Party Name: JACKSON FANNIE MAE ET AL
 Utility Customer: Marshall R Sovo
 Animal: (386) 719-5746
 Inspector: sovam@lcfia.com
 Phone Number: sovam@lcfia.com
 Alternate Phone: sovam@lcfia.com
 Email Address: sovam@lcfia.com
 Comments:

Date	Type	User	Notes/Activity
02/25/2025	Notes	Marshall Sovo	Investigation
01/31/2025	Notes	Marshall Sovo	Investigation
01/17/2025	Notes	Marshall Sovo	Investigation
12/12/2024	Notes	Marshall Sovo	Investigation
12/02/2024	Notes	Marshall Sovo	Initial Inspection
12/02/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 12/02/2024



Subject	Author	Last Changed Date/Time
Investigation On February 25, 2025 I posted the property with a Affidavit of Posting and Notice of Hearing. These were also posted at City hall, Photos were taken of the postings and are attached to the case file.	Marshall Sova	02/25/2025 12:26:06 PM
Investigation On January 31, 2025 the certified green card was returned to me as delivered and signed for.	Marshall Sova	01/31/2025 03:27:17 PM
Investigation On January 17, 2025 I re-inspected the property and the owner has not complied with the clean up of the property. I prepared a NOV and a NOH and mailed it certified to the owner on January 17, 2025 to attend the Special Magistrate hearing scheduled for March 6, 2025.	Marshall Sova	01/17/2025 02:05:02 PM
Investigation On December 12, 2024 the certified green card was returned to me as delivered. It was signed for by Francene Ruffin.	Marshall Sova	12/12/2024 09:11:59 AM
Initial Inspection On December 2, 2024 I observed the property located at 533 NE Washington Street littered with debris. There is a dilapidated travel trailer on the rear of the property. Photos were taken of the property and debris and the photos were placed into the case file. A NOV was prepared and mailed certified to the property owner with a compliance date of January 3, 2025.	Marshall Sova	12/02/2024 02:28:34 PM



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: December 2, 2024 Name (required) Marshall Sova
Phone: (387)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email:

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 533 NE Washington St Lake City, FL 32055 Nature
of Complaint: Debris on property

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

There are no prior code cases at this location

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

Date Received: December 2, 2024 Via: Person Case Number Assigned 24-0000079

Notes:

Case Data Sheet for case # 24-00000079

Parcel# 11759-000

Address: 533 NE Washington St

Owner: Fannie Mae Jackson ET AL

Date of first inspection: 12/2/2024

1st Notice of Violation sent: ~~12/3/2024~~ 12/2/24⁹⁷⁶

2nd inspection date: 1/17/25

2nd Notice of Violation sent: 1/17/25

Date of Public Notice placed on property: 2/25/25

Notice of Mag. Hearing sent: 1/31/25¹⁷

Notice on City of Lake City website on: 1/17/25

Notice posted in City Hall: 2/25/25

Mailing Cost/Date: \$9.64 12/2/2024

Mailing Cost/Date: ~~\$9.64~~ 1/17/25

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given that **ST Wealth Partners LP Department 6200** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Tax Deed File No: 19-35 TD

Certificate Number: **3076 of 2017**

Parcel Number: **SEC 0 TWN 0 RNG 0 PARCEL NUMBER 11769-000**

Description of Property: **N DIV: BEG SW COR OF PROPERTY OF GERALDINE FERRELL, RUN N 210 FT, W 48.5 FT, S 210 FT, E 48.5 FT TO POB. (BEING A PART OF LOT 18 IN BLOCK D)**

Name in Which Assessed: **FANNIE JACKSON**

Name on last tax roll, if different :

All of said property being in the County of Columbia, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate or certificates will be sold to the highest bidder at the Courthouse.

Inst: 201912017392 Date: 07/26/2019 Time: 8:14AM
Page 1 of 1 B: 1389 P: 2458, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

P. DeWitt Cason
Columbia County Clerk of Circuit Court

BY:
Deputy Clerk



Contact the Tax Collector at 386-758-1077 to obtain the amount necessary to redeem.

DATED: JULY 12, 2019

WARNING

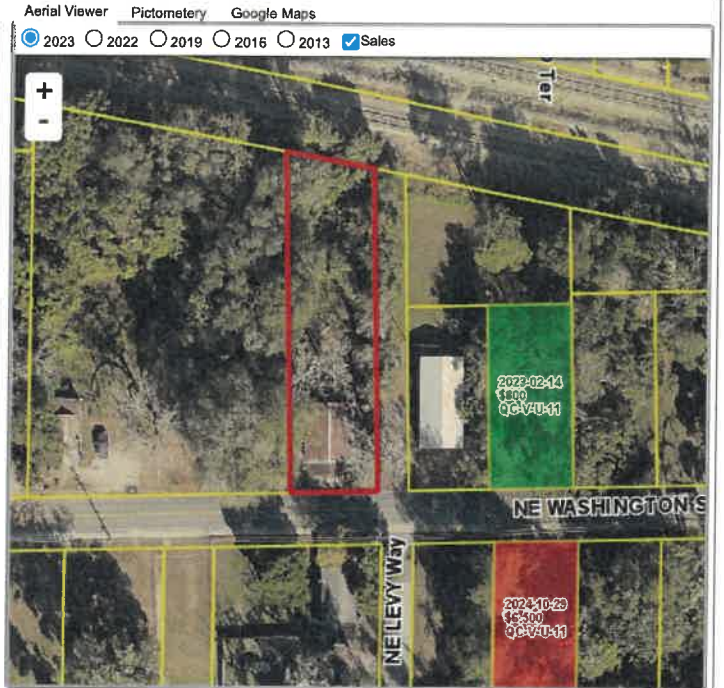
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN, OR IN WHICH YOU MAY HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION UNLESS BACK TAXES ARE PAID.

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-11759-000 (40345)

Owner & Property Info		Result: 1 of 1	
Owner	JACKSON FANNIE MAE ET AL 143 KINGSWOOD DR ELLENWOOD, GA 30294		
Site	533 NE WASHINGTON ST, LAKE CITY		
Description*	N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,		
Area	0.229 AC	S/T/R	29-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1
<small>*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.</small>			



Property & Assessment Values			
2024 Certified Values		2025 Working Values	
Mkt Land	\$4,755	Mkt Land	\$4,755
Ag Land	\$0	Ag Land	\$0
Building	\$12,828	Building	\$12,828
XFOB	\$250	XFOB	\$250
Just	\$17,833	Just	\$17,833
Class	\$0	Class	\$0
Appraised	\$17,833	Appraised	\$17,833
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$17,833	Assessed	\$17,833
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833	Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833
<small>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.</small>			

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)	1900	1134	1350	\$12,828	
<small>*Bldg Desc delimitations 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.</small>						

Extra Features & Out Buildings						
Code	Desc	Year Blt	Value	Units	Dims	
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0	
0296	SHED METAL	2011	\$50.00	1.00	0 x 0	

Land Breakdown						
Code	Desc	Units	Adjustments		Eff Rate	Land Value
0100	SFR (MKT)	10,010.000 SF (0.229 AC)	1.0000/1.0000 1.0000/.9500000 /		\$0 /SF	\$4,755

Search Result: 1 of 1

Item i.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11759-000 (40345) | SINGLE FAMILY (0100) | 0.229 AC
 N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,

NOTES:

Columbia County, FL

JACKSON FANNIE MAE ET AL		2025 Working Values	
Owner: 143 KINGSWOOD DR	Mkt Lnd \$4,755	Appraised	\$17,833
ELLENWOOD, GA 30294	Ag Lnd \$0	Assessed	\$17,833
Site: 533 NE WASHINGTON ST, LAKE CITY	Bldg \$12,828	Exempt	\$0
Sales Info	XFOB \$250	county:	\$17,833
NONE	Just \$17,833	Total city:	\$17,833
		Taxable other:	\$0
		school:	\$17,833



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: 11/28/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



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 # 24-00000079 2nd Violation

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: **Fannie Mae Jackson ET AL**
Address: **533 NE Washington St. Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint ___ CE Personnel Observation X
Date: 12/02/2024 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the 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: **Attend Special Magistrate hearing on March 6, 2025** _____



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

Warning

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

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

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

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

Name: Fannie Mae Jackson ET AL Relationship owner: _____

On date: January 17, 2025 time being: 1:30 pm _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000079

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: **Fannie Mae Jackson ET AL**
Address: **533 NE Washington St. Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint CE Personnel Observation
Date: **12/02/2024** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the 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: **January 3, 2025** _____



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

Warning

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

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

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

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

Name: Fannie Mae Jackson ET AL Relationship owner: _____

On date: December 3, 2024 time being: 9:00 am _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector

Growth Management

Special Magistrate Hearing Notices

Supporting Documents

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

- 24-00000081 Dante Blaine Maranto (01/13/2025) uploaded (01/13/2025) (54 KB)
- 24-00000093 Huntlee Investments Inc. (01/16/2025 uploaded (01/16/2025) (53 KB)
- 24-00000095 Huntlee Investments Inc. (01/16/2025) uploaded (01/16/2025) (53 KB)
- 24-00000079 Fannie Mae Jackson Et AL (01/17/2025) uploaded (01/17/2025) (69 KB)
- 24-00000098 DBM Property LLC (01/23/2025) uploaded (01/23/2025) (54 KB)
- 24-00000103 Chidozie V Okike and Cotina J Okike (1/24/2025) uploaded 1/27/25 (56 KB)
- 24-00000090 Dianne Sherwin (1/24/25) uploaded 1/27/25 (55 KB)
- 24-00000100 Lake City DG, LLC (1/24/25) uploaded (2/21/25) (6 MB)

Item i.



PUBLIC NOTICE

Two official documents are posted on the sign. The left document is titled "NOTICE OF PUBLIC HEARING" and the right document is titled "AGENDA OF PUBLIC HEARING". Both documents contain detailed text regarding a public hearing, including dates, times, and locations. The right document also features a signature and a date stamp.

2/25/25

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 25th day of FEBRUARY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St AND 205 N Marion Ave. Lake City, FL. 32055.

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

NOTICE OF HEARING

Case No.: 24-00000079
Respondent: Fannie Mae Jackson Et AL

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 06th day of March, 2025, at (time) 5:30 a.m. pm. The hearing will take place at City Hall, 205 N. Marion Ave. 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

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

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

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

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

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

Name Fannie Mae Jackson Et AL Relationship Owner
 On date January 17, 2025 time being 2:30 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector

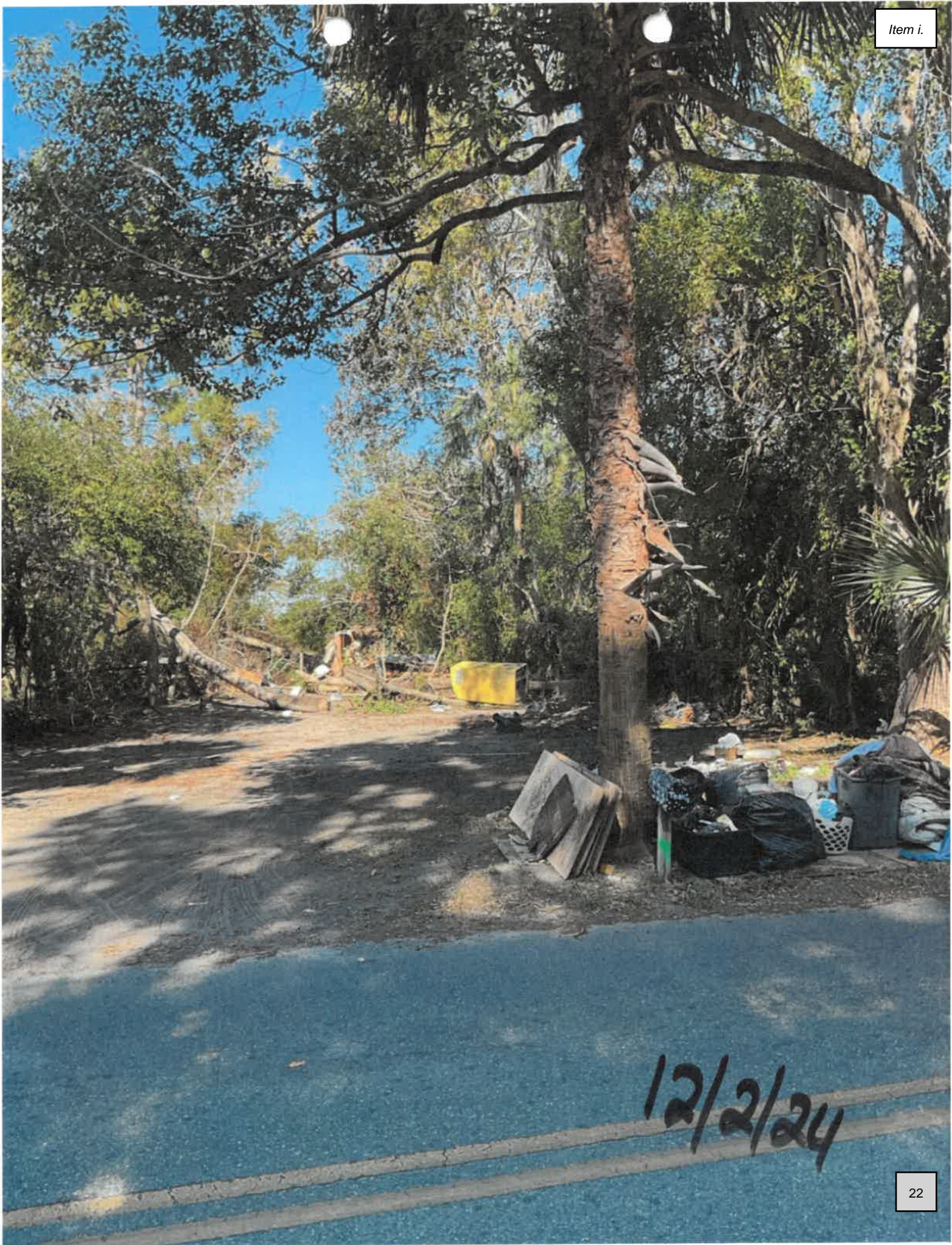
submitt
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

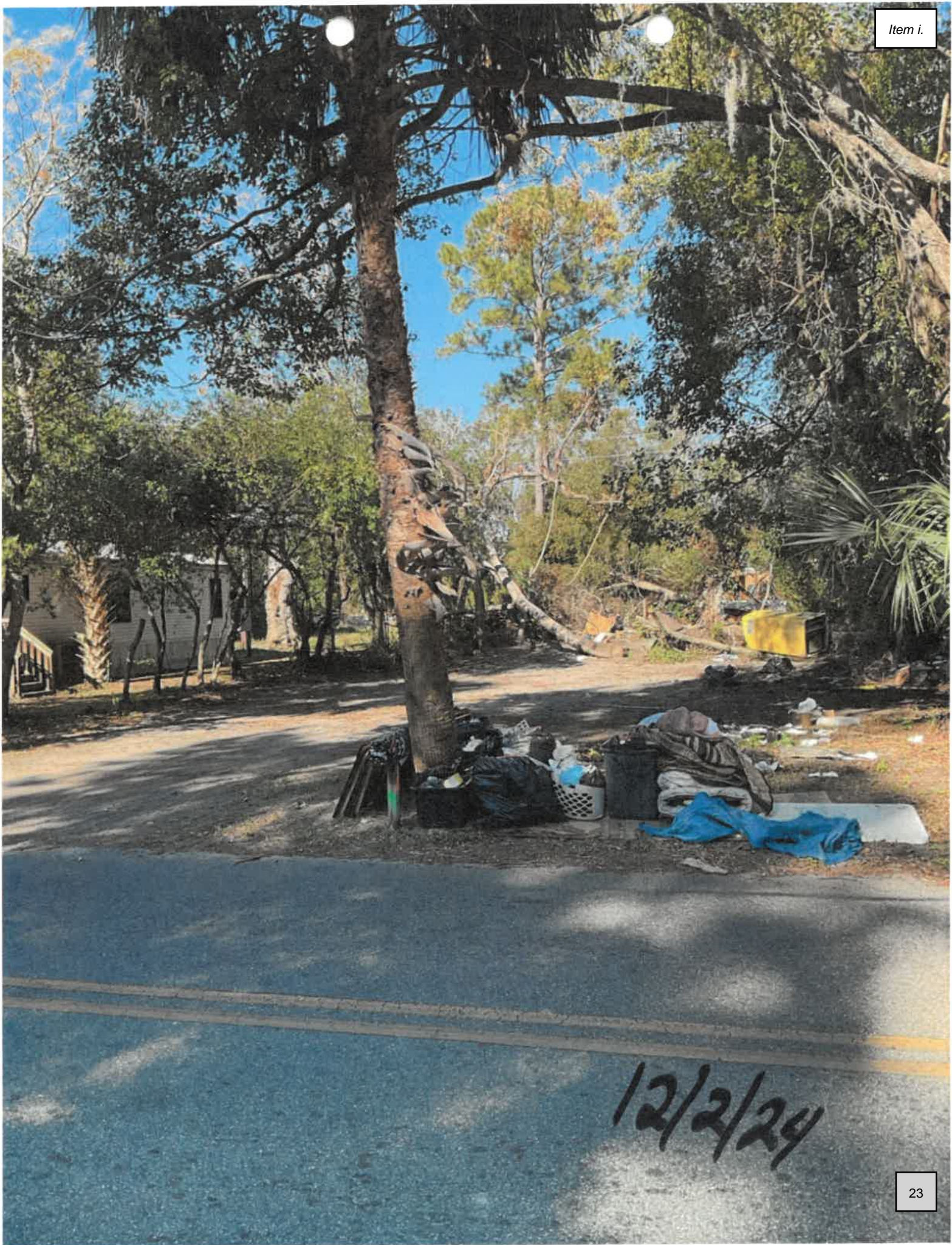
Signature of Respondent/Recipient

Date

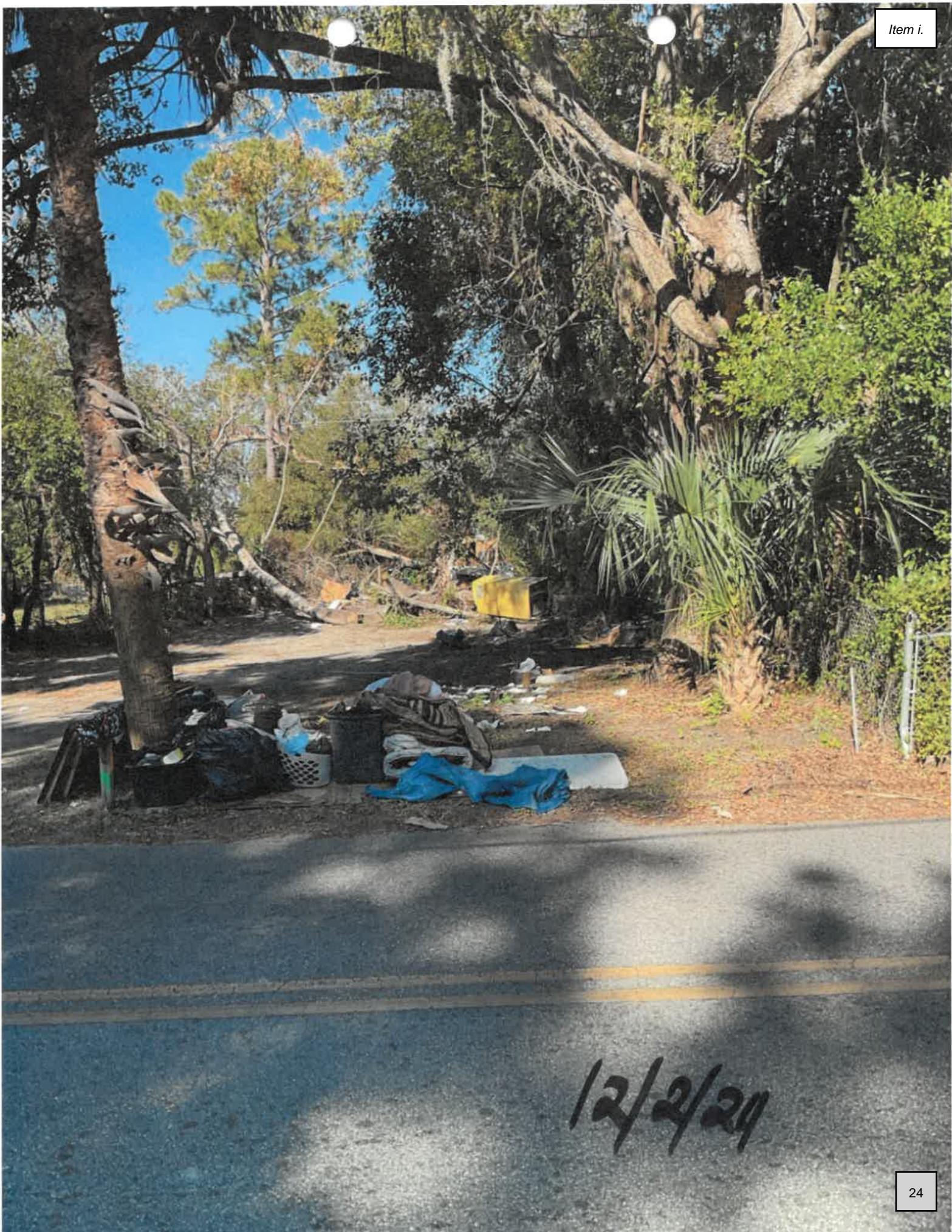
2/25/25

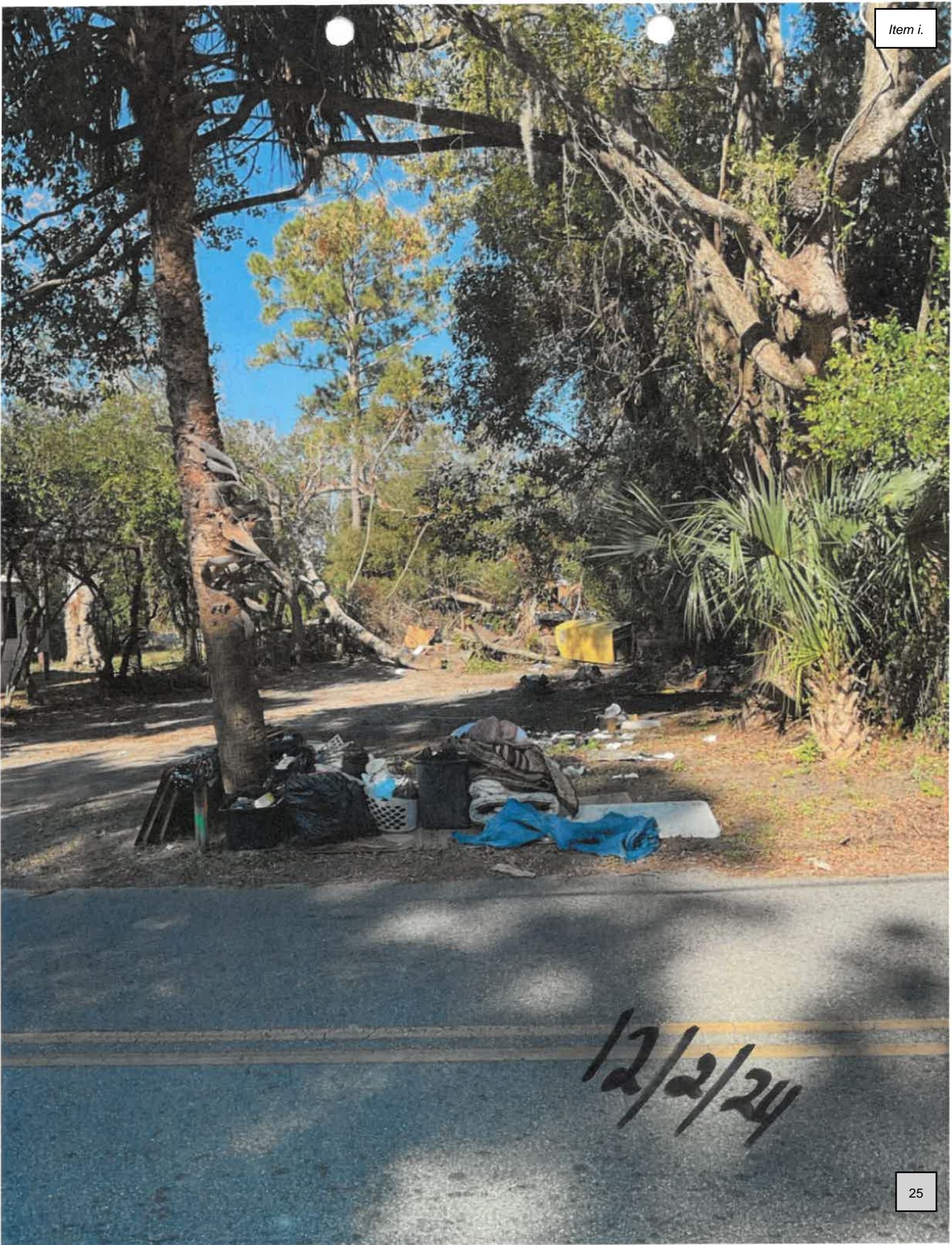


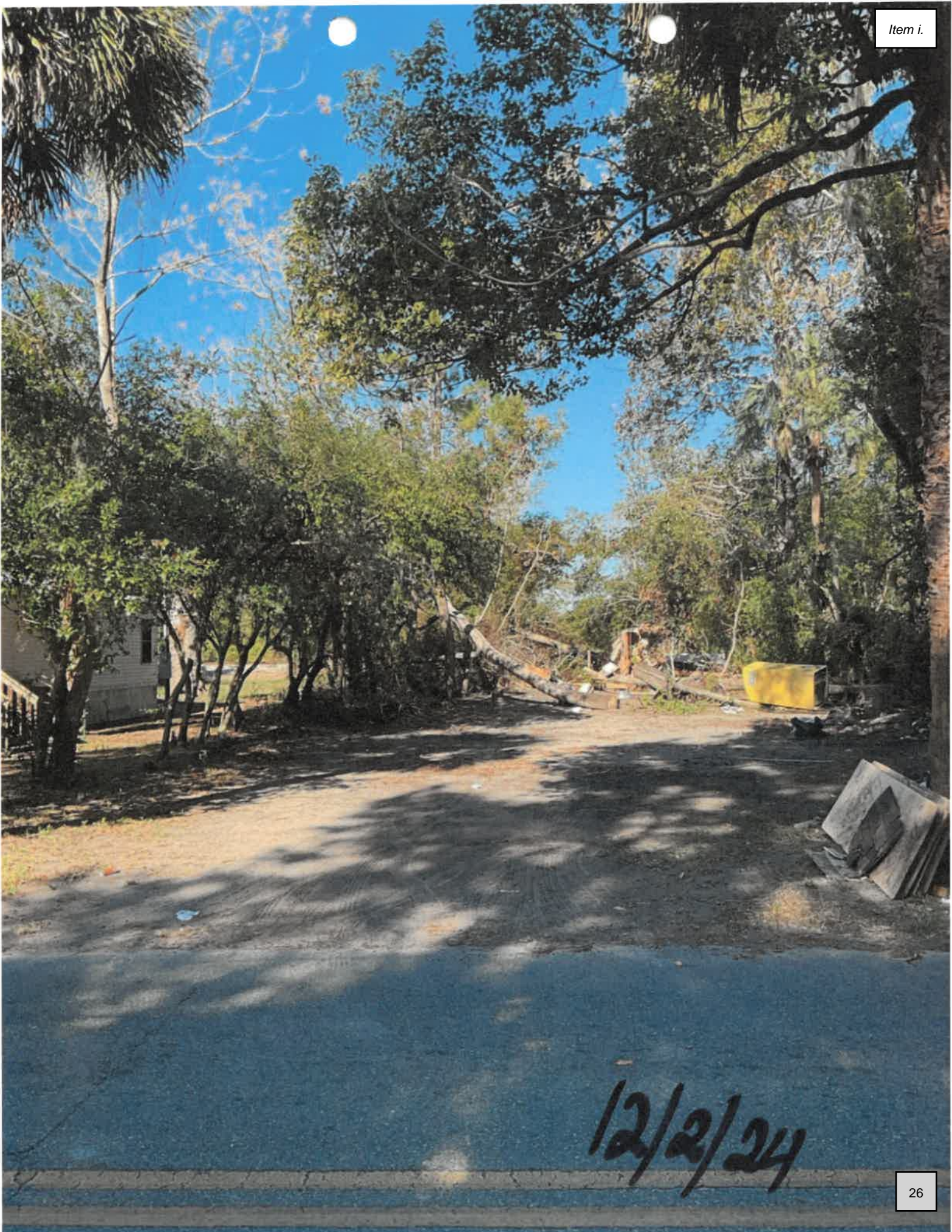
12/2/24



12/2/24

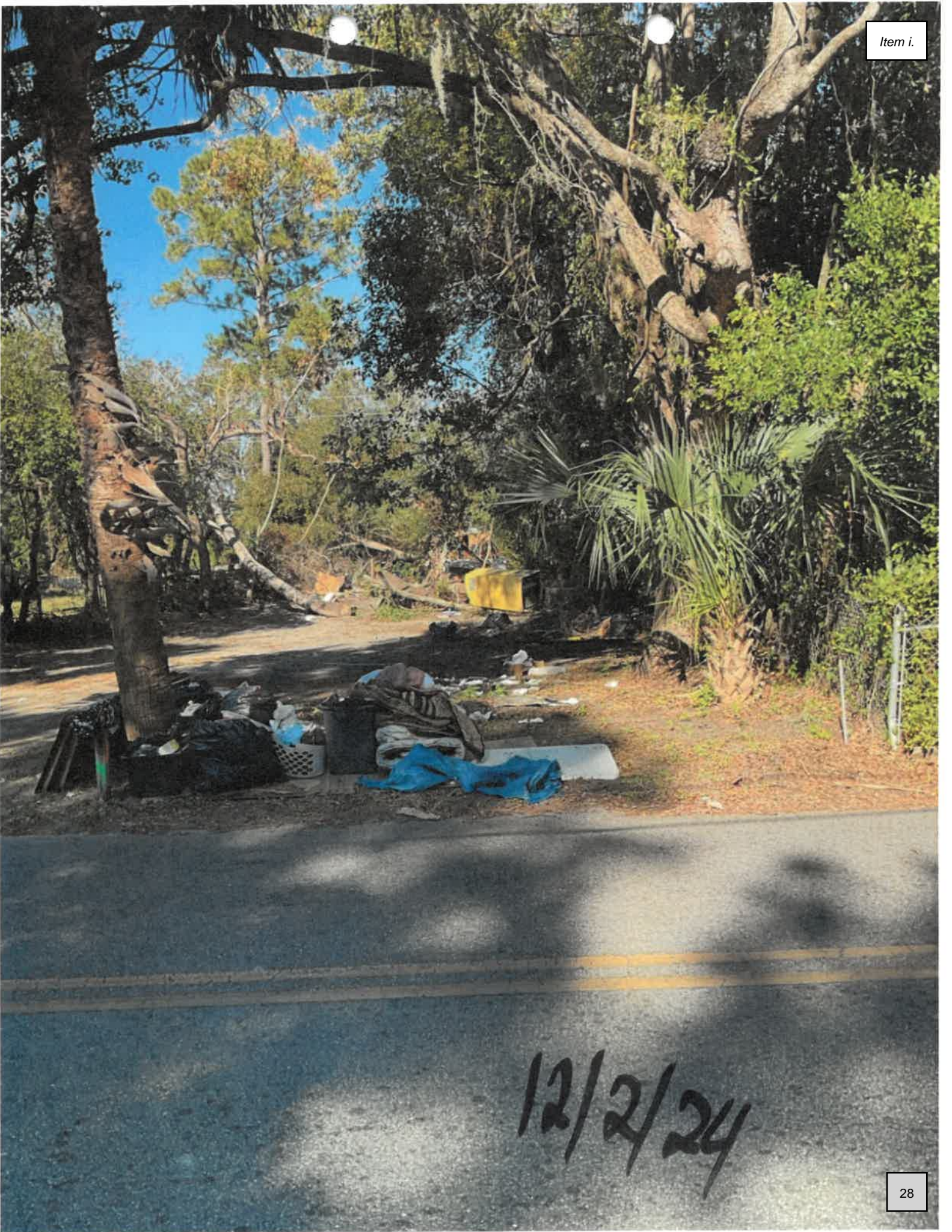








12/2/24



12/21/24

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, March 6, 2025 at 5:30 PM

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

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

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

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

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

MARSHALL SOVA
Code Enforcement Officer

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 25th day of FEBRUARY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St. AND 205 N Marion Ave, Lake City, FL. 32055.



 Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
 ___25th___ day of February 2025, by Marshall Sova
 who is personally known to me.



 Signature of Notary

 Ann Marie Jones
 Print or Type Name

My Commission expires: September 23, 2028



[SEAL]

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

NOTICE OF HEARING

Case No.: 24-00000079
Respondent: Fannie Mae Jackson Et AL

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 6th day of March, 2025, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

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

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

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

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

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

Name Fannie Mae Jackson Et Al Relationship Owner
On date January 17, 2025 time being 2130 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



January 17, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

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

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

SENDER: COMPLETE THIS SECTION

1. 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:
FANNIE MAE JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD GA 30294

2. Article Number (Transfer from service label)
 9590 9402 8577 3244 7293 70
 9589 0710 5270 1815 1125 27

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (\$500)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

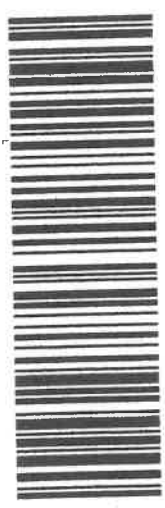
B. Received by *[Signature]* Date of Delivery

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

Domestic Return Receipt

RETURNED 1/31/25
 2ND NOV-NOH

ET AL



9589 0710 5270 1815 1125 27
9589 0710 5270 1815 1125 27

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 as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$.69
Total Postage and Fees
\$ 9.64

Sent To
Frank Mc Jackson ET AL
Street and Apt. No., or PO Box No.
145 E. 1st St. Okla.
City, State, ZIP+4®
EUGENESVILLE GA 31294

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

2nd Viol. & NOH
1/19/25

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:

FANNIE Mae JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD GA 30294



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery \$500
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

2nd Via. NPH
11/7/25

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail service for First-Class Mail® First-Class Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hard-copy of delivery (including the return receipt service, where available).

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:

12/3/21

FRANKIE MAR JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD, GA 30294



9590 9402 8577 3244 7283 59

2. Article Number (Transfer from carrier label)

12/2/21
9589 0710 5270 1615 1110 56

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

Domestic Return Receipt

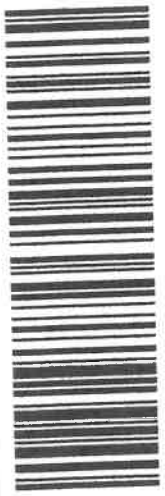
Certified Mail

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

Important Reminders

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service
- Certified Mail service
- International mail.
- Insurance coverage is with Certified Mail service
- of Certified Mail service
- insurance coverage on certain Priority Mail items
- For an additional fee, endorsement on the return receipt service
- Return receipt service of delivery (including You can request a handwritten electronic version. To complete PS Form 3800, Receipt, attach PS Form 3800, January

ETAL



9589 0710 5270 1815 1110 56
9589 0710 5270 1815 1110 56

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 as appropriate)	4.10
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage \$.69
Total Postage and Fees \$ 9.64

Sent To Frankie Mae Jackson ETAL
 Street and Apt. No., or PO Box No. 143 Kingswood Pl.
 City, State, ZIP+4® Ellenwood GA 30254

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

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

12/3/24
12/2/24

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FANNIE MAE JACKSON ET AL
 143 KINGSWOOD DR.
 ELLENWOOD, GA 30294



9590 9402 8577 3244 7283 59

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1110 56

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

COMPLETE THIS SECTION ON DELIVERY

- Agent
- Addressee
- Date of Delivery

B. Received by (Printed Name)

FANNIE MAE JACKSON

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below: No

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (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:

FANNIE MAE JACKSON ET AL
 143 KINGSWOOD DR.
 ELLENWOOD GA 30294



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

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: No

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

Domestic Return Receipt

File Attachments for Item:

ii. Case # CE 24-00000081, Dante Blaine Maranto, as owner, Dante Blaine Maranto as respondent, gives address as 1196 SW Yorktown Gln. Lake City, FL 32055, located on parcel # 06-4S-08018-329.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 302.5 Rodent harborage.



Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 posted notice to property and City Hall.	Donnell White	02/25/2025 02:46:09 PM
Investigation On 1/23/25 sent letter of Zoom availability for hearing.	Donnell White	01/23/2025 02:02:27 PM
Investigation Posted NOH on City of Lake City website.	Donnell White	01/14/2025 12:32:56 PM
Investigation Certified letter was delivered on 12/9/24 per USPS Tracking.	Donnell White	01/10/2025 10:24:43 AM
Initial Inspection On 12/3/24 Code Enforcement Officer Marshall Sova was notified by police officer Mike Lee of conditions observed on the property located at 1196 SW Yorktown Glenn. There is a blight condition of the unfinished addition to rear of dwelling. The roof is caved in and in an unlivable condition. The case was turned over to Code Enforcement Officer Don White for investigation. Photos were taken and placed in the case file. Notification of Violation was prepared and sent via certified mail on 12/4/24. Compliance date of 1/24/25.	Donnell White	12/04/2024 09:40:46 AM



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

Item ii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/3/24 Name (required) Mike Lee
Phone: 3867524344 Address: 225 NW Main BLVD Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 1196 SW Yorktown Glenn Nature
of Complaint: Incomplete rear addition has roof caving in creating a blight in the community.

How long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? Yes No If yes, who? Maranto Dante Blaine 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: 12/3/24 Via: Phone Case Number Assigned 2400000081
Notes:

Case Data Sheet for case # 2400000081

Parcel# 08018329

Address: 1196 SW Yorktown Glenn

Owner: Maranto Dante Blaine

Date of first inspection: 12/3/24

1st Notice of Violation sent: 12/4/24

2nd 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 12/4/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Don White

Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-4S-17-08018-329 (29174) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	MARANTO DANTE BLAINE 104 A FRANKLIN AVE SUITE 286 SPARTANBURG, SC 29301		
Site	1196 SW YORKTOWN GLN, LAKE CITY		
Description*	LOT 29 GRANDVIEW VILLAGE UNIT 4. WD 1076-2455. WD 1094-1884 & WD 1247-151 WD 1328-182		
Area	0.18 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	\$22,500	Mkt Land	\$22,500
Ag Land	\$0	Ag Land	\$0
Building	\$189,277	Building	\$189,277
XFOB	\$2,004	XFOB	\$2,004
Just	\$213,781	Just	\$213,781
Class	\$0	Class	\$0
Appraised	\$213,781	Appraised	\$213,781
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$213,781	Assessed	\$213,781
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$213,781 city:\$213,781 other:\$0 school:\$213,781	Total Taxable	county:\$213,781 city:\$213,781 other:\$0 school:\$213,781

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
12/16/2016	\$135,000	1328 / 182	WD	I	Q	01
12/28/2012	\$100	1247 / 151	WD	I	U	30
8/31/2006	\$164,200	1094 / 1884	WD	I	Q	
3/8/2006	\$588,300	1076 / 2455	WD	V	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1496	2436	\$189,277

*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	2006	\$2,004.00	668.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.180 AC)	1.0000/1.0000 1.0000/ /	\$22,500 /LT	\$22,500

Search Result: 1 of 1

SW YORKTOWN Gln



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

Columbia County Property Appraiser

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

PARCEL: 06-4S-17-08018-329 (29174) | SINGLE FAMILY (0100) | 0.18 AC

LOT 29 GRANDVIEW VILLAGE UNIT 4. WD 1076-2455. WD 1094-1884 & WD 1247-151 WD 1328-182

MARANTO DANTE BLAINE

2025 Working Values

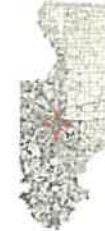
Owner: 104 A FRANKLIN AVE
 SUITE 286
 SPARTANBURG, SC 29301
 Site: 1196 SW YORKTOWN GLN, LAKE
 CITY

Mkt Lnd	\$22,500	Appraised	\$213,781
Ag Lnd	\$0	Assessed	\$213,781
Bldg	\$189,277	Exempt	\$0
XFOB	\$2,004	county:	\$213,781
Just	\$213,781	city:	\$213,781
		other:	\$0
		Taxable	school:\$213,781

Sales	12/16/2016	\$135,000	1 (Q)
Info	12/28/2012	\$100	1 (U)
	8/31/2006	\$164,200	1 (Q)

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/28/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

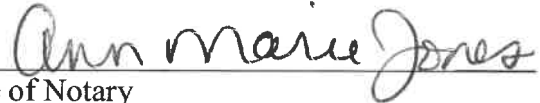
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 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: 1196 SW Yorktown Glen AND 205 N Marion Ave, Lake City, FL. 32055.



Don White -Code Enforcement Inspector

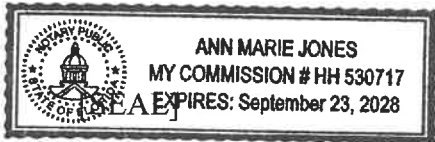
SWORN TO AND SUBSCRIBED before me this
__24th__ day of February 2025, by Don White
who is personally known to me.



Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028





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 # 24-000000081

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: Dante Blaine Maranto
Address: 1196 SW Yorktown Glen

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Date: 12/3/24
Complaint X CE Personnel Observation X
Complainant: Mike Lee CE Personnel: Don White

Violation Code	Violation Description
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: 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.
302.5 Rodent harborage.	Structures and <i>exterior property</i> shall be kept free from rodent harborage and <i>infestation</i> . Where rodents are found, they shall be promptly exterminated by <i>approved</i> processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current condition is a blight in the community and creating a harborage for rodents and other types of pest. The current follow up due date is 2/5/25.
302.5 Rodent harborage.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current follow up due date is 2/5/25.

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: 2/5/25



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: Dante Blaine Maranto Relationship owner: _____

On date: 1/10/25 time being: 4:00 P.M.

Personal Service

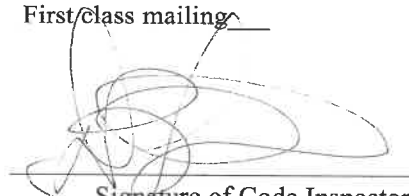
Posted on property and at City Hall

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 # 2400000081

Respondent Dante Blaine Maranto

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 2025, at (time) . 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 Dante Blaine Maranto Relationship Owner

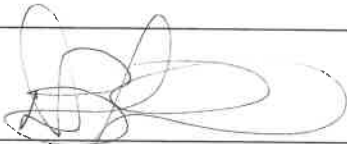
On date 1/13/25 time being 4:00 Personal Service

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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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 # 24-00000081 – 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: Dante Blaine Maranto
 Address: 1196 SW Yorktown Glen

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation X
 Date: 12/3/24 Complainant: Mike Lee CE Personnel: Don White

Violation Code	Violation Description
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: 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.
302.5 Rodent harborage.	Structures and <i>exterior property</i> shall be kept free from rodent harborage and <i>infestation</i> . Where rodents are found, they shall be promptly exterminated by <i>approved</i> processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current condition is a blight in the community and creating a harborage for rodents and other types of pest. The current follow up due date is 2/5/25.
302.5 Rodent harborage.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current follow up due date is 2/5/25.

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: 2/5/25



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: Dante Blaine Maranto Relationship owner: _____

On date: 1/10/25 time being: 4:00 P.M.

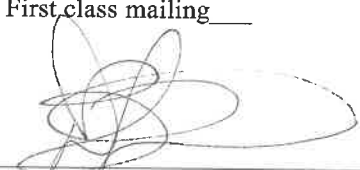
Personal Service

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 # 24-0000081

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: Maranto Dante Blaine

Address: 1196 SW Yorktown Glenn Lake City, FL 32025

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: 12/3/24 Complaint X CE Personnel Observation
 Complainant: Mike Lee CE Personnel: Don White

Violation Code	Violation Description
IPMC 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: 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
IPMC 304.1.1 Unsafe conditions	Rear addition needs to be repaired and brought up to code or removed from dwelling to remove blight issue from the community. Repairs need to be completed by 1/4/25.

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: 1/4/25



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: Maranto Dante Blaine Relationship owner: _____

On date: 12/4/24 time being: 9:52 a.m.

Personal Service

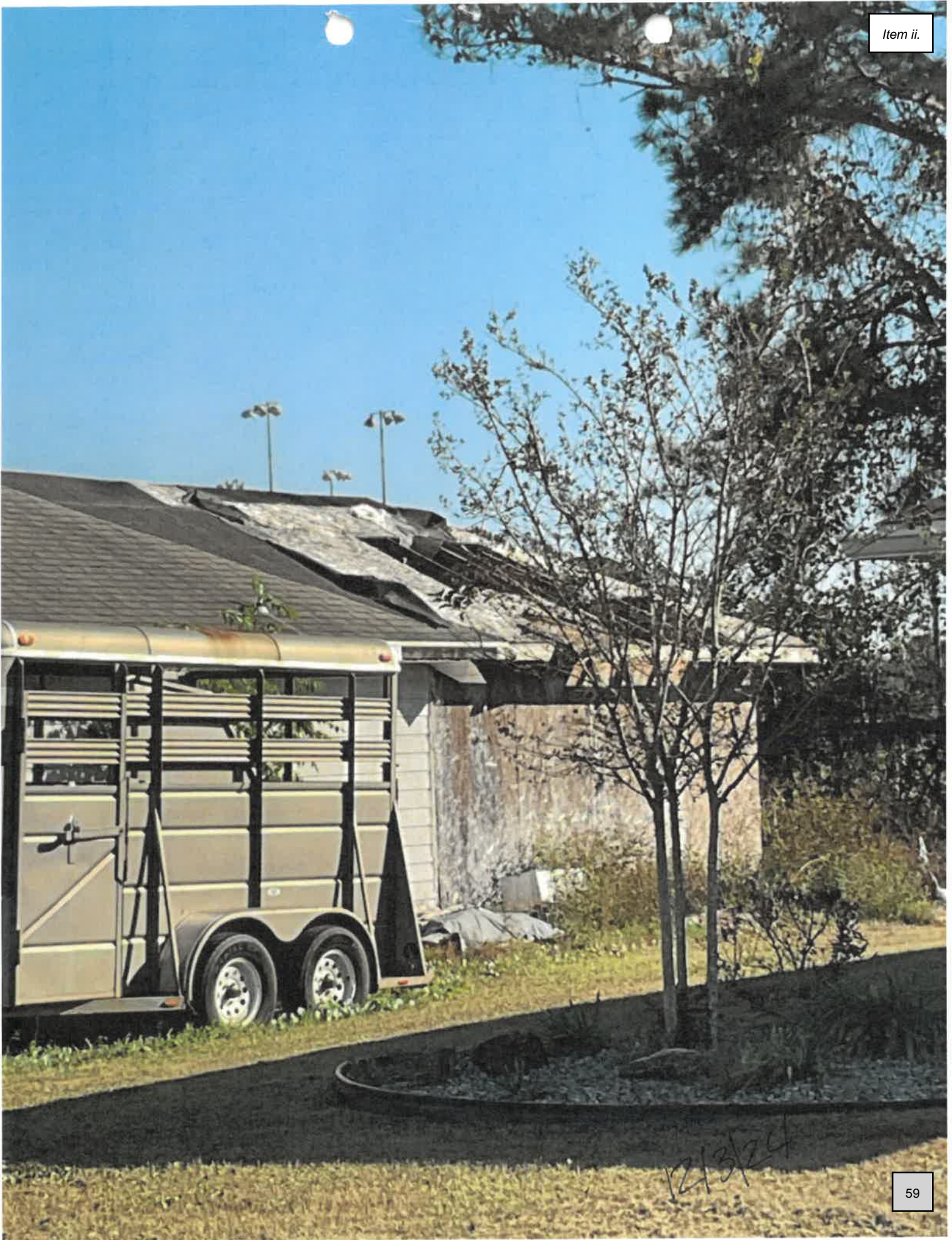
Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

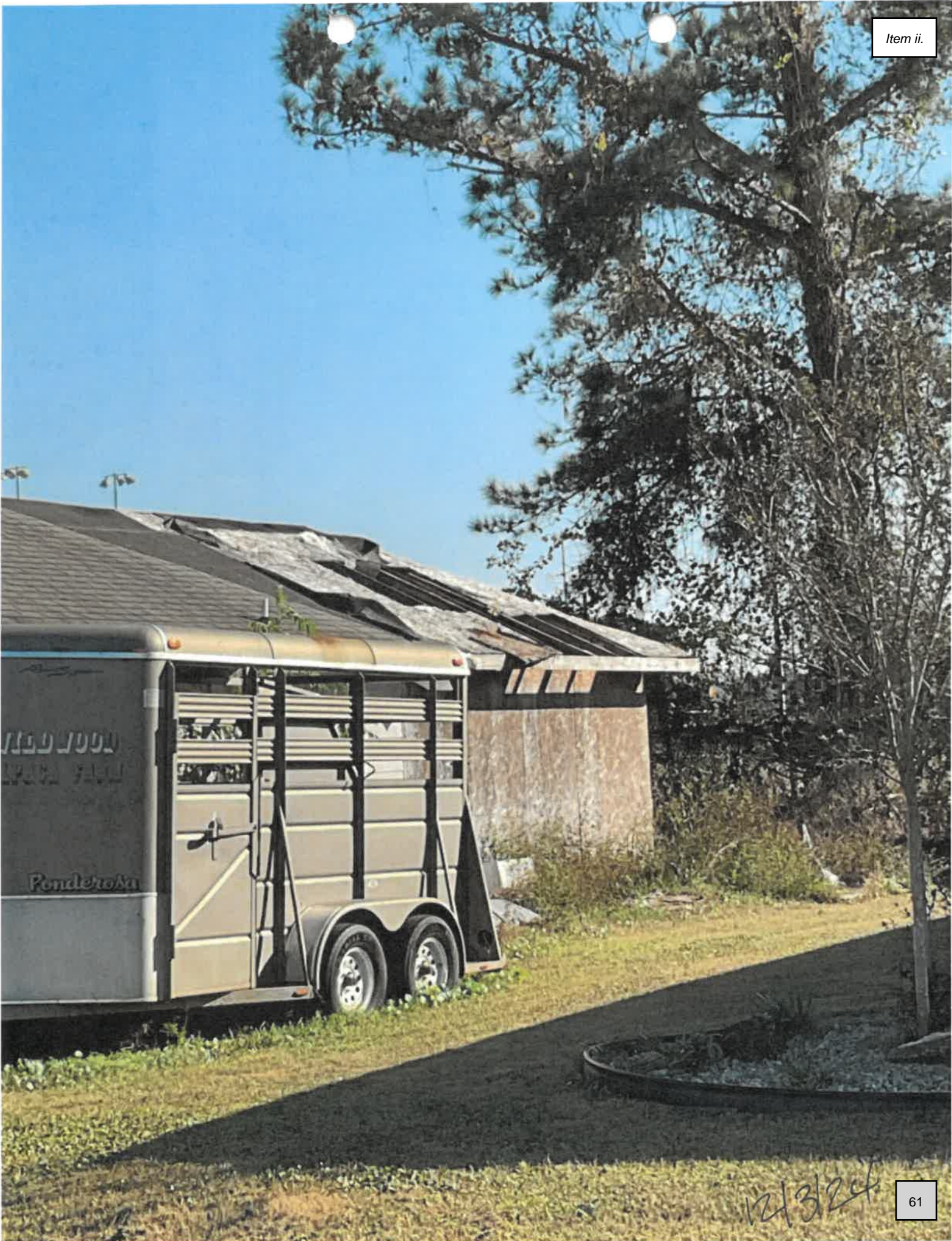
Don White
Print Name of Code Inspector

Don White 
Signature of Code Inspector





12/3/24





12/31/24



12/3/24

Item ii.

ALERT: SEVERE WEATHER AND EMERGENCY EVENTS ACROSS THE U.S. MAY DELAY FINAL D...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701815111070

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Feedback

Latest Update

Your item was delivered to an individual at the address at 12:26 pm on December 9, 2024 in SPARTANBURG, SC 29301.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

SPARTANBURG, SC 29301

December 9, 2024, 12:26 pm

[See All Tracking History](#)

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

Text & Email Updates



USPS Tracking Plus®



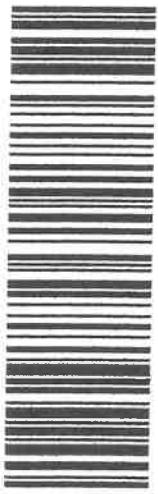
Product Information



See Less ^

[Track Another Package](#)

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



9589 0710 5270 1815 1110 70
9589 0710 5270 1815 1110 70

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 fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.65
Total Postage and Fees	\$ 9.64

Postmark
Here

Sent To
DANTE BLAINE MARIANO
 Street and Apt. No., or PO Box No.
104 A FRANKLIN AVENUE SUITE 286
 City, State, ZIP+4®
SPARTANBURG, SC 23901

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

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

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:

DAUTE BLAINE MARANTO
104A FRANKLIN AVE
SUITE 206
SPARTANBURG, SC 29301



9590 9402 8577 3244 7283 11

9589 0710 5270 1815 1110 70

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

3. Service Type

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the mailpiece) is attached to the mailpiece.
- A unique identifier for your mailpiece is printed on the receipt.
- Electronic verification of delivery (this portion of the mailpiece) is retained for a specified period.
- Important Reminders: You may purchase Certified Mail® First-Class Mail® service or Priority Mail® service. Certified Mail service is international mail. Insurance coverage is available with Certified Mail service of Certified Mail service and insurance coverage and certain Priority Mail items. For an additional fee, an endorsement on the mailpiece is required for the following services: Return receipt service of delivery (including a return receipt).
- You can request a hard copy of the electronic version of the receipt (PS Form 3800, January 2019).

File Attachments for Item:

iii. Case # CE 24-00000090, Dianne Sherwin, as owner, Dianne Sherwin, as respondent, gives address as 954 NE FAMU Lane Lake City, FL 32055, located on parcel # 28-3S-17-11924.

Violations:

1. IPMC 302.1 Sanitation.
2. IPMC 302.5 Rodent harborage.
3. IPMC 302.4 Weeds



Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 property and City Hall were posted with notice.	Donnell White	02/25/2025 03:25:52 PM
Investigation On 12/19/25 NOV was accepted by respondent.	Donnell White	02/25/2025 03:24:23 PM
Investigation On 1/16/25 a NOH and second NOV were prepared and sent via USPS certified mail. Correction date 2/13/25.	Donnell White	02/25/2025 03:17:51 PM
Investigation On 12/30/24 Found property has a current lien from same violation from August 2018. The violation has not been corrected and the lien remains unpaid. Consulting with attorney to address incorrect parcel number listed on Magistrate Order.	Donnell White	12/30/2024 12:02:19 PM
Initial Inspection On 12/13/24 observed large amounts of tarp covered household debris on front of property, this is creating a blight in the community. This create also creates a rodent harborage. On12/16/24 NOV was sent via certified mail.	Donnell White	12/13/2024 12:53:12 PM

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, March 6, 2025 at 5:30 PM

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

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

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

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

MARSHALL SOVA
Code Enforcement Officer

On April 10, 2013, Governor Rick Scott signed into law CS/HB 155 (Chapter 2013-2, Laws of Florida).

This legislation reaffirms that Internet Café & Sweepstakes adult arcade are not exempted by exceptions in the gambling laws for charitable nonprofit organizations, laws permitting certain game promotions and/or laws authorizing skill-based games at arcade



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: 12/13/24 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: 954 NE Famu Lane Nature of Complaint: Debris on property - improperly stored / Rodent harborage / Overgrowth

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are? Yes No If yes, who? Dianne Sherwin 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: 12/13/24 Via: Person Case Number Assigned 20240000090
Notes:

Case Data Sheet for case # 2400000090

Parcel# 11924-000

Address: 954 Famu Lane

Owner: Dianne Sherwin

Date of first inspection: 12/13/24

1st Notice of Violation sent: 12/16/24

2nd 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: _____

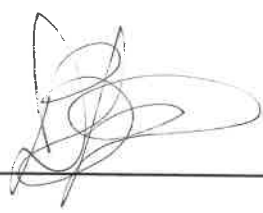
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/16/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Item iii.



Columbia County Property Appraiser

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

PARCEL: 28-3S-17-11924-000 (45567) | SINGLE FAMILY (0100) | 1.889 AC

N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA

NOTES:

Columbia County, FL



SHERWIN DIANNE

Owner: 954 NE FAMU LN
LAKE CITY, FL 32055
Site: 954 NE FAMU LN, LAKE CITY

2025 Working Values

Mkt Lnd	\$41,157	Appraised	\$103,186
Ag Lnd	\$0	Assessed	\$71,313
Bldg	\$59,629	Exempt	\$63,090
XFOB	\$2,400	county:	\$3,221
Just	\$103,186	city:	\$3,221
		other:	\$0
		Total Taxable	school:\$46,313

Sales	4/19/2021	\$100	I (U)
Info	4/19/2021	\$100	V (U)
	4/17/2020	\$100	V (U)

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: 12/12/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 28-3S-17-11924-000 (45567) >>

Owner & Property Info

Result: 2 of 2

Owner	SHERWIN DIANNE 954 NE FAMU LN LAKE CITY, FL 32055		
Site	954 NE FAMU LN, LAKE CITY		
Description*	N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>		
Area	1.889 AC	S/T/R	28-3S-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 restricted by the Property Appraiser's office. Please contact your city or county Planning & Zoning offices for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$41,157	Mkt Land	\$41,157
Ag Land	\$0	Ag Land	\$0
Building	\$59,629	Building	\$59,629
XFOB	\$2,400	XFOB	\$2,400
Just	\$103,186	Just	\$103,186
Class	\$0	Class	\$0
Appraised	\$103,186	Appraised	\$103,186
SOH/10% Cap	\$39,006	SOH/10% Cap	\$36,875
Assessed	\$69,475	Assessed	\$71,313
Exempt	HX HB SX \$61,252	Exempt	HX HB SX \$63,090
Total Taxable	county:\$2,928 city:\$2,928 other:\$0 school:\$44,475	Total Taxable	county:\$3,221 city:\$3,221 other:\$0 school:\$46,313

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2021	\$100	1448 / 1517	WD	I	U	11
4/19/2021	\$100	1435 / 919	QC	V	U	11
4/17/2020	\$100	1411 / 373	WD	V	U	11
4/17/2020	\$100	1411 / 371	WD	V	U	11
4/17/2020	\$100	1411 / 369	WD	V	U	11
4/17/2020	\$100	1411 / 367	WD	I	U	11
9/20/2019	\$100	1395 / 2461	QC	V	U	11
6/25/2019	\$100	1389 / 449	WD	V	U	11
6/12/2019	\$100	1386 / 1681	PR	V	U	30
6/12/2019	\$100	1386 / 1677	PR	V	U	30
12/4/2018	\$0	1373 / 1906	PB	V	U	18
12/19/2017	\$100	1350 / 2112	WD	V	U	11
8/24/2017	\$100	1347 / 2276	WD	V	U	11
10/2/2009	\$100	1181 / 2081	WD	I	U	14

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1998	720	8223	\$59,629

*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
0190	FPLC PF	2012	\$1,200.00	1.00	0 x 0
0130	CLFENCE 5	2012	\$600.00	1.00	0 x 0
0130	CLFENCE 5	2012	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	19,800.000 SF (0.454 AC)	1.0000/1.0000 1.0000/ /	\$1 / SF	\$9,900
9901	AC/XFOB (MKT)	15,246.000 SF (0.350 AC)	1.0000/1.0000 1.0000/ /	\$1 / SF	\$7,623
0000	VAC RES (MKT)	47,269.000 SF (1.085 AC)	1.0000/1.0000 1.0000/ /	\$1 / SF	\$23,634

Search Result: 2 of 2

Columbia County Tax Collector

Item iii.

generated on 12/13/2024 10:44:11 AM EST

Tax Record

Last Update: 11/5/2024 2:17:05 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11924-000	REAL ESTATE	2023			
Mailing Address SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055		Property Address 954 FAMU LAKE CITY GEO Number 283S17-11924-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail HX 25000 HB 9468 SX 25000	Millage Code 001	Escrow Code			
Legal Description (click for full description) 28-3S-17 0100/01001.89 Acres N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	62,130	59,468	\$2,662	\$13.04
BOARD OF COUNTY COMMISSIONERS	7.8150	62,130	59,468	\$2,662	\$20.80
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	67,691	25,000	\$42,691	\$31.93
LOCAL	3.2170	67,691	25,000	\$42,691	\$137.34
CAPITAL OUTLAY	1.5000	67,691	25,000	\$42,691	\$64.04
SUWANNEE RIVER WATER MGT DIST	0.3113	62,130	34,468	\$27,662	\$8.61
LAKE SHORE HOSPITAL AUTHORITY	0.0001	62,130	34,468	\$27,662	\$0.00
Total Millage		18.4914	Total Taxes		\$275.76
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$311.26			
Total Assessments					\$311.26
Taxes & Assessments					\$587.02
If Paid By				Amount Due	

				\$0.00
--	--	--	--	--------

Item iii.

Date Paid	Transaction	Receipt	Item	Amount Paid
6/13/2024	PAYMENT	2503281.0001	2023	\$711.97

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

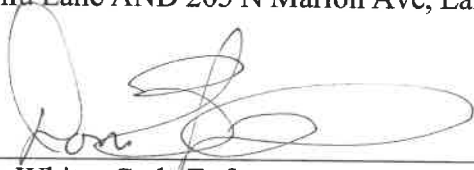
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

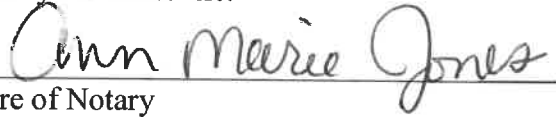
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 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: 954 NE Famu Lane AND 205 N Marion Ave, Lake City, FL. 32055.



Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
24th day of February 2025, by Don White
who is personally known to me.



Signature of Notary



Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000090

Respondent Dianne Sherwin

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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 Dianne Sherwin Relationship Owner

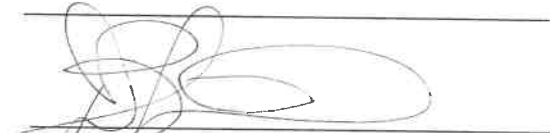
On date 1/16/25 time being 10:50 Personal Service

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 # 24-00000090 – 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: Dianne Sherwin
 Address: 954 NE Famu Lane

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation X
 Date: 12/16/24 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.5 Rodent harborage.	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>
302.4 Weeds.	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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

Violation Code	Corrective Action
302.1 Sanitation	All overgrowth to be cleaned up and brought within city ordinance. Must be maintained within ordinance standards.
302.5 Rodent harborage.	All items improperly stored in front of dwelling needs to be stored in appropriate containers and relocated to rear of property.
302.4 Weeds.	All items in front of property under tarps housing / harboring rodents to be removed and properly stored.

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: 2/16/25



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: Dianne Sherwin Relationship owner: _____

On date: 1/27/25 time being: 10:00 A.M.

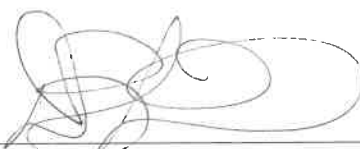
Personal Service

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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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)

1/24/25 [Signature]



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

Item iii.



12/16/24

Item iii.



12/16/24



Item iii.



12/16/24

Item iii.



12/16/24



12/16/24

Item iii.



12/16/24



12/16/24



12/16/24



Item iii.



12/16/29



12/16/24



12/16/24

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Diane Sherwin Relationship owner
On date 4/15/21 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Beverly Jones
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Diane Sherwin Relationship owner
On date 3/19/2021 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

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

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

Case # 2018-00000283

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11923000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code Violation Description Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<u>302.1 SANITATION</u>	

Violation Code Municipal Code

<p>22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.</p> <p><u>302.1 SANITATION</u>.Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant</p>
--

occupies or controls in a clean and sanitary condition.

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:

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING APPEAL

from 5/13/21

Case # 2018-283

Respondent DIANE SHERWIN

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, JULY 8 2021 _____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

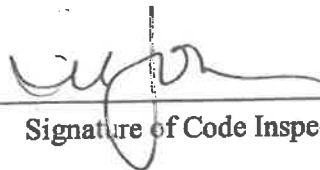
****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection****

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

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

Name _____ DIANE SHERWIN _____ Relationship _____ OWNER _____
On date _____ 6/17/21 _____ time being _____ Personal Service
Posted on property and at City Hall _____ Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

Item iii. 28-3S-17-11924-000 (40509)

Owner & Property Info

SHERWIN DIANNE
954 NE FAMU LN
LAKE CITY, FL 32055

954 FAMU LN, LAKE CITY

Description: N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB, (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>>

Area: 1.539 AC S/T/R Tax District: 28-3S-17

Use Code: SINGLE FAMILY (0100)

Property & Assessment Values

	2020 Certified Values	2021 Working Values
Mkt Land	\$10,858	Mkt Land \$10,859
Ag Land	\$0	Ag Land \$0
Building	\$36,361	Building \$39,750
XFOB	\$1,800	XFOB \$1,800
Just	\$49,019	Just \$52,409
Class	\$0	Class \$0
Appraised	\$49,019	Appraised \$52,409
SOH Cap [?] [?]	\$0	SOH Cap [?] \$0
Assessed	\$49,019	Assessed \$52,409
Exempt	\$0	Exempt \$0
Total taxable	county:\$49,019 city:\$49,019 other:\$49,019 school:\$49,019	county:\$52,409 city:\$52,409 other:\$0 school:\$52,409

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/17/2020	\$100	1411/0373	WD	V	U	11
4/17/2020	\$100	1411/0371	WD	V	U	11
4/17/2020	\$100	1411/0369	WD	V	U	11
4/17/2020	\$100	1411/0367	WD	I	U	11
6/25/2019	\$100	1389/0449	WD	V	U	11
6/12/2019	\$100	1386/1681	PR	V	U	30
6/12/2019	\$100	1386/1677	PR	V	U	30
12/4/2018	\$0	1373/1906	PB	V	U	18
12/19/2017	\$100	1350/2112	WD	V	U	11
8/24/2017	\$100	1347/2276	WD	V	U	11
10/2/2009	\$100	1181/2081	WD	I	U	14

Building Characteristics

Aerial Viewer Pictometry Google Maps
 2019
 2016
 2013
 2010
 2007
 2005
 Sales



CODE ENFORCEMENT SPECIAL MAGISTRATE

NOTICE OF VIOLATION

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

Case # 2018-0000283

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11923-000/11925-000/11924-000:

INITIAL INSPECTION	BEVERLY JONES	7/23/18	3:45PM	Failed-piles of discarded bricks, other debris left In yard. Public nuisance as it is an attractive nuisance, no permits on file for any type of construction.
--------------------	---------------	---------	--------	--

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	Remove all brick and debris as items can not be stored on residential property.

Violation Code	Municipal Code
22-164	<p><i>Nuisance or public nuisance. Any one or combination of the following:</i></p> <p>Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units, abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris, or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.</p>

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

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	08/10/2018

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name Louise Dandy Relationship recorded owner of Parcel 11924-000
 Name: Minnie Lee Brown Relationship: recorded owner for Parcel 11925-000
 Name: AMY HART Relationship: recorded owner for Parcel 11923-000

On date 7/23/18 time being _____ Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested
 First class mailing
 Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

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

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

Case # 2018-00000283

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11924000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code Violation Description Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<u>302.1 SANITATION</u>	

Violation Code Municipal Code

22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
<u>302.1 SANITATION</u> .Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

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

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

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

Name Diane Sherwin Relationship owner
 On date 4/15/2021 time being Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested
 First class mailing
 Refused to sign, drop service

Beverly Jones
 Print Name of Code Inspector


 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

 Signature of Respondent/Recipient Date

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

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

Case # 2018-00000283

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 Parcel ID# 11923000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	Results
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	Results
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	Results

Violation Code Violation Description Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<u>302.1 SANITATION</u>	

Violation Code Municipal Code

<p>22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.</p>
<p><u>302.1 SANITATION</u>.Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant</p>

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

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

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

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

Name Diane Sherwin Relationship owner
 On date 4/15/2021 time being Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Beverly Jones
 Print Name of Code Inspector

 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

 Signature of Respondent/Recipient Date

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

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

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

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

Name Diane Sherwin Relationship owner
 On date 4/15/2021 time being Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Beverly Jones
 Print Name of Code Inspector

 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

 Signature of Respondent/Recipient Date

Track Another Package +

Track Packages Anytime, Anywhere

Get the free Inform@id Delivery® feature to receive automated notifications on your packages

[Learn More](#)

(<https://reg.usps.com/xsself?>

<https://reg.usps.com/xsself?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformiddelivery.usps.com/box/pages/intro/start.action>)

Tracking Number: 70180680000115811384

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:16 pm on June 10, 2021 in WESLEY CHAPEL, FL 33544.

Delivered, Front Desk/Reception/Mail Room

June 10, 2021 at 3:16 pm
WESLEY CHAPEL, FL 33544

Get Updates v

Text & Email Updates v

Tracking History v

Product Information v

Item iii.



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

PARCEL: 28-3S-17-11924-000 (40509) | SINGLE FAMILY (0100) | 1.539 AC
 N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA)

Owner: SHERWIN DIANNE
 954 NE FAMU LN
 LAKE CITY, FL 32055

Site: 954 FAMU LN, LAKE CITY

Sales Info:
 4/17/2020 \$100 V (U)
 4/17/2020 \$100 V (U)
 4/17/2020 \$100 V (U)

Mkt Lnd	\$10,859	Appraised	\$52,409
Ag Lnd	\$0	Assessed	\$52,409
Bldg	\$39,750	Exempt	\$0
XFOB	\$1,600		
Just	\$52,409	Total	county:\$52,409
		Taxable	city:\$52,409
			other:\$0
			school:\$52,409

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



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

Item iii.

Si
e

Tax Record

print

Account No
1 of 1

Last Update: 4/27/2021 9:11:18 AM EDT

Details

Tax Record

- » Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill New!
- Change of Address

Regis

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Archives

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

Account Number	Tax Type	Tax
R11924-000	REAL ESTATE	
Mailing Address		Property Address
SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055		954 FAMU NE LAKE CITY
	GEO Number	
	283S17-11924-000	
Exempt Amount	Taxable Value	
See Below	See Below	

Legal Functions

- Tax Search
- Local Business Tax
- Contact Us
- County Login
- Home

Exemption Detail	Millage Code	Escrow Co.
NO EXEMPTIONS	001	
Legal Description (click for full description)		
28-3S-17 0100/01001.54 Acres N DIV: COMM 480 FT E OF NW COR OF ; SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454 OF NW COR OF LOT 2 TOM PAGE SURVEY, See Tax Roll For Extra Lega.		

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:
 Dianne Sherwin
 ASYNE FAMILN
 LAKE CITY FL. 32055

2. Article Number (Optional)
 7018 1130 0000 4860 6481

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Signature Confirmation Restricted Delivery

9590 9402 5360 9189 2551 73

Domestic Return Receipt

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X [Signature]
 Agent
 Addressee

B. Received by (Printed Name)
 [Blank]

C. Date of Delivery
 4-20-2021

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

APR 20 2021

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

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

OFFICIAL USE

1949 0960 0000 4860 6481

Certified Mail Fee
 \$ 3.60

Extra Services & Fees (check box, add fee as applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$ 71

Total Postage and Fees
 \$ 74.65

Sent to
 Dianne Sherwin

Street and Apt. No., or PO Box No.
 954 NE FAMILN

City, State, ZIP+4®
 Lake City FL 32055

APR 16 2021
 LAKE CITY, FL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sales Price \$0.00
Doc Stamps .70

This Instrument Prepared by & return to:
Name: JAMES A. DANDY
Address: 9104 MIDDLEGROUND ROAD
SAVANNAH, GA 31406

Inst: 201712023713 Date: 12/29/2017 Time: 1:04PM
Page 1 of 2 B: 1350 P: 2112, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: R11923, R11902, R11924 and R11925

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORRECTIVE DEED Made the 19th day of December, A.D. 2017, by **JAMES A. DANDY, CONVEYING NON HOMESTEAD PROPERTY**, hereinafter called the grantor, to **DIANNE SHERWIN**, whose post office address is **954 NE FAMU LANE, LAKE CITY, FL 32055**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Attached Exhibit A

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN INSTRUMENT RECORDED IN O.R. BOOK 1347 PAGE 2277 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa W. Plummer
Witness Signature
MELISSA W. PLUMMER
Printed Name

JAMES A. DANDY L.S.
JAMES A. DANDY
Address:
9104 MIDDLEGROUND ROAD
SAVANNAH, GA 31406

Kylerenia Yhap
Witness Signature
Kylerenia Yhap
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of December, 2017, by **JAMES A. DANDY**, who is known to me or who has produced State ID as identification.



Phyllis Youmans
Notary Public
My commission expires June 24, 2018

“EXHIBIT A”

COMMENCE AT THE NE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 89°07'39" W., 650.35 FEET; THENCE S. 01°55'19" W., 29.61 FOR THE POINT OF BEGINNING; THENCE CONTINUE S., 01°55'19" W 117.06 FEET; THENCE S.01°54'35" W., 128.21 FEET; THENCE N. 88°10'40" W., 9006 FEET; THENCE S. 01°49'20" W., 127.63 FEET; THENCE N.87°24'32" W., 38.43 FEET; THENCE N.74°37'09" W., 63.33 FEET THENCE N.01°49'20" E., 141.62 FEET; THENCE N. 88°21'46" W., 33.69 FEET; THENCE N.01°07'44" E., 213.67 FEET; THENCE S. 88°46'33" E., 226.74 FEET TO THE POINT OF BEGINNING CONTAINING 1.92 ACRES MORE OR LESS.

This instrument Prepared by & When Recorded Return To:
Lloyd E. Peterson, Jr., Esq.
905 SW Baya Drive
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201912016565 Date: 07/17/2019 Time: 3:59PM
Page 1 of 2 B: 1389 P: 449, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel ID#: 28-3S-17-11925-001

(Space above this line reserved for recording office use only)

Corrected Warranty Deed

THIS WARRANTY DEED made this 25 day of June, 2019 between **MINNIE CARTER VANN f/k/a/ MINNIE LEE BROWN**, Individually, **CONVEYING NON-HOMESTEAD PROPERTY**, whose post office address is 415 Mercury Dr., Tallahassee, FL 32305-6828, grantor(hereinafter referred to as Grantor), and **JAMES A. DANDY**, Individually, whose post office address is 4750 Cumberland Drive, Savannah, GA 31405, grantee(hereinafter referred to as Grantee),

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

N.B.: The purpose of this deed is to correct the legal description of deed recorded at Official Records Book 1347 of Page 2276 of the public records of Columbia County, Florida. The deed did not include the a strip of land that borders or overlaps Parcel #28-3S-17-11923-000.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 3 South, Range 17 East, Columbia County, Florida and run North 89°07'39" West along the North line of Southwest 1/4 of the Southwest 1/4 of Section 28 a distance of 840.88 feet; thence South 01°49'20" West a distance of 26.97 feet to a point on the Southerly right-of-way line of NE Famu Lane; thence South 88°37'02" East along said Southerly right-of-way line of NE Famu Lane a distance of 190.43 feet to a point on the East line of Lot 2 of Tom Page survey; thence South 01°54'35" West along said East line of Lot 2 of Tom Page survey a distance of 147.04 feet to the POINT OF BEGINNING; thence continue South 01°54'35" West along said East line of Lot 2 of Tom Page survey a distance of 99.16 feet; thence North 87°12'09" West a distance of 89.87 feet; thence North 01°54'35" East a distance of 98.83 feet; thence South 87°24'37" East a distance of 89.87 feet to the POINT OF BEGINNING. Containing 0.20 acres, more or less.

SUBJECT TO taxes for 2019 and subsequent years, covenants, conditions, restrictions, easements, reservations, and limitations of record, if any; but this shall not serve to reimpose the same.

N.B.: Grantor warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that he/she is lawfully seized of said land in fee simple; that he/she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Print Name: Andrea L. Parra

Minnie Carter Vann

MINNIE CARTER VANN, Grantor

415 Mercury Drive, Tallahassee, FL 32305

Witness #2

Print Name: Gerome Brown

Gerome Brown

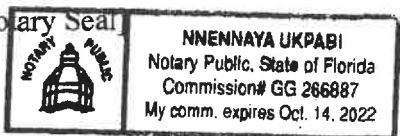
STATE OF FLORIDA

COUNTY OF Leon

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25 day of 25th June, 2019 by MINNIE CARTER VANN, who is personally known or has produced a State ID driver's license as identification, who is the person described in and who executed the foregoing instrument, and who says that the execution hereof is his free act and deed for the use and purpose herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, this date.

[Notary Seal

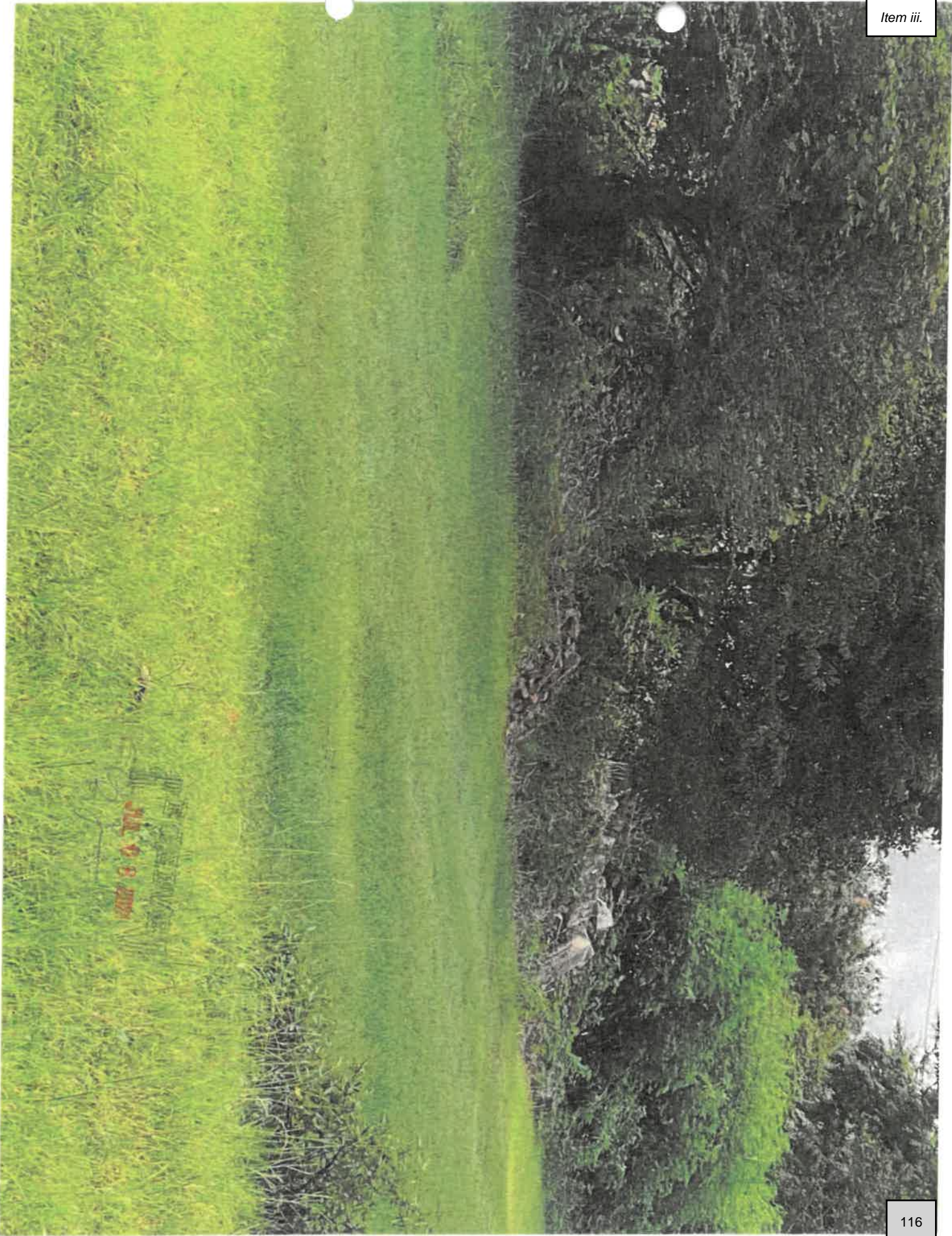


NNENNAYA UKPABI

Notary Public, State of Florida

Print Name: NNENNAYA UKPABI

Commission Expires: 10/14/2022



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

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000283

PETITIONER,

v.

DIANE SHERWIN,

RESPONDENT.

Inst: 201912025972 Date: 11/07/2019 Time: 8:30AM
Page 1 of 4 B: 1398 P: 670, P.DeWitt Cason, Clerk of Court Colum
County, By: BS
Deputy Clerk

ORDER

THIS CAUSE came before the Special Magistrate on October 10, 2019, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

- 1. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos. 11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing. Respondent also appeared and testified at the hearing.**
- 2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's Property on August 1, 2019, and observed piles of landscaping materials, including reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping materials may harbor pests that could pose a risk to public health and safety. Respondent testified that she intends to use all of the materials for landscaping purposes on the**

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was unchanged.

Conclusions of Law

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

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91st or 181st day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17th day of October 2019.

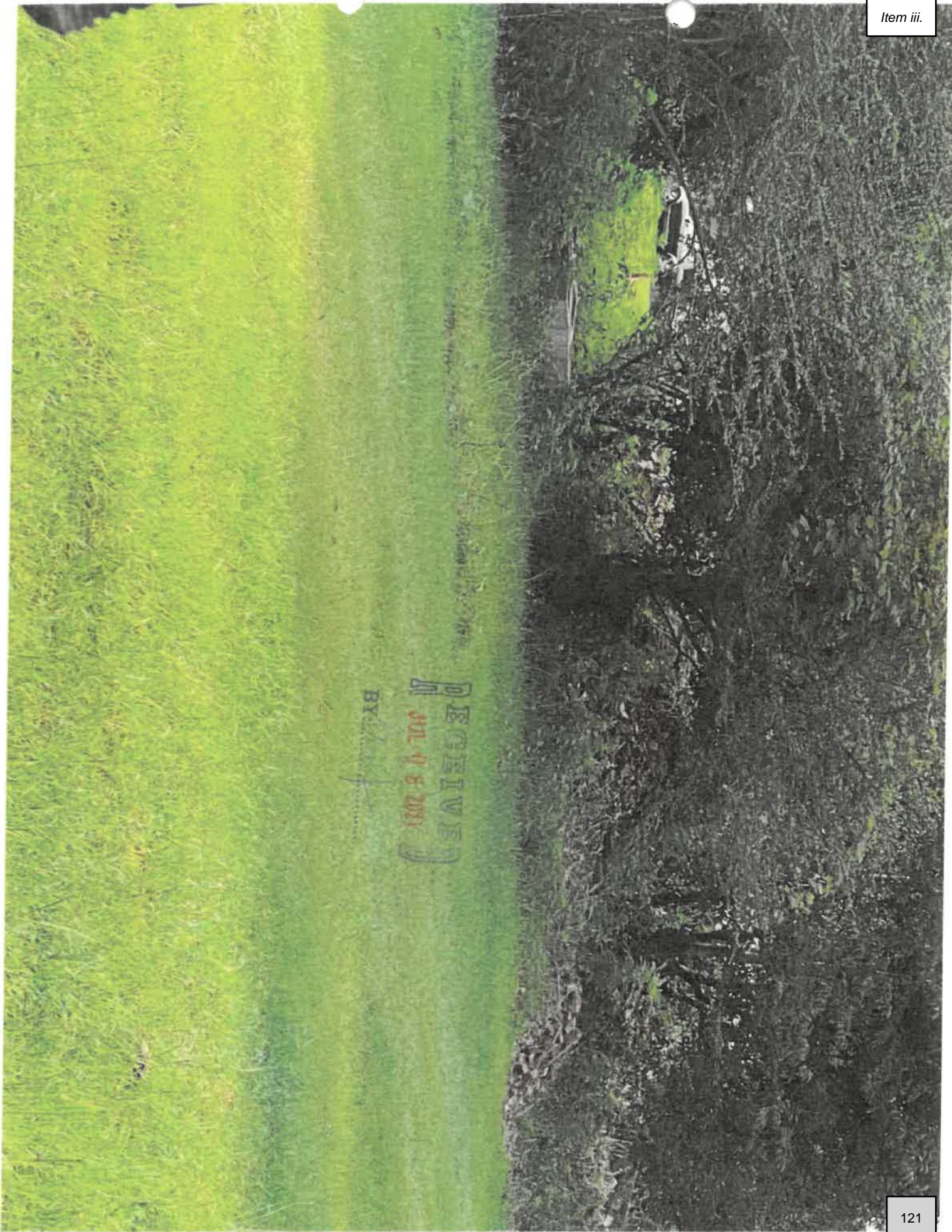

JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfia.com this 17th day of October 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young



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

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2018-283

v.

DIANNE SHERWIN,

RESPONDENT.

ORDER IMPOSING ADMINISTRATIVE FINE

Pursuant to Section 162.09, Florida Statutes, this cause came on for hearing before the Special Magistrate on July 8, 2021.

The hearing was held because it was alleged that the Respondent(s) had been ordered to correct certain violations, and that the Respondent(s) had failed to do so.

After due notice to the Respondent(s), the Special Magistrate heard testimony under oath, received evidence, and heard argument of the parties present. Upon the evidence presented, the Special Magistrate makes these Findings of Fact and Conclusions of Law.

The Respondent is the owner of the property located at 954 NE FAMU LN, LAKE CITY, FL, 32055. Said property will be referred to herein as the Subject Property.

By Order dated October 17, 2019 (hereinafter, the Violation Order), the Subject Property was found to be in violation of the Code of the City of Lake City, Florida. Respondent(s) was/were ordered to correct the deficiency(ies) by a date certain. Said Violation Order is incorporated herein.

The ordered corrective action was not timely taken for the violation(s) set forth in the Violation Order. Moreover, the violation(s) continue.

It is appropriate to order the Respondent(s) to pay a fine for each day the violation(s) continue(s) past the date set in the violation Order.

Having considered the factors set forth in Florida Statute Section 162.09(2)(b), the appropriate fine amount is twenty-five dollars (\$25.00) per day.

Accordingly, **IT IS ORDERED:**

An administrative fine is hereby imposed upon Respondent Dianne Sherwin in the amount of twenty-five dollars (\$25.00) per day, beginning January 16, 2021 (91 days from October 17, 2019) for each day the violation(s) continue(s), which shall continue to accrue daily unless and until the violation(s) is/are cleared or extinguished by law.

A certified copy of this Order may be recorded in the public records of any county. Such recording shall establish this Order as a lien against the subject property and any real or personal property owned by the Respondent(s).

DONE AND ORDERED on this 13th day of July, 2021.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Respondent
Joseph Helfenberger
David Young
Bev Jones

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000283

PETITIONER,

v.

DIANE SHERWIN,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on October 10, 2019, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

1. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos. 11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing. Respondent also appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's Property on August 1, 2019, and observed piles of landscaping materials, including reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping materials may harbor pests that could pose a risk to public health and safety. Respondent testified that she intends to use all of the materials for landscaping purposes on the

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was unchanged.

Conclusions of Law

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

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91st or 181st day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17th day of October 2019.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 17th day of October 2019.


Jennifer B. Springfield

Copies to:
Joseph Helfenberger
David Young



- STEPHEN M. WITT
- CHRIS GREENE
- JAKE HILL, JR.
- EUGENE JEFFERSON
- TODD SAMPSON
- JOSEPH HELFENBERGER
- AUDREY E. SIKES
- FRED KOBERLEIN, JR.

STATE OF FLORIDA
 COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2018-00000283 (2 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 July 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes
 AUDREY E. SIKES
 City Clerk

Inst: 202112015287 Date: 08/02/2021 Time: 9:47AM
 Page 1 of 8 B: 1443 P: 2386, James M Swisher, Jr, Clerk of Court
 Columbia, County, By: VC
 Deputy Clerk



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 # 24-00000090

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: Dianne Sherwin
 Address: 954 NW Famu Lane

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:	
	Complaint <u> X </u>	CE Personnel Observation <u> </u>
Date: 12/16/24	Complainant: Don White	CE Personnel: Don White

Violation Code	Violation Description
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.5 Rodent harborage.	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>
302.4 Weeds.	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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

Violation Code	Corrective Action
302.4 Weeds.	All overgrowth to be cleaned up and brought within city ordinance. Must be maintained within ordinance standards.
302.1 Sanitation.	All items improperly stored in front of dwelling need to be stored in appropriate containers and relocated to rear of property.
302.5 Rodent harborage.	All items in front of property under tarps housing/ harboring rodents to be removed and properly stored.

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: _____ 1/16/25 _____



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: Dianne Sherwin _____ Relationship owner: _____

On date: 12/16/24 _____ time being: 12:30 P.M. _____

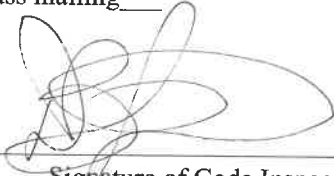
Personal Service _____

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

CERTIFIED MAIL



9589 0710 5270 1815 1125 65
9589 0710 5270 1815 1125 65

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

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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.12
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.65
Total Postage and Fees	\$ 9.82

Postmark Here

Sent To DIANNE SHERWIN
 Street and Apt. No., or PO Box No. 954 NE FAMU LANE
 City, State, ZIP+4® LAKE CITY, FL 32055

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 DIANNE STEWART
 954 NIE FARM LANE
 LAKE CITY, FL 32055



9590 9402 8577 3244 7295 30

2. Article Number (Transfer from service label)
 9589 0710 5270 1815 1125 65

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

COMPLETE THIS SECTION ON DELIVERY

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

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

3. Service Type

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the form)
- 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, First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is not 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, and endorsement on the mailpiece, you may purchase the following services:
 - Return receipt service, including hard copy and electronic version. For complete PS Form 3811, see the instructions. For complete PS Form 3811, see the instructions. For complete PS Form 3811, see the instructions.

PS Form 3800, January 2019

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:

DIANNE SHERWIN
954 FAMU LANE
LAKE CITY, FL 32055



9590 9402 8577 3244 7298 20

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1111

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

Domestic Return Receipt

Certified Mail

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

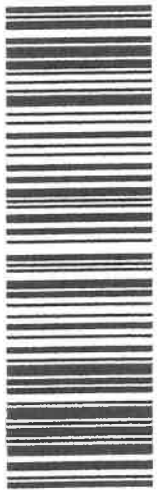
Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is available with Certified Mail service.
- Certified Mail service and insurance coverage are certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be required for the following services:
 - Return receipt services of delivery (including electronic version, Form PS Form 3811)
 - Return receipt services of delivery (including electronic version, Form PS Form 3811)

Receipt attach PS Form 3811

PS Form 3800, January

WINN
LANE
32055



9589 0710 5270 1815 1111 86
9589 0710 5270 1815 1111 86

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 as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.85
Total Postage and Fees	\$ 9.65

Postmark
Here

Sent To
DIANNE SHERWIN

Street and Apt. No., or PO Box No.
954 PAMU LANE

City, State, ZIP+4®
LAKE CITY, FL 32055

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

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

File Attachments for Item:

iv. Case # CE 24-00000093, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 833 SW Poplar Lane Lake City, FL 32055, located on parcel # 00-00-00-12557-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 305.3 Interior surfaces.



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

Item iv.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/16/24 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: 833 SW Poplar Lane Nature of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are? Yes No If yes, who? Huntlee Investments Inc 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: 12/16/24 Via: Person Case Number Assigned 202400000093

Notes:

Case Data Sheet for case # 2400000093

Parcel# 12557-000

Address: 833 SW Poplar Lane

Owner: Huntlee Investments Inc

Date of first inspection: 12/16/24

1st Notice of Violation sent: 12/17/24

2nd 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: _____

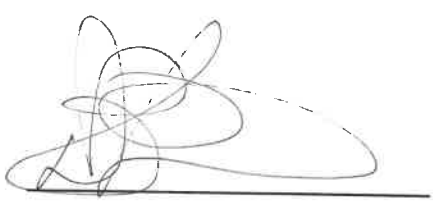
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/17/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-12557-000 (41099) >>

Owner & Property Info

Result: 1 of 1

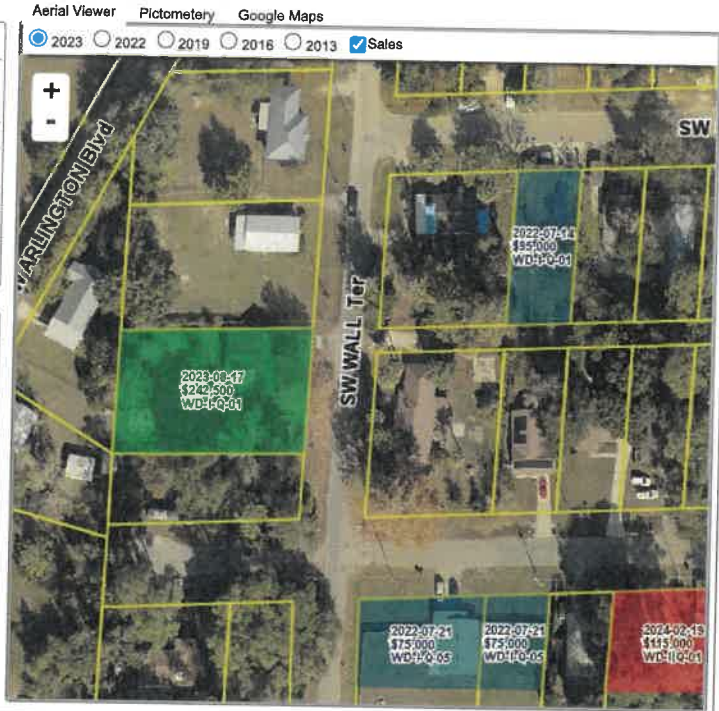
Owner	HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE, FL 32038		
Site	328 SW MCFARLANE AVE, LAKE CITY		
Description*	W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D, EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,		
Area	0.361 AC	S/T/R	31-3S-17
Use Code**	MULTI-FAM <10 (0800)	Tax District	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	\$16,538	Mkt Land	\$16,538
Ag Land	\$0	Ag Land	\$0
Building	\$136,450	Building	\$136,450
XFOB	\$1,572	XFOB	\$1,572
Just	\$154,560	Just	\$154,560
Class	\$0	Class	\$0
Appraised	\$154,560	Appraised	\$154,560
SOH/10% Cap	\$2,009	SOH/10% Cap	\$0
Assessed	\$154,560	Assessed	\$154,560
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$152,551 city:\$152,551 other:\$0 school:\$154,560	Total Taxable	county:\$154,560 city:\$154,560 other:\$0 school:\$154,560

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/20/1997	\$102,000	835 / 790	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	DUPLEX (2700)	1968	1792	2411	\$68,617
Sketch	DUPLEX (2700)	1968	1792	2015	\$67,833

*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
0166	CONC,PAVMT	1993	\$300.00	1.00	0 x 0
0060	CARPORT F	1993	\$800.00	1.00	12 x 21
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$84.00	96.00	8 x 12
0294	SHED WOOD/VINYL	1993	\$88.00	100.00	10 x 10

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	15,750.000 SF (0.361 AC)	1.0000/1.0000 1.0000/1.0500000 /	\$1 /SF	\$16,538

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: 12/12/2024 and may not reflect the data currently on file at our office.

Item iv.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-12557-000 (41099) | MULTI-FAM <10 (0800) | 0.361 AC

W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D.EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,

HUNTLEE INVESTMENTS INC

Owner: 1288 SW RIVERSIDE AVE
FORT WHITE, FL 32038

Site: 328 SW MCFARLANE AVE, LAKE
CITY

Sales Info 2/20/1997 \$102,000 1(Q)

2025 Working Values

Mkt Lnd	\$16,538	Appraised	\$154,560
Ag Lnd	\$0	Assessed	\$154,560
Bldg	\$136,450	Exempt	\$0
XFOB	\$1,572	county:	\$154,560
Just	\$154,560	city:	\$154,560
		other:	\$0
		school:	\$154,560
		Total Taxable	

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/12/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Case Data Sheet for case # 2400000093

Parcel# _____

Address: 833 SW Poplar Lane

Owner: Huntlee Investments Inc

Date of first inspection: 12/16/24

1st Notice of Violation sent: 12/17/24

2nd 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 / 12/17/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Don White CEO/ City of Lake City

Columbia County Tax Collector

Item iv.

generated on 12/16/2024 3:46:12 PM EST

Tax Record

Last Update: 11/5/2024 2:00:02 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax Type		Tax Year	
R12557-000		REAL ESTATE		2023	
Mailing Address			Property Address		
HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE FL 32038			328 MCFARLANE LAKE CITY		
			GEO Number		
			000000-12557-000		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		001			
Legal Description (click for full description)					
00-00-00 0800/0800.36 Acres W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D.EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	138,683	0	\$138,683	\$679.55
BOARD OF COUNTY COMMISSIONERS	7.8150	138,683	0	\$138,683	\$1,083.81
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	145,462	0	\$145,462	\$108.81
LOCAL	3.2170	145,462	0	\$145,462	\$467.95
CAPITAL OUTLAY	1.5000	145,462	0	\$145,462	\$218.19
SUWANNEE RIVER WATER MGT DIST	0.3113	138,683	0	\$138,683	\$43.17
LAKE SHORE HOSPITAL AUTHORITY	0.0001	138,683	0	\$138,683	\$0.01
Total Millage		18.4914	Total Taxes		\$2,601.49
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$1,169.12
Total Assessments				\$1,169.12	
Taxes & Assessments				\$3,770.61	

[Prior Years Payment History](#)

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount

Item iv.

2023	36083	2976	2024	327.18
<u>2022</u>	35131	2922	2023	\$3,759.56
Prior Years Total				\$8,086.74
If Paid By		Prior Years Due		
12/31/2024		\$8,086.74		

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

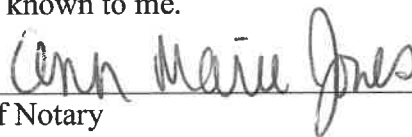
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 24th day of February 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: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL. 32055.



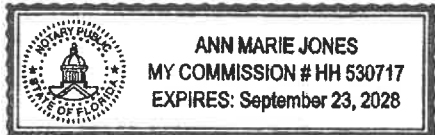
Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__24th__ day of February 2025, by Don White
who is personally known to me.



Signature of Notary

[SEAL]



Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000093

Respondent Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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****

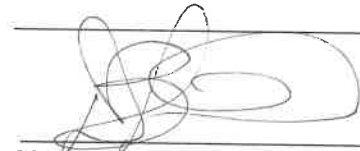
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):
Name Huntlee Investments Inc Relationship Owner

On date 1/16/25 time being 10:50 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 # 24-000000093 – 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: Huntlee Investments Inc
 Address: 833 SW Poplar Lane

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: 12/16/24 Complaint X CE Personnel Observation X
 Complainant: CE Personnel: Don White

Violation Code	Violation Description
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: 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.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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)

Handwritten signature and date: 1/23/25



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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

--	--

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
305.3 Interior surfaces.	All damaged interior ceiling and walls to be repaired to comply with all building codes. The due date for correction is 2/16/25.

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: 2/16/25



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: Huntlee Investments Inc Relationship owner: _____

On date: 2/16/25 time being: 4:00 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 # 24-00000093

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: Huntlee Investments Inc
 Address: 833 SW Poplar Lane

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: 12/16/24 Complaint X CE Personnel Observation _____
 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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: 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.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Roof and all materials to be replaced and / repaired to comply with all building codes
305.3 Interior surfaces.	All interior ceiling and walls to be repaired to comply with all building codes.

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: _____ 1/17/25 _____



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 Huntlee Investments Inc

Relationship owner: _____

On date: 12/17/24

time being: 8:00 A.M.

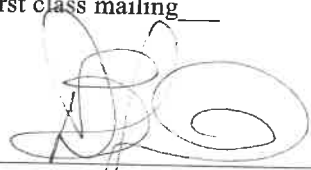
Personal Service

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



12/16/24



12/16/24



12/16/24

Item iv.



ONE WAY

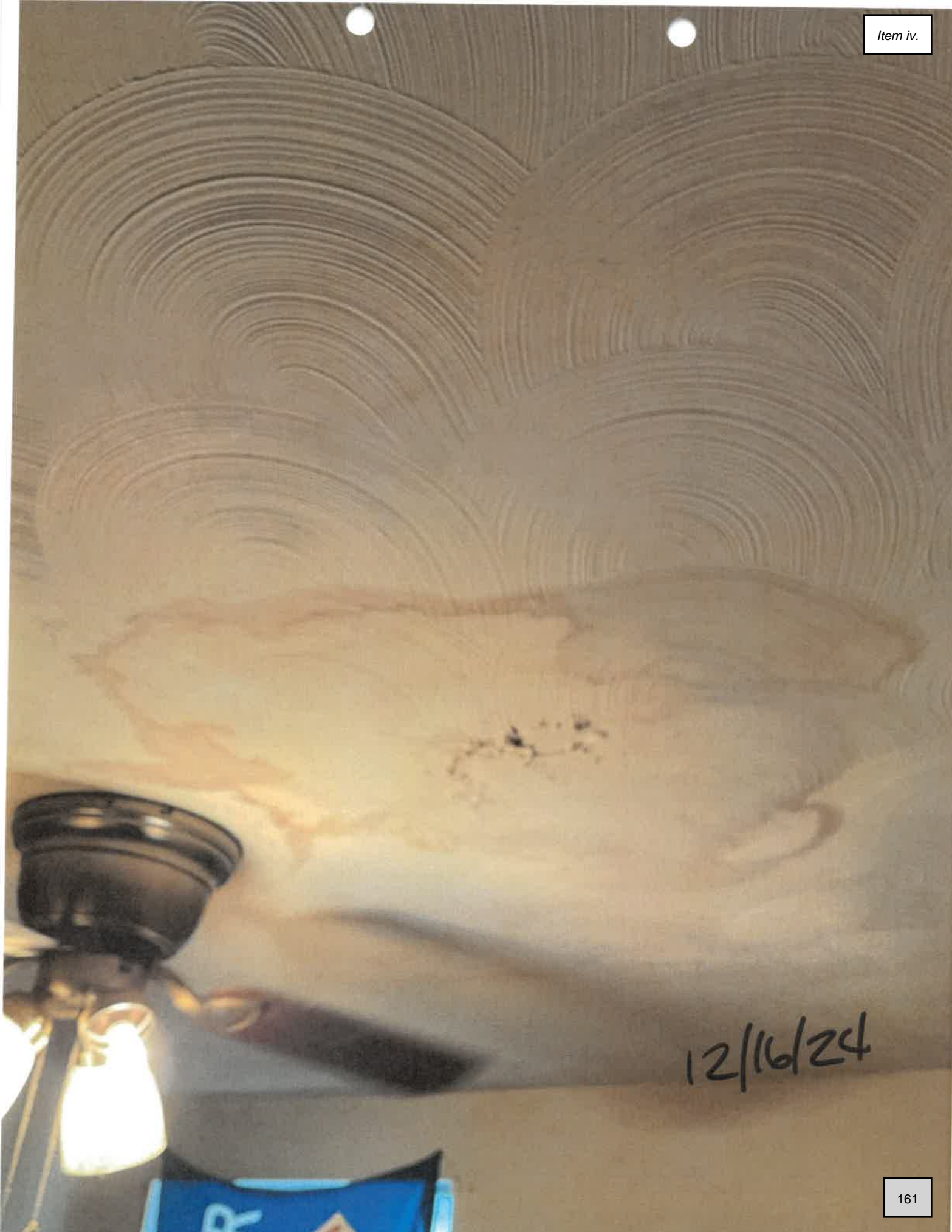
12/16/24



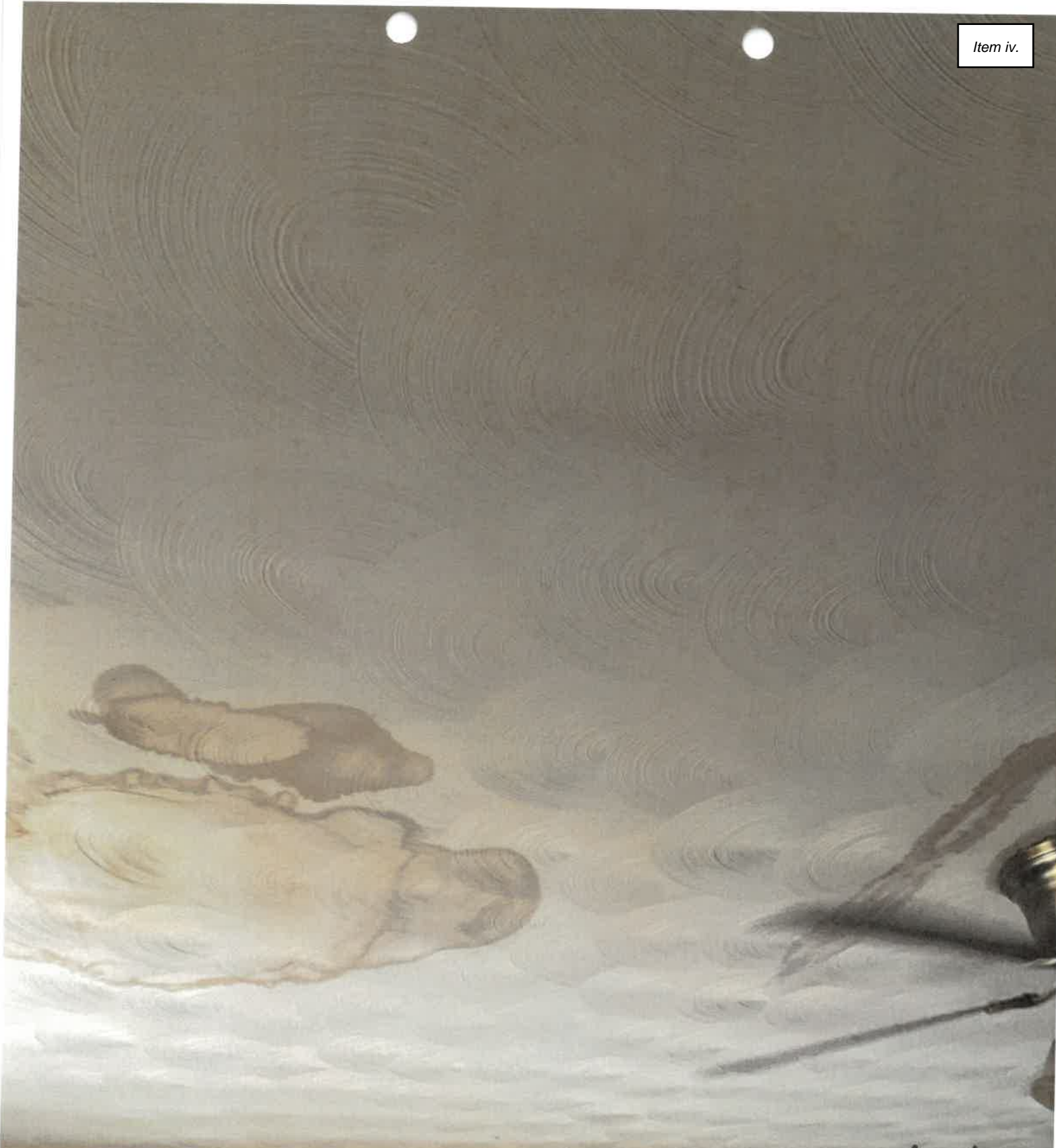
12/16/24



12/16/24



12/16/24



12/16/24



Item iv.

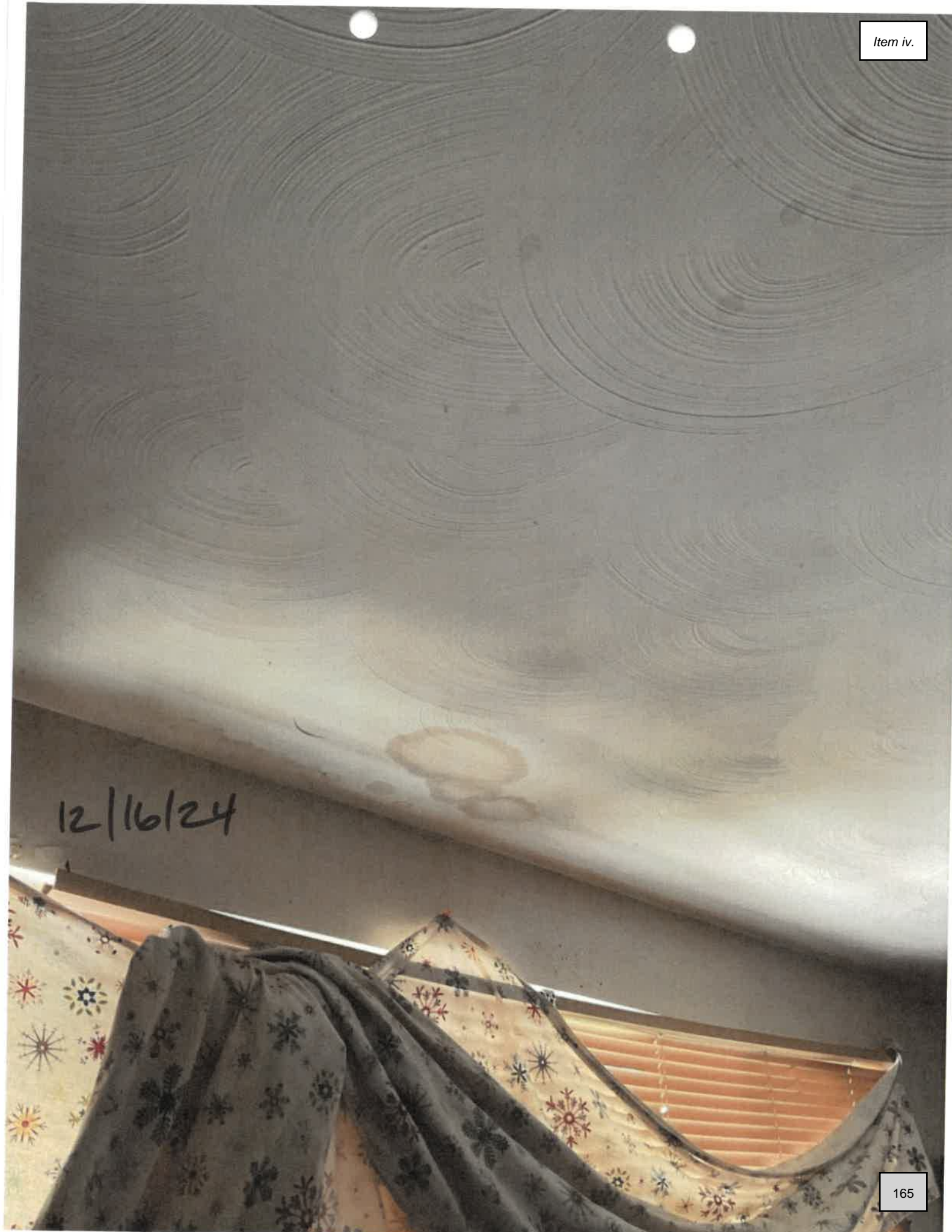
12/16/24

digestion

COMPOST WITH BENEFITS
FOR ALL TYPES OF
INDOOR PLANTS
FRESH WATER BLENDED
WATER-SOLUBLE
LAYER 2 BENEFITS
FOR YOUR PLANTS
BACK TO NATURE



12/16/24



Item iv.



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:

HUNTLEE INVESTMENTS LLC
 1288 SW RIVERSIDE AVENUE
 FORT WHITE, FL 32038



9590 9402 8577 3244 7294 00

2. Article Number (Transfer from service label)
 9589 0710 5270 1815 1126 02

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

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Mail	
<input type="checkbox"/> 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 Certi 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 serv insurance coverage aut certain Priority Mail ite
- For an additional fee, an endorsement on the ma the following services:
 - Return receipt service, of delivery (including 1 You can request a har electronic version. For complete PS Form 38 Receipt; attach PS For

PS Form 3800, January 20

2ND = NOTICE

Item iv.

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

CERTIFIED MAIL



9589 0710 5270 1815 1126 02
9589 0710 5270 1815 1126 02

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

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

OFFICIAL USE

PS Form 3800, January 2023 PSN 7530-02-000-90-47 See Reverse for Instructions

Sent To
HUNTLEY INVESTMENTS INC
1286 SW RIVERSIDE AVENUE
FORT WHITE, FL 32038

City, State, ZIP+4®
Street and Apt. No., or PO Box No.

Postage \$ 65
Total Postage and Fees \$ 9.47

Extra Services & Fees (check box, add fee if appropriate) \$ 1.85

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

Postmark Here

HUNTLEY INVESTMENTS INC
RIVERSIDE AVENUE
2038

2ND = NOTICE

CERTIFIED MAIL

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

Inc



9589 0710 5270 1815 1112 16
9589 0710 5270 1815 1112 16

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	\$ 4.00
Extra Services & Fees (check box, add \$ if appropriate)	\$ 4.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.05
Total Postage and Fees	\$ 9.05

Postmark Here

Sent To
HUNTLEE INVESTMENTS INC
Street and Apt. No., or PO Box No.
1206 SW RIVERSIDE AVE
City, State, ZIP+4®
FORT WHITE, FL 32038

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HUNTLEE INVESTMENTS INC
1288 SW RIVERSIDE AVE
FORT WHITE, FL 32030



9590 9402 8577 3244 7298 44

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1112 16

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

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® service.
- First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage and of Certified Mail service.
- Insurance coverage and certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece is required for the following services:
- Return receipt services.
- You can request a hard copy of delivery (including electronic version. For complete PS Form 3800, January 2019, Receipt attach PS Form 3800, January 2019.

File Attachments for Item:

v. Case # CE 24-00000095, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 354 SE Brown Street Lake City, FL 32025, located on parcel # 00-00-00-13740-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions.
2. IPMC 302.1 Sanitation



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

Item v.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/17/24 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: 354 SE Brown Street Nature
of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? Yes No If yes, who? Huntlee Investments Inc 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: 12/16/24 Via: Person Case Number Assigned 202400000095
Notes:

Case Data Sheet for case # 2400000095

Parcel# 13740-000

Address: 354 Se Brown Street

Owner: Huntlee Investments Inc

Date of first inspection: 12/16/24

1st Notice of Violation sent: 12/17/24

2nd 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: _____

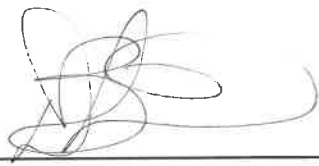
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/17/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Item v.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13740-000 (42295) | MULTI-FAM <10 (0800) | 0.27 AC
 S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884,

HUNTLEE INVESTMENTS INC		2025 Working Values			
Owner:	5357 SOUTHPOINT DR SUITE 101 JACKSONVILLE, FL 32216	Mkt Lnd	\$11,780	Appraised	\$146,236
Site:	354 SE BROWN ST, LAKE CITY	Ag Lnd	\$0	Assessed	\$146,236
Sales	11/6/1995 \$65,000 I (U)	Bldg	\$133,156	Exempt	\$0
Info	8/1/1983 \$70,000 I (Q)	XFOB	\$1,300	county:	\$146,236
		Just	\$146,236	city:	\$146,236
				other:	\$0
				Total	
				Taxable	school:\$146,236

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/12/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 12/12/2024

Parcel: << 00-00-00-13740-000 (42295) >>

Owner & Property Info

Result: 1 of 0

Owner	HUNTLEE INVESTMENTS INC 5357 SOUTHPOINT DR SUITE 101 JACKSONVILLE, FL 32216		
Site	354 SE BROWN ST, LAKE CITY		
Description	S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884,		
Area	0.27 AC	S/T/R	32-3S-17
Use Code	MULTI-FAM <10 (0800)	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	\$11,780	Mkt Land	\$11,780
Ag Land	\$0	Ag Land	\$0
Building	\$133,156	Building	\$133,156
XFOB	\$1,300	XFOB	\$1,300
Just	\$146,236	Just	\$146,236
Class	\$0	Class	\$0
Appraised	\$146,236	Appraised	\$146,236
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$146,236	Assessed	\$146,236
Exempt	\$0	Exempt	\$0
Total	county:\$146,236 city:\$146,236	Total	county:\$146,236 city:\$146,236
Taxable	other:\$0 school:\$146,236	Taxable	other:\$0 school:\$146,236

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
11/6/1995	\$65,000	813 / 884	WD	I	U	09
8/1/1983	\$70,000	519 / 288	WD	I	Q	

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	DUPLEX (2700)	1973	1479	1543	\$66,578
Sketch	DUPLEX (2700)	1973	1479	1543	\$66,578

*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	0	\$700.00	1.00	0 x 0
0258	PATIO	0	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2011	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	11,780,000 SF (0.270 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$11,780

Search Result: 1 of 0

© 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: 12/12/2024 and may not reflect the data currently on file at our office.



Columbia County Tax Collector

generated on 12/16/2024 12:58:36 PM EST

Tax Record

Last Update: 11/5/2024 2:16:58 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R13740-000	Tax Type REAL ESTATE	Tax Year 2023			
Mailing Address HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE FL 32038	Property Address 354 BROWN LAKE CITY	GEO Number 000000-13740-000			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 00-00-00 0800/0800.27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	138,288	0	\$138,288	\$677.61
BOARD OF COUNTY COMMISSIONERS	7.8150	138,288	0	\$138,288	\$1,080.72
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	139,848	0	\$139,848	\$104.61
LOCAL	3.2170	139,848	0	\$139,848	\$449.89
CAPITAL OUTLAY	1.5000	139,848	0	\$139,848	\$209.77
SUWANNEE RIVER WATER MGT DIST	0.3113	138,288	0	\$138,288	\$43.05
LAKE SHORE HOSPITAL AUTHORITY	0.0001	138,288	0	\$138,288	\$0.01
Total Millage		18.4914	Total Taxes		\$2,565.66
Non-Ad Valorem Assessments					
Code XLCF	Levying Authority CITY FIRE ASSESSMENT	Amount \$1,169.12			
Total Assessments					\$1,169.12
Taxes & Assessments					\$3,734.78

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount

Item v.

2023	36990	3108	2024	286.48
<u>2022</u>	33495	3055	2023	\$3,732.97
Prior Years Total				\$8,019.45
If Paid By		Prior Years Due		
12/31/2024		\$8,019.45		

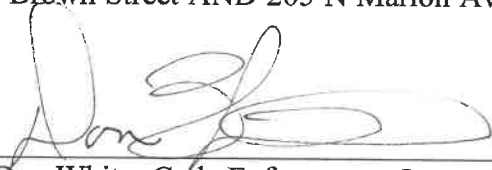
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of February 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 24th day of February 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: 354 SE Brown Street AND 205 N Marion Ave, Lake City, FL. 32055.



 Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
 ___24th___ day of February 2025, by Don White
 who is personally known to me.





 Signature of Notary

___Ann Marie Jones___
 Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000095

Respondent Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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 Huntlee Investments Inc Relationship Owner

On date 1/16/25 time being 10:50 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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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)

1/23/25
[Handwritten signature]



- 1 346 248 7799 US (Houston)
- 1 360 209 5623 US
- 1 386 347 5053 US
- 1 507 473 4847 US
- 1 564 217 2000 US
- 1 669 444 9171 US
- 1 669 900 9128 US (San Jose)
- 833 548 0282 US Toll-free
- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free
- 833 548 0276 US Toll-free
- Meeting ID: 846 5954 1815**

Marshall Sova
City of Lake City
Code Enforcement Officer
(386)719-5746
sovam@lcfla.com



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 # 24-00000095 – 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: Huntlee Investments Inc
Address: 354 SE Brown Street

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:	
	Complaint <u> X </u>	CE Personnel Observation <u> X </u>
Date: 12/16/24	Complainant:	CE Personnel: <u>Don White</u>

Violation Code	Violation Description
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: 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.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
302.1 Sanitation.	All areas must be cleaned and maintained free of garbage, rubbish and debris. The current follow up due date is 2/16/25.

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: 2/16/25



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: Huntlee Investments Inc Relationship owner: _____

On date: 2/16/25 time being: 4:00 P.M.

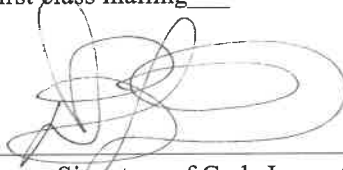
Personal Service

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 # 24-00000095

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: Huntlee Investments Inc
Address: 354 SE Brown Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 12/16/24 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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: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.
302.1 Sanitation.	<i>Exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roofing components and damaged ceiling and walls 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.
302.1 Sanitation.	All areas must be cleaned and maintained free of garbage, rubbish and debris.

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

Due date: _____ 1/17/24 _____



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:

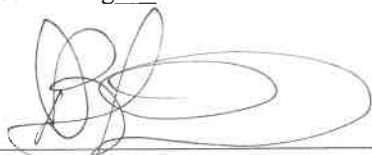
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, 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: Huntlee Investments Inc Relationship owner: _____
 On date: 1/17/24 time being: 1:00 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

Item v.





12/16/24



12/16/24

Item v.





CERTIFIED MAIL

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



9589 0710 5270 1815 1126 40
9589 0710 5270 1815 1126 40

S INC
AVENUE
38

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 if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.00
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.65
Total Postage and Fees	\$ 9.64

Postmark Here

Sent To
HUNTLEE INVESTMENTS INC
 Street and Apt. No., or PO Box No.
1288 SW RIVERSIDE AVENUE
 City, State, ZIP+4®
FORT WHITE, FL 32038

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

2ND
NOTICE

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:
 HUNTLEE INVESTMENTS INC
 1288 SW RIVERSIDE AVENUE
 FORT WHITE, FL 32038



9590 9402 8577 3244 7293 94

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1126 40

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: No

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of delivery).
- Electronic verification of signature) that is retained for a specified period.
- Important Reminders:
 - You may purchase Certified Mail, First-Class Mail, First-Class Mail service, or Priority Mail service.
 - Certified Mail service is not international mail.
 - Insurance coverage is not with Certified Mail service of Certified Mail service or insurance coverage under certain Priority Mail items.
 - For an additional fee, and endorsement on the mail, the following services:
 - Return receipt service, of delivery (including electronic version, Form 3811 Receipt, attach PS Form 3800, January 20

2ND NOTICE

HUNTERS INC
AVENUE
8



9589 0710 5270 1815 1112 30
9589 0710 5270 1815 1112 30

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	Postmark Here
Extra Services & Fees (check box, add fee if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$4.18	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.65	
Total Postage and Fees \$ 9.68	
Sent To HUNTERS INVESTMENTS INC Street and Apt. No., or PO Box No. 1200 SW RIVERSIDE AVENUE City, State, ZIP+4® FORT WHITE, FL 32038	

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

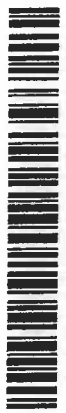
City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

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:

HUNTLEE INVESTMENTS INC
1288 SW RIVERSIDE AVENUE
FORT WHITE, FL 32038



9590 9402 8577 3244 7298 68

2 Article Number (Transfer from service label)

9589 0710 5270 1815 1112 30

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: No

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

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 the card)
- A unique identifier for the mailpiece
- Electronic verification of delivery
- A record of delivery time and date
- A signature that is retained on the mailpiece for a specified period.

Important Reminders:

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage available for Certified Mail service with certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be requested for the following services:
 - Return receipt service of delivery (including electronic version). For complete PS Form 3800, Receipts attach PS Form 3800, January 2020.

Inst. Number: 201712017217 Book: 1344 Page: 1416 Page 1 of 5 Date: 9/21/2017 Time: 9:31 AM
P.DeWitt Cason Clerk of Courts, Columbia County, Florida



Inst: 201712017217 Date: 09/21/2017 Time: 9:31AM
Page 1 of 5 B: 1344 P: 1416, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

MAYOR / COUNCIL MEMBER
STEPHEN M. WITT
COUNCIL MEMBERS
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES
GEORGE WARD
CITY MANAGER
WENDELL JOHNSON
CITY CLERK
AUDREY E. SIKES
CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2017-00000047 (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 18th day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes

AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

v.

HUNTLEE INVESTMENTS, INC.,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 10, 2017, 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, Huntlee Investments, Inc. ("Respondent"), is the owner of multi-family residential real property, consisting of two duplexes, located at 354 SE Brown Street in Lake City, Florida ("Property"). The Property is currently occupied.
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on February 27, 2017 and observed greater than fifteen mattresses stacked and trash and debris, including used syringes, scattered on the Property.
3. On February 27, 2017, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, describing the alleged violations and requesting that the violations be corrected no later than March 20, 2017.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 4, 2017 and some of the mattresses had been removed and others had been moved to the rear of the Property; otherwise, the conditions were unchanged. On May 4, 2017, Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before May 20, 2017.
5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 30, 2017 and the conditions were unchanged.
6. On July 14, 2017, a second a Notice of Violation and a Notice of Hearing was sent via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025 with the time and place of the August 10, 2017 hearing. USPS returned the certified mail receipt to Petitioner indicating that it was claimed.
7. City of Lake City Code Inspector Beverly Jones re-inspected the Property on August 3, 2017 and the conditions were unchanged.

Conclusions of Law

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

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

Order

1. Within fourteen (14) days of the date of this Order, Respondent shall take all actions necessary to remove all of the mattresses, trash and debris on the subject Property, including the proper disposal of any hazardous materials, as stated and described herein and in accordance with Petitioner's Code of Ordinances and other applicable laws and regulations.
2. In the event the subject Property is not brought into compliance with Petitioner's Code of Ordinances on or before the 14th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 15th day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the Property upon which Petitioner may foreclose.

DONE AND ORDERED in this 21st day of August 2017.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Huntlee Investments, Inc. at 1330 SW Main Boulevard, Lake City, FL 32025 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 21st day of August 2017.



Jennifer B. Springfield

Copies to:
JohnsonW@lcfla.com
hofertr@lcfla.com

Inst. Number: 201712017217 Book: 1344 Page: 1416 Page 1 of 5 Date: 9/21/2017 Time: 9:31 AM
P.DeWitt Cason Clerk of Courts, Columbia County, Florida



Inst: 201712017217 Date: 09/21/2017 Time: 9:31AM
Page 1 of 5 B: 1344 P: 1416, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

MAYOR / COUNCIL MEMBER
STEPHEN M. WITT
COUNCIL MEMBERS
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES
GEORGE WARD
CITY MANAGER
WENDELL JOHNSON
CITY CLERK
AUDREY E. SIKES
CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2017-00000047 (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 18th day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

Audrey E. Sikes

AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

v.

HUNTLEE INVESTMENTS, INC.,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 10, 2017, 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, Huntlee Investments, Inc. ("Respondent"), is the owner of multi-family residential real property, consisting of two duplexes, located at 354 SE Brown Street in Lake City, Florida ("Property"). The Property is currently occupied.
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondent's property on February 27, 2017 and observed greater than fifteen mattresses stacked and trash and debris, including used syringes, scattered on the Property.
3. On February 27, 2017, Petitioner sent a Warning Notice via USPS first class mail addressed to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, describing the alleged violations and requesting that the violations be corrected no later than March 20, 2017.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 4, 2017 and some of the mattresses had been removed and others had been moved to the rear of the Property; otherwise, the conditions were unchanged. On May 4, 2017, Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before May 20, 2017.
5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on May 30, 2017 and the conditions were unchanged.
6. On July 14, 2017, a second a Notice of Violation and a Notice of Hearing was sent via USPS certified mail to Respondent at 1330 SW Main Boulevard, Lake City, Florida 32025 with the time and place of the August 10, 2017 hearing. USPS returned the certified mail receipt to Petitioner indicating that it was claimed.
7. City of Lake City Code Inspector Beverly Jones re-inspected the Property on August 3, 2017 and the conditions were unchanged.

Conclusions of Law

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

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

Order

1. Within fourteen (14) days of the date of this Order, Respondent shall take all actions necessary to remove all of the mattresses, trash and debris on the subject Property, including the proper disposal of any hazardous materials, as stated and described herein and in accordance with Petitioner's Code of Ordinances and other applicable laws and regulations.
2. In the event the subject Property is not brought into compliance with Petitioner's Code of Ordinances on or before the 14th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 15th day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the Property upon which Petitioner may foreclose.

DONE AND ORDERED in this 21st day of August 2017.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Huntlee Investments, Inc. at 1330 SW Main Boulevard, Lake City, FL 32025 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to jonesb@lcfla.com this 21st day of August 2017.


Jennifer B. Springfield

Copies to:
JohnsonW@lcfla.com
hofertr@lcfla.com

Case Datasheet



Case Type: **IPMC - International Prop Maint Code** Case Date: **02/27/2017** Case Status: **InActive**

Case Number: **2017-00000047**
 Resolution Date: **10/18/2017**
 Days Open: **233**
 Case Description: **over 15 mattresses and various household items left at curb**

Name: **neighbor**
 Reported By: **neighbor**
 Business Name:
 Central Name:
 Parcel Owner Name: **HUNTLEE INVESTMENTS INC**
 Cited Party Name:
 Utility Customer:
 Animal:
 Inspector: **BEVERLY JONES**
 Phone Number:
 Alternate Phone:
 Email Address:
 Comments:

Location:
 Parcel Number: **13740000**
 Parcel Address: **354 SE BROWN ST LAKE CITY, FL 32025**
 Improvement: **DEFAULT - HUNTLEE INVESTMENTS INC**
 Service Address: **354 SE BROWN ST LAKE CITY, FL 32025**
 Master Location:
 Utility Account:
 Location Text:
 Cross Streets:
 Mailing Address:
 Business Address:
 Parcel Owner Address: **1330 SW MAIN BLVD LAKE CITY, FL 32025**
 Cited Party Address:

Date	Type	User	Notes/Activity
02/27/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000139 Failed
05/04/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000093 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
05/04/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
05/30/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000118 Failed
06/06/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000141 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
06/06/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
07/03/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000199 Failed
07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING
07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING



Case Datasheet

08/01/2017 Inspections Beverly Jones REINSPECTION, 2017-00000248 Failed
10/18/2017 Inspections Beverly Jones REINSPECTION, 2017-00000441 Passed

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5750

NOTICE OF VIOLATION

Case # 2017-00000047

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY WISMAN	02/27/2017		OVER 15 MATTRESSES AND TRASH DEBRIS, STACKED, SCATTERED. PILE OF UNBAGGED LEAVES COMPLAINTANT FOUND NEEDLES IN TRASH.
---------	----------------	------------	--	---

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	Leaves must be bagged or containerized all mattresses must be removed from property and all debris must be removed. Contact dept of Health to dispose of any needles.
83-9 horticultur	Horticulture waste	
Sec. 83-9.	Residential solid waste service standards	
Sec. 83-8	Prohibited and unlawful acts.	

Violation Code	Municipal Code
22-191	Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and

	<p>other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
<p>83-9 horticultur</p>	<p>(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
<p>Sec. 83-8</p>	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes,</p>

infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the

city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and stored at the residence in a discernable manner. If a container remains at the street on a recurring basis, a penalty fee as determined by the city will be charged. Any such penalty will be assessed with the monthly utility bill for the residential customer. (d) Residential customers who cannot transport the garbage container because of health reasons or physical limitations may provide a written statement from a physician to qualify and receive "disability" service. This service is available only to disabled customers at the recorded address and when there is no one living at that address who is physically able to roll the cart to the street. A fee as determined by resolution of the city council will be charged for disability services. Disability service accounts shall be renewed annually. (e) Municipal solid waste, as defined herein, shall

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

Type of Corrective Action	Due Date
WARNING NOTICE	03/20/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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


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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):
 Name HUNTLEE INVESTMENTS Relationship OWNER
 On date 2/27/17 time being _____ Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested First
 class mailing
 Refused to sign, drop service

BEVERLY WISMAN
 Print Name of Code Inspector


 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

 Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5750

NOTICE OF VIOLATION

Case # 2017-0000047

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 354 SE BROWN ST Parcel ID# 13740000:

INITIAL Follow up	BEVERLY WISMAN JONES	02/27/2017 5/4/17	Original complaint was over 15 mattresses and trash debris were stacked, scattered at street. Some of mattress have been moved from property, others were moved to rear of apts. Pile of leaves at curb-not bagged or containerized. Also needles found in garbage per complainant-requires bio hazard pickup.
-----------------------------	---------------------------------	------------------------------	--

Violation Code	Violation Description	Corrective Action
83-9 horticultur	Horticulture waste	Leaves must be bagged or containerized. All mattresses must be removed from property and all debris must be removed. Contact the DEPT of Health to dispose of any needles.
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection. Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h)Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to

horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i)No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j)No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k)Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l)Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill

Sec. 83-8

(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a

	<p>residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.</p>
Sec. 83-9.	<p>(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and stored at the residence in a discernable manner. If a container remains at the street on a recurring basis, a penalty fee as determined by the city will be charged. Any such penalty will be assessed with the monthly utility bill for the residential customer. (d) Residential customers who cannot transport the garbage container because of health reasons or physical limitations may provide a written statement from a physician to qualify and receive "disability" service.</p>

This service is available only to disabled customers at the recorded address and when there is no one living at that address who is physically able to roll the cart to the street. A fee as determined by resolution of the city council will be charged for disability services. Disability service accounts shall be renewed annually. (e) Municipal solid waste, as defined herein, shall

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

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	05/20/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name HUNTLEE INVESTMENTS Relationship OWNER

On date 5/4/17 time being Personal Service

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

First class mailing

Refused to sign, drop service

BEVERLY WISMAN JONES

Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, AUGUST 10, 2017, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation. Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

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

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

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

Name HUNTLEE INVESTMENT INC Relationship OWNER

On date 7/14/17 time being _____ Personal Service

Posted on property and at City Hall

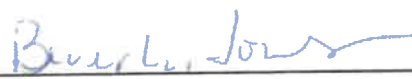
XCertified Mail, Return Receipt requested

First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES
Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5750

NOTICE OF VIOLATION

Case # 2017-00000047

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY JONES	05/22/2017	10:45AM	
INITIAL	BEVERLY JONES	02/27/2017	8:45AM	
REINSPECTION	BEVERLY JONES	05/30/2017	4:45PM	
REINSPECTION	BEVERLY JONES	02/27/2017	9:00AM	

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	ALL WASTE-WHETHER IT BE HOUSEHOLD, FURNITURE OR YARD DEBRIS MUST BE REMOVED FROM PREMISES. Garbage can must be returned to their normal spots and only put out for collection on pickup as outlined in the ordinance. All leaf debris must be bagged or containerized. All trash/mattresses are to be removed from structure or yard. All debris must be removed from all fence lines. Contact waste vendor for special pickups or haul to landfill.
83-9 horticultur	Horticulture waste	
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
22-191	Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection.

Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h) Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i) No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j) No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k) Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l) Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill

Sec. 83-8

(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash,

recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.

Sec. 83-9.

(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and

stored at the residence in a discernable manner.

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

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	05/20/2017
NOTICE OF VIOLATION	07/01/2017

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name HUNTLEE INVESTMENTS INC Relationship owner

On date 6/5/17 time being Personal Service

Posted on property and at City Hall

X Certified Mail, Return Receipt requested

First class mailing

70151520000182775069

Refused to sign, drop service



BEVERLY JONES
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, AUGUST 10, 2017, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation. Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

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

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

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

Name HUNTLEE INVESTMENT INC Relationship OWNER

On date 7/14/17 time being _____ Personal Service

Posted on property and at City Hall


XCertified Mail, Return Receipt requested

First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES
Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
HUNTLEE INVESTMENTS, INC.

Filing Information

Document Number	P95000084381
FEI/EIN Number	59-3353501
Date Filed	10/27/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/02/2004

Principal Address

1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Changed: 04/23/2003

Mailing Address

1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Changed: 04/23/2003

Registered Agent Name & Address

HUNTER, GLENN J
1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Name Changed: 02/20/2001

Address Changed: 04/23/2003

Officer/Director Detail

Name & Address

Title P

HUNTER, GLENN J
1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Title VP

Hunter, Laura Leigh
1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2015	02/18/2015
2016	04/29/2016
2017	04/28/2017

Document Images

04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
01/30/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
11/02/2004 -- REINSTATEMENT	View image in PDF format
04/23/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
04/27/1998 -- ANNUAL REPORT	View image in PDF format
04/24/1997 -- ANNUAL REPORT	View image in PDF format
05/14/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5750

NOTICE OF VIOLATION

Case # 2017-00000047

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 354 SE BROWN ST Parcel ID# 13740000:

INITIAL	BEVERLY JONES	05/22/2017	10:45AM	
INITIAL	BEVERLY JONES	02/27/2017	8:45AM	
REINSPECTION	BEVERLY JONES	05/30/2017	4:45PM	
REINSPECTION	BEVERLY JONES	02/27/2017	9:00AM	

Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	ALL WASTE-WHETHER IT BE HOUSEHOLD, FURNITURE OR YARD DEBRIS MUST BE REMOVED FROM PREMISES. Garbage can must be returned to their normal spots and only put out for collection on pickup as outlined in the ordinance. All leaf debris must be bagged or containerized. All trash/mattresses are to be removed from structure or yard. All debris must be removed from all fence lines. Contact waste vendor for special pickups or haul to landfill.
83-9 horticultur	Horticulture waste	
Sec. 83-8	Prohibited and unlawful acts.	
Sec. 83-9.	Residential solid waste service standards	

Violation Code	Municipal Code
22-191	Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.
83-9 horticultur	(g)Residential horticulture waste will be collected as a "regular service" no less than one time per week on regular schedules. Pickups shall be not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier. (2)Grass clipping, leaves, or other organic cuttings related to the maintenance of lawns or gardens must be bagged and/or containerized for curbside collection.

	<p>Loose leaves and grass clippings placed for pickup will be only be removed by "special pickup" service. (h) Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i) No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j) No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k) Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l) Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
Sec. 83-8	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash,</p>

	<p>recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.</p>
<p>Sec. 83-9.</p>	<p>(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Household may request an additional residential container for a fee as determined by the city. (b) Residential garbage will be collected no less than one time per week on regular schedules. Pickups shall not be reduced by holidays, but pickups normally scheduled to be made on a holiday may be rescheduled by the city or its designated representative. (c) On the day of scheduled service, each container shall be placed within three feet of the curb or edge of roadway, except not on a sidewalk. The container may be placed for service on the night prior to collection but no later than 6:00 a.m. on the scheduled service day. All containers must be removed from the street by darkness on service day and</p>

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2016	4414		3333	2017	\$3,326.32
Prior Years Total					\$3,326.32
If Paid By			Prior Years Due		
7/31/2017			\$3,326.32		

[Click Here To Pay Now](#)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Hunter Inv. Inc.
 Glenn Hunter
 1330 SW Main Blvd
 Lake City, OR 97138

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Martha Evans

B. Received by (Printed Name) Agent
 Martha Evans Address

C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

4. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7015 1520 0001 8277 5069

Domestic Return Receipt

Columbia County Tax Collector

generated on 7/26/2017 9:24:56 AM EDT

Tax Record

Last Update: 7/26/2017 9:24:57 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R13740-000	Tax Type REAL ESTATE	Tax Year 2016																																																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address HUNTLEE INVESTMENTS INC 1330 SW MAIN BLVD LAKE CITY FL 32025</td> <td style="width: 50%; border: none;">Property Address 354 BROWN SE LAKE CITY GEO Number 000000-13740-000</td> </tr> </table>			Mailing Address HUNTLEE INVESTMENTS INC 1330 SW MAIN BLVD LAKE CITY FL 32025	Property Address 354 BROWN SE LAKE CITY GEO Number 000000-13740-000																																																				
Mailing Address HUNTLEE INVESTMENTS INC 1330 SW MAIN BLVD LAKE CITY FL 32025	Property Address 354 BROWN SE LAKE CITY GEO Number 000000-13740-000																																																							
Exempt Amount See Below	Taxable Value See Below																																																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail NO EXEMPTIONS</td> <td style="width: 33%;">Millage Code 001</td> <td style="width: 33%;">Escrow Code</td> </tr> <tr> <td colspan="3">Legal Description (click for full description) 00-00-00 0800/0800 .27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code	Legal Description (click for full description) 00-00-00 0800/0800 .27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.																																																		
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code																																																						
Legal Description (click for full description) 00-00-00 0800/0800 .27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.																																																								
Ad Valorem Taxes																																																								
<table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;">Taxing Authority</th> <th style="text-align: right;">Rate</th> <th style="text-align: right;">Assessed Value</th> <th style="text-align: right;">Exemption Amount</th> <th style="text-align: right;">Taxable Value</th> <th style="text-align: right;">Taxes Levied</th> </tr> </thead> <tbody> <tr> <td>CITY OF LAKE CITY</td> <td style="text-align: right;">4.9000</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$535.18</td> </tr> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td style="text-align: right;">8.0150</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$875.41</td> </tr> <tr> <td>COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY</td> <td style="text-align: right;">0.7480</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$81.70</td> </tr> <tr> <td>LOCAL</td> <td style="text-align: right;">4.5040</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$491.93</td> </tr> <tr> <td>CAPITAL OUTLAY</td> <td style="text-align: right;">1.5000</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$163.83</td> </tr> <tr> <td>SUWANNEE RIVER WATER MGT DIST</td> <td style="text-align: right;">0.4093</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$44.70</td> </tr> <tr> <td>LAKE SHORE HOSPITAL AUTHORITY</td> <td style="text-align: right;">0.9620</td> <td style="text-align: right;">109,221</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$109,221</td> <td style="text-align: right;">\$105.07</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Millage</td> <td style="text-align: right;">21.0383</td> <td colspan="2" style="text-align: right;">Total Taxes</td> <td style="text-align: right;">\$2,297.82</td> </tr> </tbody> </table>			Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	CITY OF LAKE CITY	4.9000	109,221	0	\$109,221	\$535.18	BOARD OF COUNTY COMMISSIONERS	8.0150	109,221	0	\$109,221	\$875.41	COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	109,221	0	\$109,221	\$81.70	LOCAL	4.5040	109,221	0	\$109,221	\$491.93	CAPITAL OUTLAY	1.5000	109,221	0	\$109,221	\$163.83	SUWANNEE RIVER WATER MGT DIST	0.4093	109,221	0	\$109,221	\$44.70	LAKE SHORE HOSPITAL AUTHORITY	0.9620	109,221	0	\$109,221	\$105.07	Total Millage		21.0383	Total Taxes		\$2,297.82
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied																																																			
CITY OF LAKE CITY	4.9000	109,221	0	\$109,221	\$535.18																																																			
BOARD OF COUNTY COMMISSIONERS	8.0150	109,221	0	\$109,221	\$875.41																																																			
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	109,221	0	\$109,221	\$81.70																																																			
LOCAL	4.5040	109,221	0	\$109,221	\$491.93																																																			
CAPITAL OUTLAY	1.5000	109,221	0	\$109,221	\$163.83																																																			
SUWANNEE RIVER WATER MGT DIST	0.4093	109,221	0	\$109,221	\$44.70																																																			
LAKE SHORE HOSPITAL AUTHORITY	0.9620	109,221	0	\$109,221	\$105.07																																																			
Total Millage		21.0383	Total Taxes		\$2,297.82																																																			
Non-Ad Valorem Assessments																																																								
<table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;">Code</th> <th style="text-align: left;">Levying Authority</th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>XLCF</td> <td>CITY FIRE ASSESSMENT</td> <td style="text-align: right;">\$599.52</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Assessments</td> <td style="text-align: right;">\$599.52</td> </tr> </tbody> </table>			Code	Levying Authority	Amount	XLCF	CITY FIRE ASSESSMENT	\$599.52	Total Assessments		\$599.52																																													
Code	Levying Authority	Amount																																																						
XLCF	CITY FIRE ASSESSMENT	\$599.52																																																						
Total Assessments		\$599.52																																																						
Taxes & Assessments		\$2,897.34																																																						

Prior Years Payment History

0166	CONC,PAVMT	0	\$700.00	0000001.000	0 x 0 x 0	(000.00)
0258	PATIO	0	\$300.00	0000001.000	0 x 0 x 0	(000.00)
0261	PRCH, UOP	2011	\$300.00	0000001.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000800	MULTI-FAM (MKT)	11780 SF - (0000000.270AC)	1.00/1.00/1.00/1.00	\$0.95	\$11,191.00

Columbia County Property Appraiser updated: 6/6/2017

1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Columbia County Property Appraiser

updated: 6/6/2017

2016 Tax Year

Parcel: 00-00-00-13740-000

<< Next Lower Parcel Next Higher Parcel >>

Tax Collector Tax Estimator Property Card

Parcel List Generator

2016 TRIM (pdf) Interactive GIS Map Print

Search Result: 1 of 1

Owner & Property Info

Owner's Name	HUNTLEE INVESTMENTS INC		
Mailing Address	1330 SW MAIN BLVD LAKE CITY, FL 32025		
Site Address	354 SE BROWN ST		
Use Desc. (code)	MULTI-FAMI (000800)		
Tax District	1 (City)	Neighborhood	870317
Land Area	0.270 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.		



Property & Assessment Values

2016 Certified Values		
Mkt Land Value	cnt: (0)	\$11,191.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (2)	\$96,730.00
XFOB Value	cnt: (3)	\$1,300.00
Total Appraised Value		\$109,221.00
Just Value		\$109,221.00
Class Value		\$0.00
Assessed Value		\$109,221.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$109,221 City: \$109,221 Other: \$109,221 Schl: \$109,221	

2017 Working Values			(...Hide Values)
Mkt Land Value	cnt: (0)	\$11,191.00	
Ag Land Value	cnt: (1)	\$0.00	
Building Value	cnt: (2)	\$96,074.00	
XFOB Value	cnt: (3)	\$1,300.00	
Total Appraised Value		\$108,565.00	
Just Value		\$108,565.00	
Class Value		\$0.00	
Assessed Value		\$108,565.00	
Exempt Value		\$0.00	
Total Taxable Value	Cnty: \$108,565 City: \$108,565 Other: \$108,565 Schl: \$108,565		

NOTE: 2017 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
11/6/1995	813/884	WD	I	U	09	\$65,000.00
8/1/1983	519/288	WD	I	Q		\$70,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year BIt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00
2	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00

Note: All S.F. calculations are based on exterior building dimensions.

Extra Features & Out Buildings

Code	Desc	Year BIt	Value	Units	Dims	Condition (% Good)

CITY OF LAKE CITY

Case Data-code enforcement

Case # 17-6847

Initial Inspection: 2-27-17

Warning Notice mailed: 2-27-17

Re-Inspection: 5/4/17

Notice of Violation: 5/4/17 / 7/14/17

Notice of Hearing: 7/14/17

Green card returned: yes

Unclaimed mail: n/a

Posted Property and City Hall: n/a

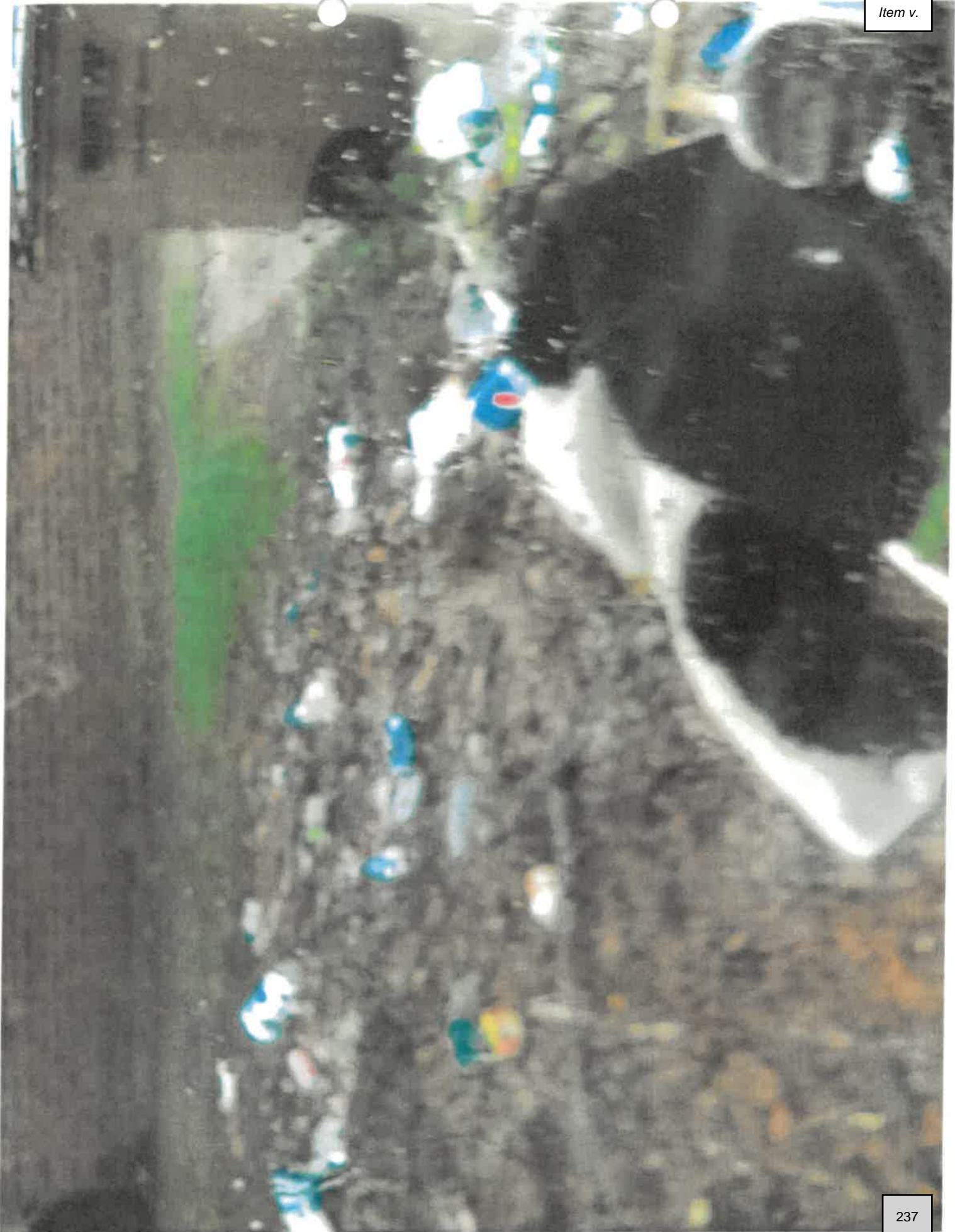
Cost of Mail: \$ 6.24

Notes:

3545E Brown 13740 vov

complaint: Bryan Tucker







Item v.



File Attachments for Item:

vi. Case # CE 24-00000098, DBM Property LLC, as owner, DBM Property LLC, as respondent, gives address as 170 NW Martin Luther King Street Lake City, FL 32055, located on parcel # 00-00-00-11350-000.

Violations:

1. IPMC Unsafe conditions.



Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:58:28 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:39:12 PM
Investigation On 1/23/25 a second NOV and a NOH were prepared and sent via USPS certified mail. The follow up correction date is 2/19/25 and the hearing date is 3/6/25. Certified mail # 9589071052701815112589	Donnell White	01/23/2025 12:57:56 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:16:25 AM
Initial Inspection On 12/19/24 noted condition of structure to be uninhabitable due to tree damage to roof leaving a large hole. This condition has exposed the structure to water and other weather damage causing it to be unsafe for habitation. On 12/19/24 a NOV was prepared and mailed on 12/20/24 with a due date of response and correction of 1/19/24.	Donnell White	12/20/2024 07:37:48 AM



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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/18/24 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: 170 NW Martin Luther King Street Nature of Complaint: Uninhabitable Building / Roof and structure damage

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are? Yes No If yes, who? DBM Property LLC 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: 12/19/24 Via: Person Case Number Assigned 202400000098

Notes:

Case Data Sheet for case # 2400000098

Parcel# 11350-000

Address: 170 NW Martin Luther King Street

Owner: DBM Property LLC

Date of first inspection: 12/19/24

1st Notice of Violation sent: 12/20/24

2nd 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: _____

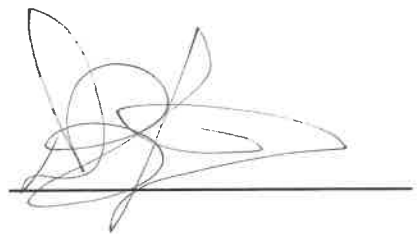
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/20/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Item vi.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11350-000 (39808) | SINGLE FAMILY (0100) | 0.068 AC

NW DIV: BEG 87 FT E OF NW COR, RUN E 42 FT, S 71.5 FT, W 42 FT, N 69.75 FT TO POB (BLK 44), 974-2538, TD 1259-238, QC 1290-2162, TD 1374-219, QC 1396

DBM PROPERTY LLC
 Owner: 293 NW WEBSTER AVE
 LAKE CITY, FL 32055
 Site: 170 NW MARTIN LUTHER KING ST,
 LAKE CITY

2025 Working Values

Mkt Lnd	\$1,877	Appraised	\$10,347
Ag Lnd	\$0	Assessed	\$10,347
Bldg	\$8,470	Exempt	\$0
XFOB	\$0	county:	\$10,347
Just	\$10,347	Total	city:\$10,347
		Taxable	other:\$0
			school:\$10,347

Sales	8/6/2021	\$100	I(U)
Info	10/8/2019	\$3,000	I(U)
	11/19/2018	\$5,200	I(U)

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-11350-000 (39808) >>

Aerial Viewer Pictometry Google Maps
 2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 1 of 1

Owner	DBM PROPERTY LLC 293 NW WEBSTER AVE LAKE CITY, FL 32055		
Site	170 NW MARTIN LUTHER KING ST, LAKE CITY		
Description*	NW DIV: BEG 87 FT E OF NW COR, RUN E 42 FT, S 71.5 FT, W 42 FT, N 69.75 FT TO POB (BLK 44). 974-2538, TD 1259-238, QC 1290-2162, TD 1374-219, QC 1396-373, WD 1451-209.		
Area	0.068 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	\$1,877	Mkt Land	\$1,877
Ag Land	\$0	Ag Land	\$0
Building	\$8,470	Building	\$8,470
XFOB	\$0	XFOB	\$0
Just	\$10,347	Just	\$10,347
Class	\$0	Class	\$0
Appraised	\$10,347	Appraised	\$10,347
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$10,347	Assessed	\$10,347
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$10,347 city:\$10,347 other:\$0 school:\$10,347	Total Taxable	county:\$10,347 city:\$10,347 other:\$0 school:\$10,347

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
8/6/2021	\$100	1451 / 209	WD	I	U	11
10/9/2019	\$3,000	1396 / 373	QC	I	U	11
11/19/2018	\$5,200	1374 / 219	TD	I	U	18
12/30/2014	\$500	1290 / 2162	QC	I	U	11
8/1/2013	\$5,200	1259 / 238	TD	I	U	18
2/13/2003	\$100	974 / 2538	QC	I	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1925	984	1114	\$8,470

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3,003.000 SF (0.068 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$1,877

Search Result: 1 of 1

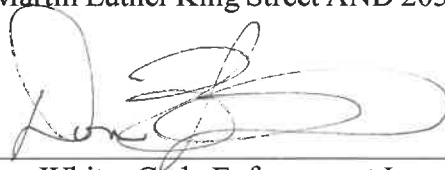
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

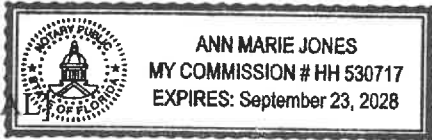
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 24th day of February 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: 170 NW Martin Luther King Street AND 205 N Marion Ave, Lake City, FL. 32055.

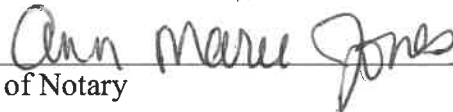


Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
24th day of February 2025, by Don White
who is personally known to me.



[SE]



Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000098

Respondent DBM Property LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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 DBM Property LLC Relationship Owner

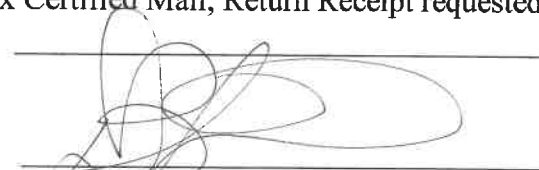
On date 1/23/25 time being 10:50 Personal Service

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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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)

1/23/25
[Handwritten signature]



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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 # 24-000000098 – 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: DBM Property LLC
Address: 170 NW Martin Luther King Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 12/19/24 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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: 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
304.1.1 Unsafe conditions.	Property conditions must be repaired and maintained to IPMC code or demolish and remove building / structure.

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

Due date: 2/19/25



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: DBM Property LLC Relationship owner: Owner

On date: 1/23/25 time being: 4:00 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 # 24-0000098

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: DBM Property LLC
Address: 170 NW Martin Luther King Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Date: 12/19/24 Complaint X CE Personnel Observation X
Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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
304.1.1 Unsafe conditions	Property condition must be repaired and maintained to IPMC code standards or demolish and remove building / structure.

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

Due date: _____ 1/19/25 _____



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: DBM Property LLC Relationship owner: _____
On date: 12/19/24 time being: 9:30 A.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

170 NW ML King

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

This placard has been prepared, issued to a property manager and is valid in accordance with applicable codes.

Do not enter or occupy an unsafe structure, building or portion of a building. Entry may result in death or injury.

Do not remove, alter or exceed this placard until authorized by governing authority.

12/19/22



12/19/22



12/19/22



12/19/22



12/19/22



12/19/22



12/19/22

LLC
CIRCLE
024

CERTIFIED MAIL



9589 0710 5270 1815 1125 89
9589 0710 5270 1815 1125 89

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	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.64
Total Postage and Fees	\$ 9.64

Postmark
Here

Sent To
DBM PROPERTY LLC
 Street and Apt. No., or PO Box No.
261 SW SEBASTIAN CIRCLE
 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

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:
 DBM PROPERTY LLC
 261 SW. SEBASTIAN CIRCLE
 LAKE CITY FL 32024



2. Article Number (Transfer from service label)
 9589 0710 5270 1815 1125 89

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

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail service provides a record of delivery (including signature) that is retained for a specified period. You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service. Certified Mail service is not available for international mail. 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 delivery (including the return receipt) service. You can request a hard copy of the electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 2019.

LLC
IAN CIRCLE
32024

CERTIFIED MAIL



9589 0710 5270 1815 1112 54
9589 0710 5270 1815 1112 54

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 fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.65
Total Postage and Fees	\$ 9.60

Postmark Here

Sent To: **DBM PROPERTY**
 Street and Apt. No., or PO Box No.: **261 SW SEBASTIAN CIRCLE**
 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

File Attachments for Item:

vii. Case # CE 24-00000100, Lake City DG LLC, as owner, Lake City DG LLC, as respondent, gives address as 136 NW Bascom Norris Drive Lake City, FL 32055, located on parcel # 00-00-00-11572-000.

Violations:

1. IPMC 302.4 Weeds



Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 04:07:37 PM
Investigation On 1/29/25 an email was received from the respondent with questions as to the NOH that was received. On 1/29/25 a response was sent to communicate the repeat violations and the requirement of Magistrate Hearing attendance.	Donnell White	01/29/2025 08:53:41 AM
Investigation On 1/24/25 found through further investigation that the Respondent Lake City DG, LLC has multiple prior violations for the same issue. These violations are 2020-00000102 - retention pond overgrowth, 2021-00000091 - retention pond overgrowth, & 2022-00000049 - Overgrowth / rodent harborage. The respondent is a habitual offender and has been set for hearing. The NOH was sent via certified mail on 1/24/25 with a date of 3/6/25.	Donnell White	01/24/2025 10:08:27 AM
Investigation On 1/24/25 found I sent the notice to the incorrect party. Complainant received notice. On 1/24/25 made corrections to case and sent notice to correct respondent.	Donnell White	01/24/2025 08:55:28 AM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:17:09 AM
Initial Inspection On 12/19/24 the property was found to have significant overgrowth in excess of ordinance standards. On 12/20/24 a NOV was prepared and certified mail with a correction due date of 1/19/25.	Donnell White	12/20/2024 04:44:25 PM



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

Item vii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/19/24 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: 136 NW Bascom Norris Drive Nature
of Complaint: Overgrowth in retention pond

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? Yes No If yes, who? Lake City DG, LLC 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: 12/19/24 Via: Person Case Number Assigned 202400000100
Notes:

Case Data Sheet for case # 24-00000100

Parcel# 11572-000

Address: 136 Bascom Norris Drive

Owner: Lake City DG, LLC

Date of first inspection: 12/19/24

1st Notice of Violation sent: 12/20/24

2nd inspection date: 1/21/25

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: 1/24/25

Notice on City of Lake City website on: _____

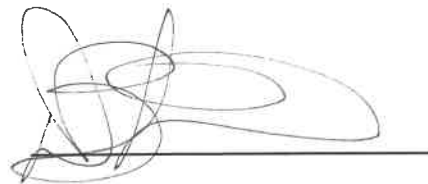
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/20/24

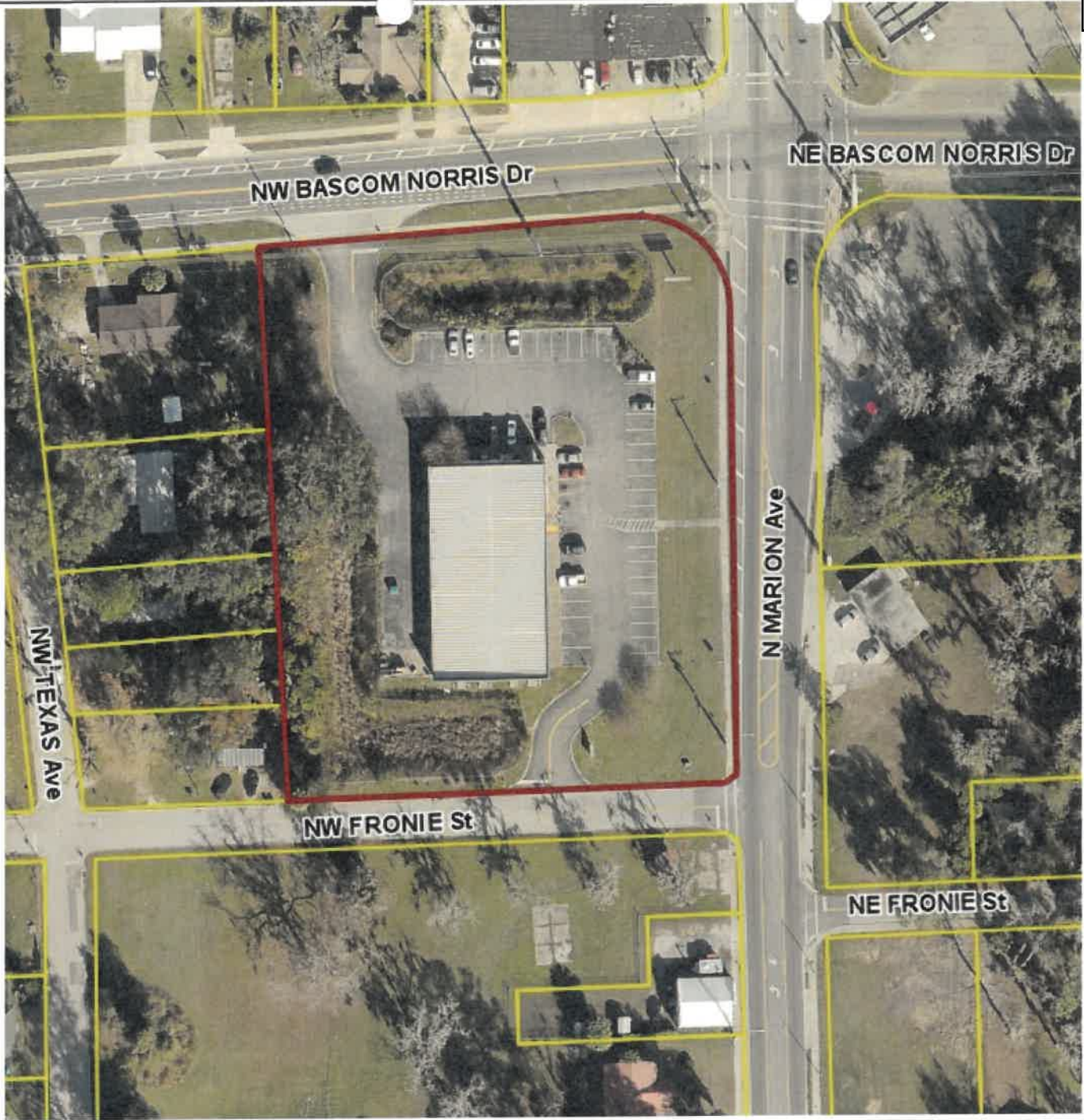
Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11572-000 (40092) | STORES/1 STORY (1100) | 2.536 AC
 NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567,

LAKE CITY DG, LLC
 Owner: 65 N MAIN STREET SUITE 404
 CRANBURY, NJ 08512

Site: 136 NW BASCOM NORRIS DR,
 LAKE CITY

Sales	10/18/2019	\$1,624,700	I(U)
Info	10/8/2010	\$100	V(U)
Info	10/8/2010	\$295,000	V(U)

2025 Working Values

Mkt Lnd	\$138,150	Appraised	\$700,293
Ag Lnd	\$0	Assessed	\$700,293
Bldg	\$494,271	Exempt	\$0
XFOB	\$67,872	county:	\$700,293
Just	\$700,293	city:	\$700,293
		other:	\$0
		Total Taxable	school:\$700,293

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

Columbia County Property Appraiser

Jeff Hampton

Parcel: [◀](#) 00-00-00-11572-000 (40092) [▶](#)

Owner & Property Info

Result: 1 of 1

Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 NW BASCOM NORRIS DR, LAKE CITY		
Description*	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370.		
Area	2.536 AC	S/T/R	29-3S-17
Use Code**	STORES/1 STORY (1100)	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	\$138,150	Mkt Land	\$138,150
Ag Land	\$0	Ag Land	\$0
Building	\$494,271	Building	\$494,271
XFOB	\$67,872	XFOB	\$67,872
Just	\$700,293	Just	\$700,293
Class	\$0	Class	\$0
Appraised	\$700,293	Appraised	\$700,293
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$700,293	Assessed	\$700,293
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$700,293 city:\$700,293 other:\$0 school:\$700,293	Total Taxable	county:\$700,293 city:\$700,293 other:\$0 school:\$700,293

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
10/18/2019	\$1,624,700	1397 / 1370	WD	I	U	37
10/8/2010	\$100	1202 / 2087	QC	V	U	11
10/8/2010	\$295,000	1202 / 2084	WD	V	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$494,271

*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
0166	CONC.PAVMT	2011	\$6,575.00	2922.00	0 x 0
0120	CLFENCE 4	2011	\$6,380.00	1160.00	0 x 0
0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$45,000
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$93,150

Search Result: 1 of 1

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: 12/19/2024 and may not reflect the data currently on file at our office.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of February 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 24th day of February 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: 136 NW Bascom Norris Drive AND 205 N Marion Ave, Lake City, FL. 32055.

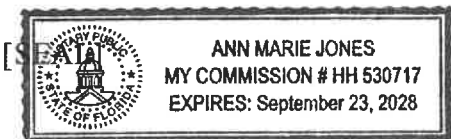


Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 24th day of February 2025, by Don White who is personally known to me.



Signature of Notary



Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

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

NOTICE OF HEARING

Case # 2400000100

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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 Lake City DG, LLC Relationship Owner


On date 1/24/25 time being 8:36 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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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)

1/23/25
[Signature]



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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 # 24-00000100

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: Lake City DG, LLC
Address: 136 NW Bascom Norris Drive

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 12/19/24 Complainant: Gary Laxton CE Personnel: Don White

Violation Code	Violation Description
302.4 Weeds.	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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

Violation Code	Corrective Action
302.4 Weeds.	All vegetation on and around property must be trimmed and maintained within city regulatory code.

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: _____ 1/19/25 _____



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: Lak City DG, LLC _____ Relationship owner: _____
On date: 12/19/24 _____ time being: 4:00 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

Item vii.



Item vii.

12/19/24

Item vii.



12/19/24

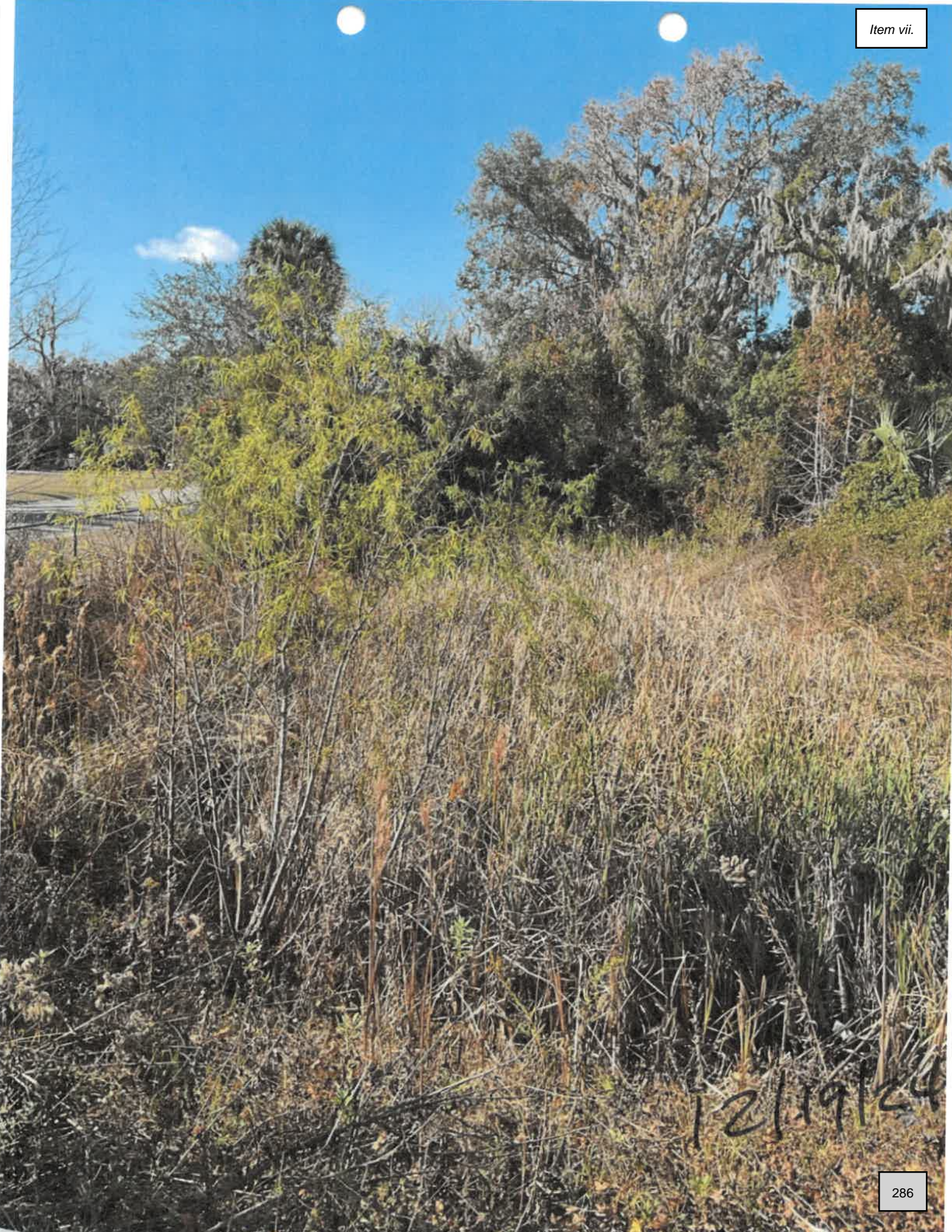






12/19/24

Item vii.





Item vii.



Item vii.



LLC
TE 404
012

CERTIFIED MAIL



9589 0710 5270 1815 1114 45
9589 0710 5270 1815 1114 45

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 fees appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.62
Total Postage and Fees	\$ 9.67

Postmark
Here

Sent To
LAKE CITY DG, LLC
 Street and Apt. No., or PO Box No.
65 N MAIN STREET SUITE 404
 City, State, ZIP+4®
CLARKSBURY, NJ 08512

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:

LAKE CITY DG, LLC
 65 N MAIN STREET SUITE
 404
 CLAMBERLY, NJ 08512



9590 9402 8577 3244 7295 09

2. Article Number (transfer from service label)

9589 0710 5270 1815 1114 45

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
- Adult Signature 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

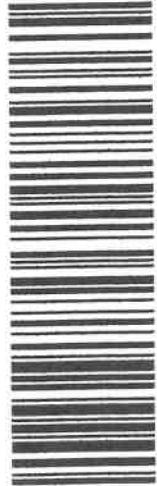
Domestic Return Receipt

Certified Mail 5

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

Important reminders:

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



9589 0710 5270 1815 1114 38
9589 0710 5270 1815 1114 38

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

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>4.85</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.95</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.63</u>	
Total Postage and Fees \$ <u>9.64</u>	
Sent To <u>GARY LAXTON</u>	
Street and Apt. No., or PO Box No. <u>1965 MIXSON RD</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32024</u>	

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
GARY LAXTON
1965 MIXSON RD
LAKE CITY, FL 32024

2. Article Number (Transfer from service label)
9590 9402 8577 3244 7295 16
9589 0710 5270 1615 1114 38

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

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

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

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery

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

Domestic Return Receipt

Certified Mail

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

Important Reminders

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service in addition to Certified Mail service.
- Insurance coverage is available for Certified Mail service with Certified Mail Restricted Delivery.
- Insurance coverage is available for Certified Mail service with Certified Mail Restricted Delivery.
- For an additional fee, you can request a return receipt (including electronic version). You can request a return receipt (including electronic version) for Certified Mail service.
- Return receipt services are available for Certified Mail service.

PS Form 3800, January 2019

CODE ENFORCEMENT- SPECIAL MAGISTRATE

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

NOTICE OF Violation

Case # 2021-00000091

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11572-000 / 136 ne Bascom Norris

RE INSPECTION	Beverly A Jones	06/29/2021	8:53AM	Results- retention ponds ARE OVERGROWN
INITIAL INSPECTION	Beverly A Jones	06/10/2021	9:25AM	Results

Violation Code	Violation Description	Corrective Action
IPMC 2018-302.4 Weeds		Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
2018-302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action Due Date
Comply WITH CORRECTIVE ACTION BY 7/12/21

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

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

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

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

Name Lake City DG, LLC Relationship owner

On date 6/29/21 time being _____ Personal Service

Posted on property and at City Hall
mailing

Certified Mail, Return Receipt requested

First class

Refused to sign, drop service

Bee Jones

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

CODE ENFORCEMENT- SPECIAL MAGISTRATE

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

NOTICE OF Violation

Case # 2021-00000091

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11572-000 / 136 ne Bascom Norris

RE INSPECTION	Beverly A Jones	06/29/2021	8:53AM	Results- retention ponds ARE OVERGROWN
INITIAL INSPECTION	Beverly A Jones	06/10/2021	9:25AM	Results

Violation Code	Violation Description	Corrective Action
IPMC 2018-302.4 Weeds		Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
2018-302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action Due Date
Comply WITH CORRECTIVE ACTION BY 7/12/21

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

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

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

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

Name Lake City DG, LLC Relationship owner

On date 6/29/21 time being Personal Service

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

Refused to sign, drop service

Bon. Innes

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000091

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the
Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date)

_____, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion
Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony
will be presented to said Board concerning the violation. You have the right to examine all
evidence and to cross-examine all witnesses, and to present evidence and testimony on your
behalf concerning said violation.

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

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

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

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

Name Lake City DG, LLC Relationship owner
On date 6/29/21 time being _____ Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested First class
mailing
Refused to sign, drop service

Bee Jones

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000091

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) *Aug 8, 2024*, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Lake City DG, LLC Relationship owner
On date 6/29/21 time being _____ Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested First class mailing
Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Bee Jones
Signature of Code Inspector

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



Department of State / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKE CITY DG LLC

Filing Information

Document Number	L19000200815
FEI/EIN Number	84-2715408
Date Filed	08/07/2019
State	FL
Status	ACTIVE

Principal Address

65 N. MAIN ST
SUITE 404
CRANBURY, NJ 08512

Mailing Address

65 N. MAIN ST
SUITE 404
CRANBURY, NJ 08512

Registered Agent Name & Address

KUNG, JOHN

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

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

Case # 2021-00000091

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 **Parcel ID# 11572-000/136 ne Bascom Norris**

INITIAL INSPECTION	Beverly A Jones	06/10/2021	8:59AM	Results - <u>overgrowth around ponds.</u>
--------------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.2 Responsibility	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
IPMC	2018-302.4 Weeds	Remove overgrowth around ponds.

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES.-Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action

Due Date

notice of violation comply by 6/27/21

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

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

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

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

Name LAKE CITY DG LLC Relationship owner

On date 6/10/21 time being Personal Service

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

First class mailing 70200640000174403855

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

Parcel: << 00-00-00-11572-000 (40092) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info			
Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 BASCOM NORRIS DR, LAKE CITY		
Description	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370,		
Area	2.536 AC	S/T/R	29-3S-17
Use Code	STORES/1 STORY (1100)	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 and Zoning office for specific zoning information.			



Property & Assessment Values			
2020 Certified Values		2021 Working Values	
Mkt Land	\$124,335	Mkt Land	\$124,335
Ag Land	\$0	Ag Land	\$0
Building	\$375,968	Building	\$372,008
XFOB	\$67,872	XFOB	\$67,872
Just	\$568,175	Just	\$564,215
Class	\$0	Class	\$0
Appraised	\$568,175	Appraised	\$564,215
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$568,175	Assessed	\$564,215
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$568,175 city:\$568,175 other:\$568,175 school:\$568,175	Total Taxable	county:\$564,215 city:\$564,215 other:\$0 school:\$564,215

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2019	\$1,624,700	1397/1370	WD	I	U	37
10/8/2010	\$100	1202/2087	QC	V	U	11
10/8/2010	\$295,000	1202/2084	WD	V	U	37

Building Characteristics					
Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$372,008

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

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2011	\$6,575.00	2922.00	0 x 0
0120	CLFENCE 4	2011	\$6,380.00	1160.00	0 x 0
0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$40,500
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$83,835



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 # 22-00000049

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

Name: **Lake City DG, LLC**
 Address: **136 NW Bascom Norris Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint CE Personnel Observation
 Date: **08/24/2022** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
302.1 Sanitation	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.4 Weeds	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>
302.5 Rodent harborage	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.</i>



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

Violation Code	Corrective Action
302.1 Sanitation	Mow and clean property up.
302.4 Weeds	Mow and clean property up.
302.5 Rodent harborage	Mow and clean property up to prevent re-infestation of rodents.

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: **September 9, 2022** _____



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: Lake City DG, LLC Relationship owner: _____

On date: August 24, 2022 time being: 12:45 pm _____

Personal Service

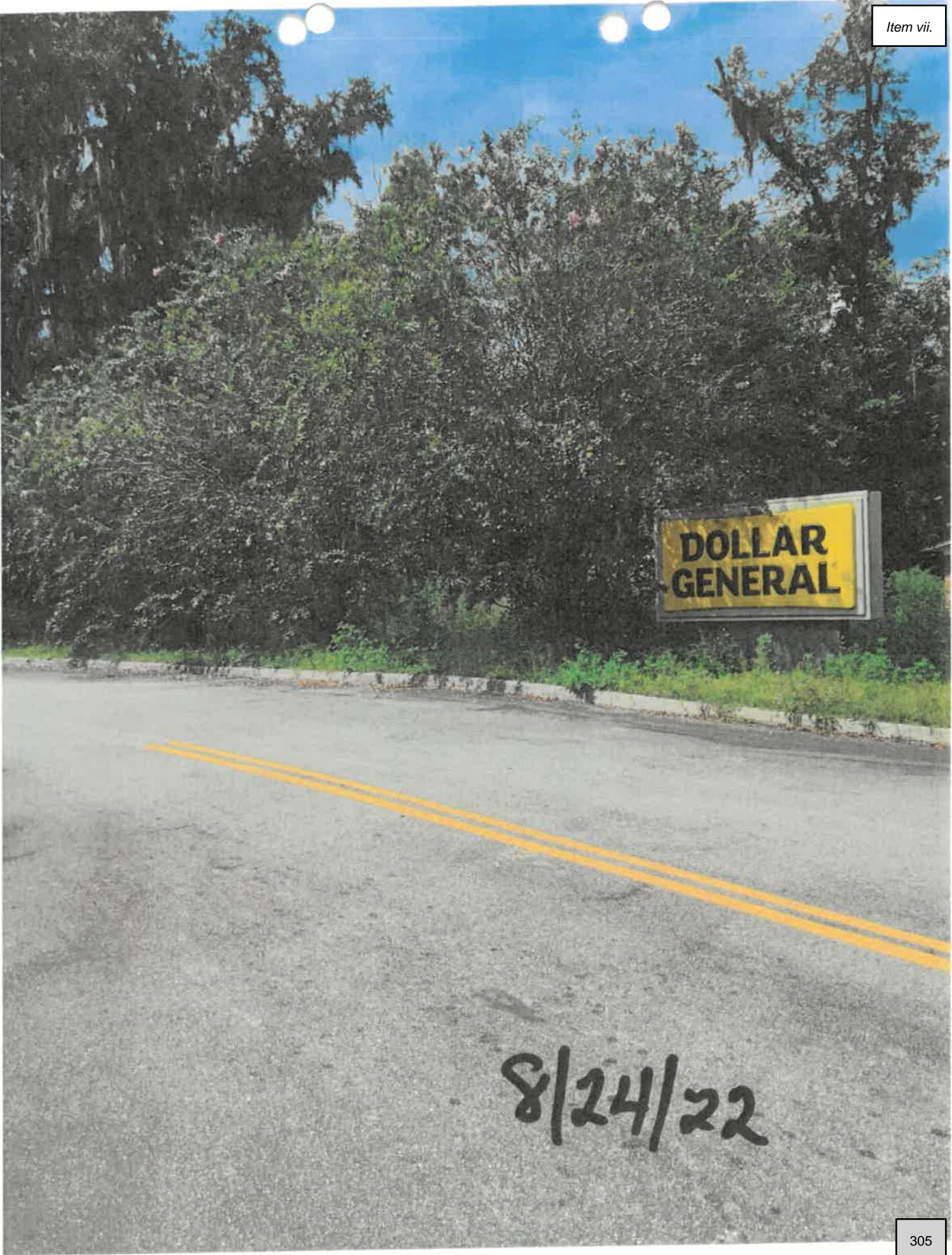
Posted on property and at City Hall

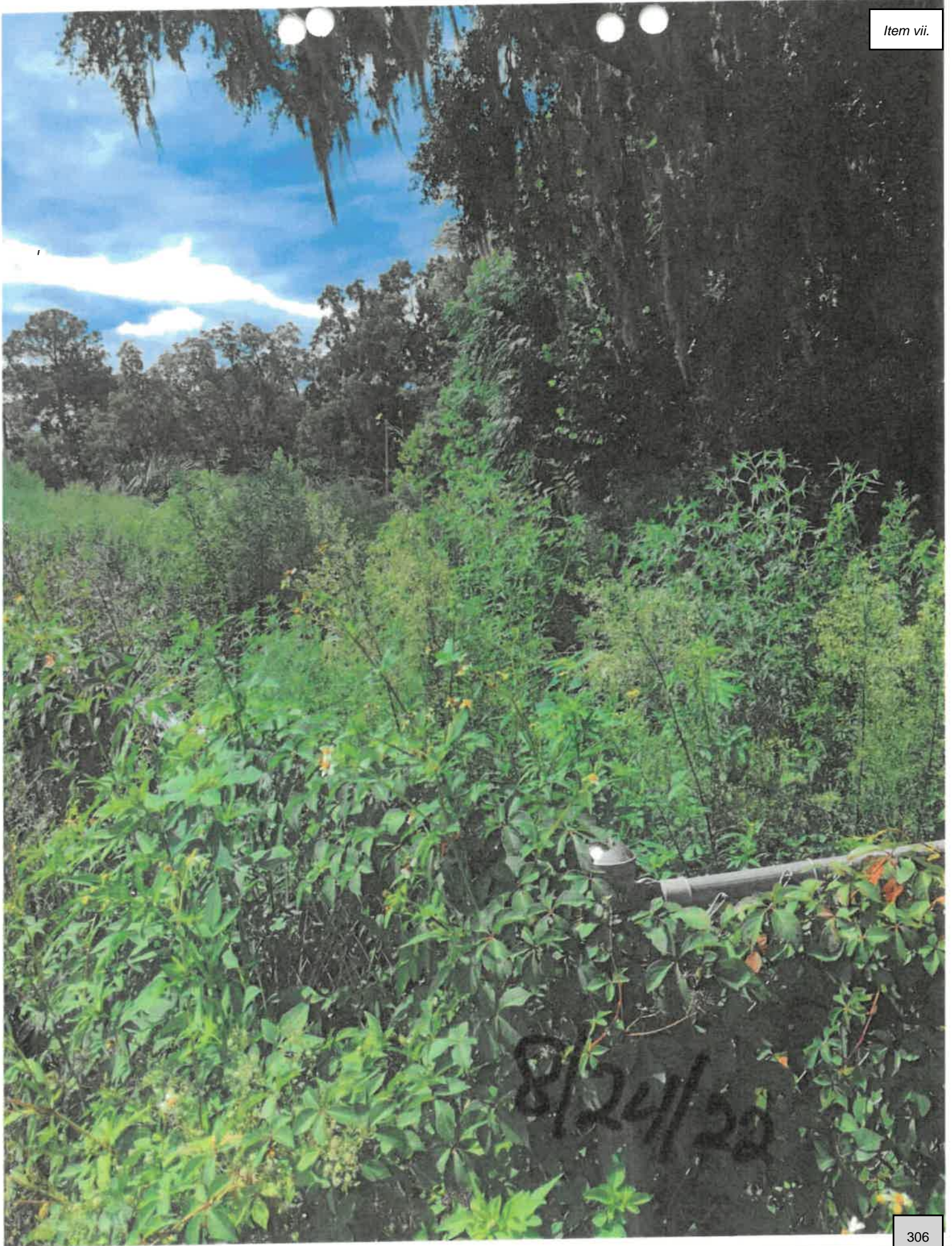
Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

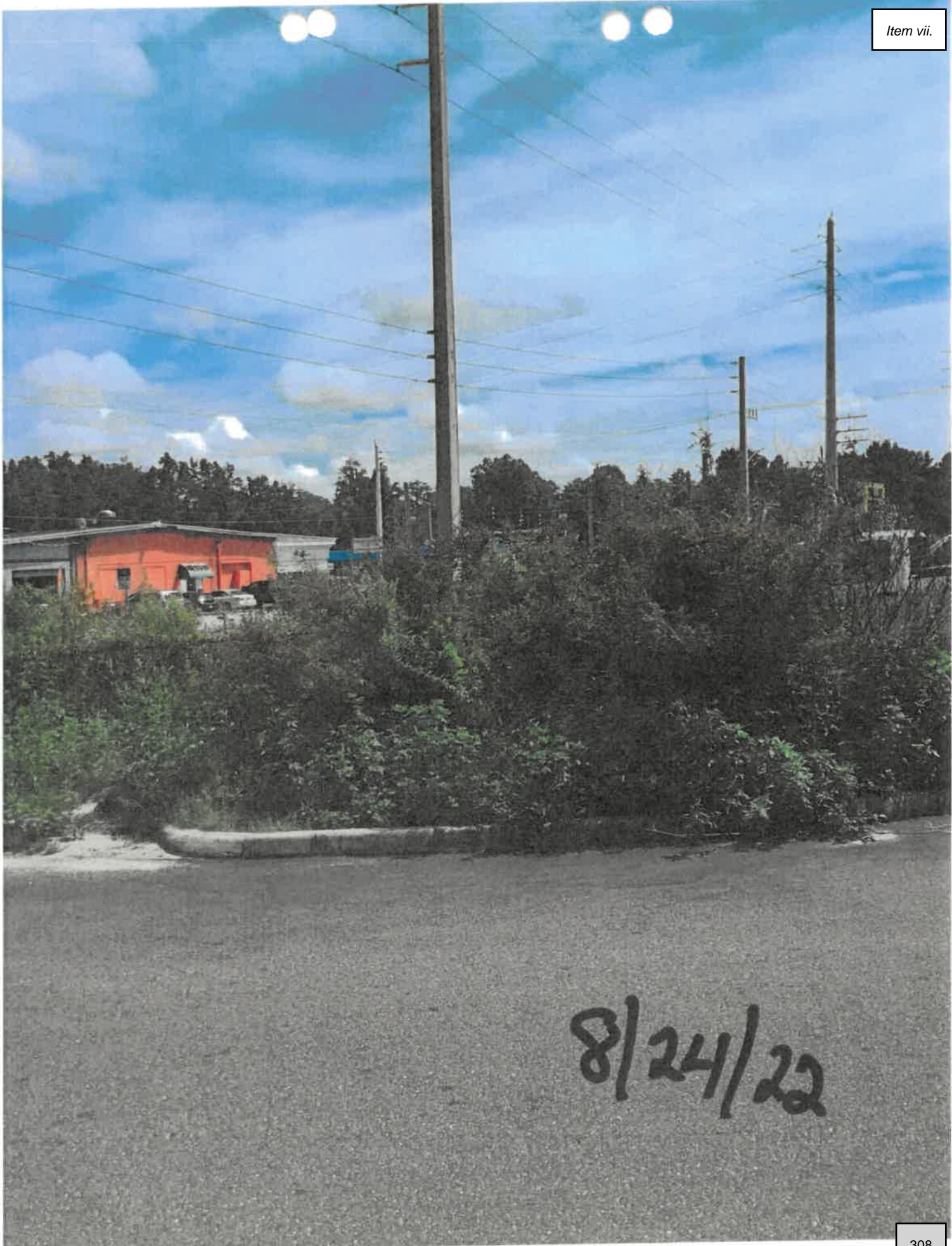




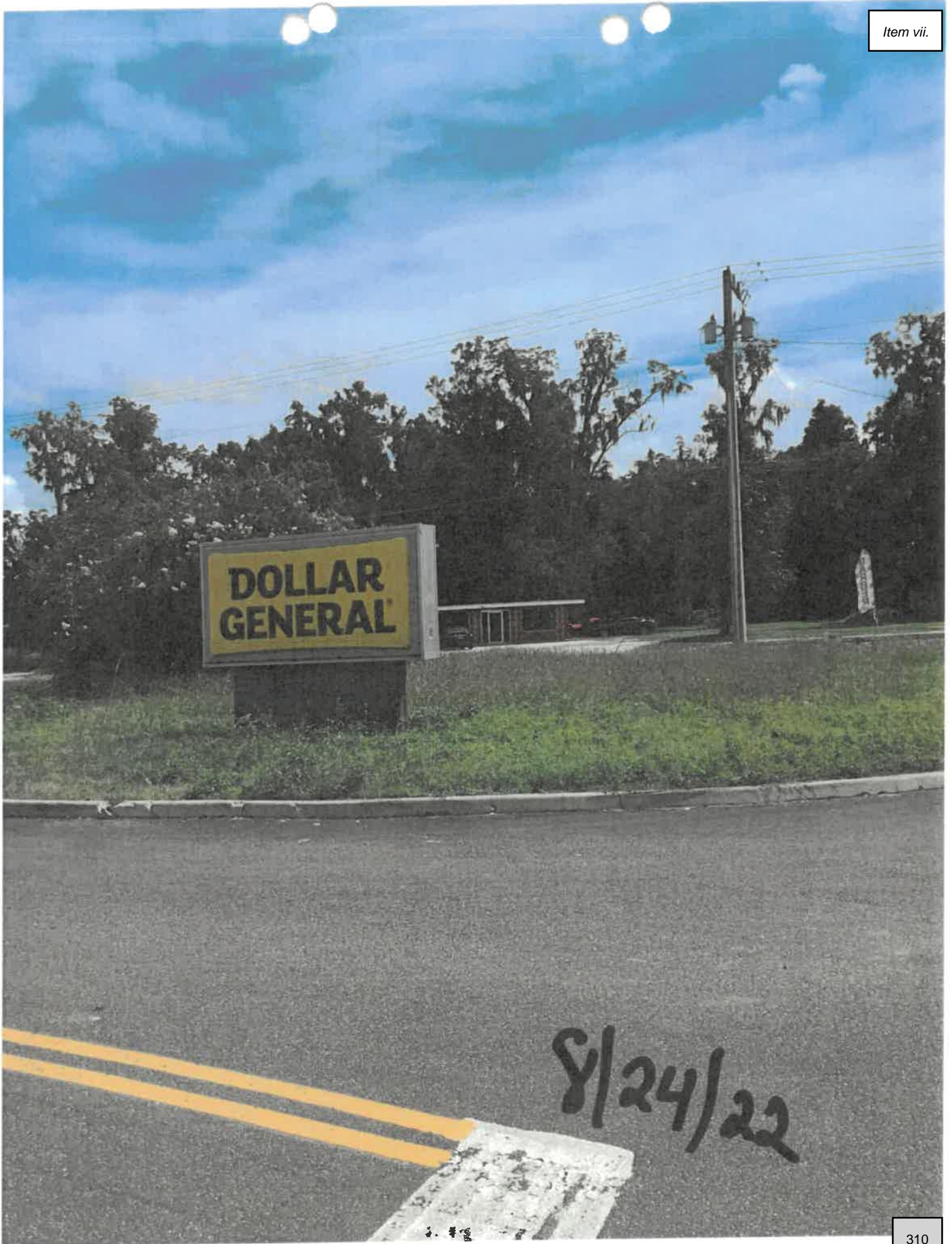
8/24/22

Item vii.

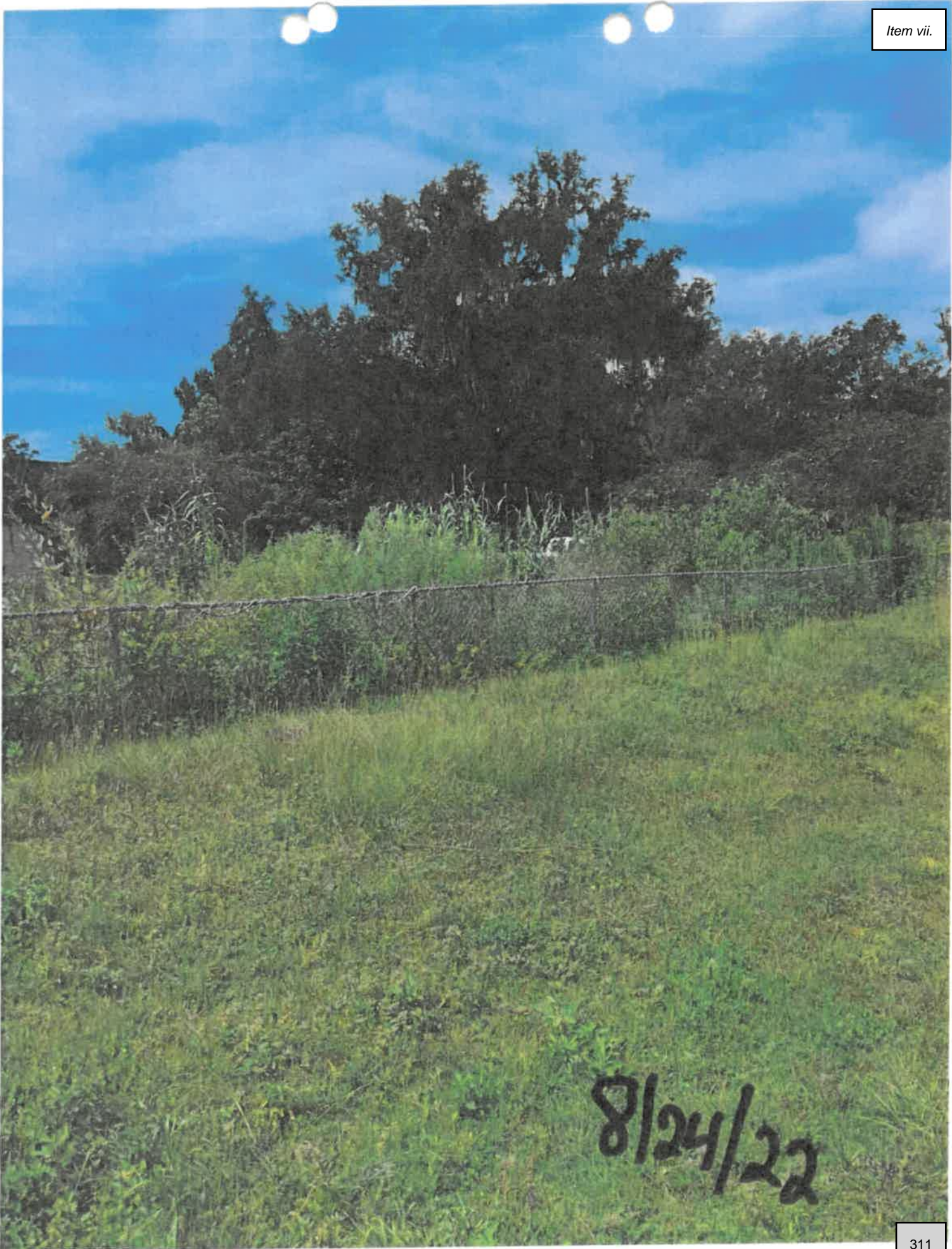






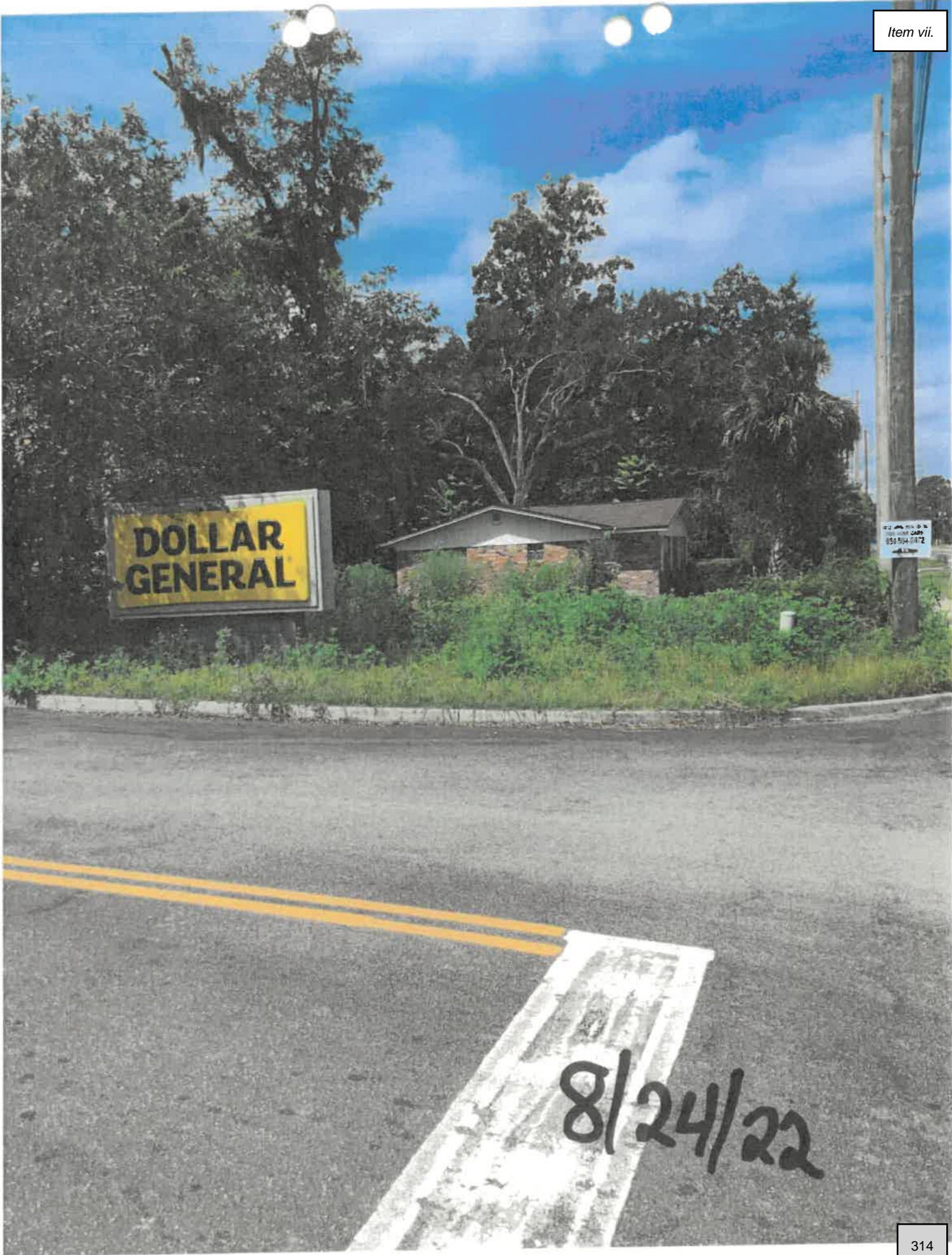


3. 4. 5.



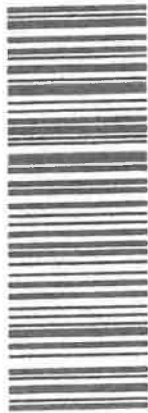








CERTIFIED MAIL



7022 0410 0003 3162 2784
7022 0410 0003 3162 2784

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	
\$	4.00
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 2.35
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postmark Here

Postage	
\$.37
Total Postage and Fees	
\$	7.82

Sent To	
Lake City DG, LLC	
Street and Apt. No., or PO Box No.	
65 N. Main St. Suite 404	
City, State, ZIP	
Cranbury NJ 08512	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

C
404
18512

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:

Lake City OG, LLC
 65 N. MAIN ST. Suite 404
 Cranbury, NJ 08512



2. Article Number (Transfer from service label)

7022 0410 0003 3162 2784

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? Yes
If YES, enter delivery address below: No

3. Service Type

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

Domestic Return Receipt

ied Mail s
t (this portion of
i identifier for yo
ic verification of

of delivery (incl
e) that is retain
ified period.

Reminders:
 purchase Certif
 ss Mail®, First-C
 y Mail® service.
 Mail service is n
 onal mail.
 e coverage is no
 fified Mail serv
 ed Mail service
 e coverage auto
 riority Mail item
 ditional fee, and
 nent on the mail
 ving services:
 receipt service,
 ery (including th
 n request a hard
 nic version. For
 te PS Form 3811
 t; attach PS Form
 300, April 2015

Sova, Marshall

From: JK <jklaser2@gmail.com>
Sent: Friday, September 9, 2022 11:33 AM
To: Growth Management
Subject: Code violation #22-00000049

Dear Marshall Sova:

The code violation was received today. It will be forwarded today to the tenant, Dollar General and they will rectify since they are responsible. I will keep you apprised of any updates, as I receive them.

Thank you for communication.

JKung
Manager
Lake City DG, LLC

Sent from iPhone



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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 8/24/22 Name (required) MARSHALL SOVA Email: _____
Phone: 386 719-5746 Address: COCC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 136 NW BASSON NADVIS DR.
of Complaint: OUTGROWING, ROOFT HANGING

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

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

Date Received: 8/24/22 Via: Phone Case Number Assigned 22-45
Notes: _____

Case Data Sheet for case # 02-49

Parcel# 11572-100

Address: 136 NW Beacon Avenue Dr.

Owner: Lake City DG, LLC

Date of first inspection: 8/24/22

1st Notice of Violation sent: 8/24/22

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: 8/24/22 \$7.52

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/18/2022

Parcel: << 00-00-00-11572-000 (40092) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 80

Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 NW BASCOM NORRIS Dr, LAKE CITY		
Description*	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370,		
Area	2.536 AC	S/T/R	29-3S-17
Use Code**	STORES/1 STORY (1100)	Tax District	1

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

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



Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$124,335	Mkt Land	\$138,150
Ag Land	\$0	Ag Land	\$0
Building	\$372,008	Building	\$451,804
XFOB	\$67,872	XFOB	\$67,872
Just	\$564,215	Just	\$657,826
Class -	\$0	Class	\$0
Appraised	\$564,215	Appraised	\$657,826
SOH Cap [?]	\$0	SOH Cap [?]	\$37,189
Assessed	\$564,215	Assessed	\$657,826
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$564,215 city:\$564,215 other:\$0 school:\$564,215	Total Taxable	county:\$620,637 city:\$620,637 other:\$0 school:\$657,826

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2019	\$1,624,700	1397/1370	WD	I	U	37
10/8/2010	\$100	1202/2087	QC	V	U	11
10/8/2010	\$295,000	1202/2084	WD	V	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$451,804

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2011	\$6,575.00	2922.00	0 x 0
0120	CLFENCE 4	2011	\$6,380.00	1160.00	0 x 0
0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$45,000
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$93,150

Search Result: 1 of 80

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

by: GrizzlyLogic.com

File Attachments for Item:

viii. Case # CE 24-00000103, OBCUBE LLC, as owner, OBCUBE LLC, as respondent, gives address as 672 NW 247th Terrace Newberry, FL 32669, located on parcel # 00-00-11516-022.

Violations:

1. City Ordinance Sec. 22-1- Compliance requirement.
2. Florida Building Code 102.7.2 Relocation of manufactured buildings.
3. Florida Building Code 102.7.3 Relocation of manufactured buildings.
4. IPMC 304.1.1 Unsafe conditions.



Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 04:19:17 PM
Investigation On 1/24/25 a NOH and second NOV were prepared and sent with a correction date of 2/22/25.	Donnell White	02/25/2025 04:18:53 PM
Initial Inspection On 12/26/24 a delapidated manufactured home was placed on Parcel 11516-022 without any prior inspection, permitting or authorization. On 12/26/24 a NOV was prepared and sent to owner. The structure was tagged uninhabitable and unsafe. The manufactured home must be removed immediately.	Donnell White	12/26/2024 09:12:58 AM



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

Item viii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/26/24 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: Parcel 11516 - 022 Nature
of Complaint: Unsafe & Uninhabitable structure / No inspection of structure before placement

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? Yes No If yes, who? Cotina J Okike and Chidozie V Okike 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: 12/26/24 Via: Person Case Number Assigned 202400000103
Notes:

Case Data Sheet for case # 2400000103

Parcel# 11516-022

Address: 11516-022

Owner: Chidozie V Okike & Cotina J Okike

Date of first inspection: 12/26/24

1st Notice of Violation sent: 12/26/24

2nd 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: _____

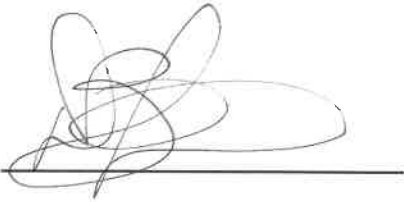
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/26/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11516-022 (40024) | VACANT (0000) | 0.14 AC

NOTES:

LOT 2 BLOCK C EVERGREEN S/D WD 1051-2298, QC 1179-1733, WD 1416-2695, WD 1416-2696, WD 1443-344, WD 1454-2164, SD 1513-2487,

Columbia County, FL



OBCUBE LLC
 Owner: 672 NW 247TH TER
 NEW BERRY, FL 32669

2025 Working Values

Mkt Lnd	\$3,200	Appraised	\$3,200
Ag Lnd	\$0	Assessed	\$3,200
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$3,200	Total	county:\$3,200
		Taxable	city:\$3,200
			other:\$0
			school:\$3,200

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: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-11516-022 (40024)

Owner & Property Info

Result: 13 of 15

Owner	OBCUBE LLC 672 NW 247TH TER NEW BERRY, FL 32669		
Site			
Description*	LOT 2 BLOCK C EVERGREEN S/D WD 1051-2298, QC 1179-1733, WD 1416-2695, WD 1416-2696, WD 1443-344, WD 1454-2164, SD 1513-2487.		
Area	0.14 AC	S/T/R	30-3S-17E
Use Code**	VACANT (0000)	Tax District	1

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

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$3,200	Mkt Land	\$3,200
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,200	Just	\$3,200
Class	\$0	Class	\$0
Appraised	\$3,200	Appraised	\$3,200
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$3,200	Assessed	\$3,200
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,200 city:\$3,200 other:\$0 school:\$3,200	Total Taxable	county:\$3,200 city:\$3,200 other:\$0 school:\$3,200

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
4/30/2024	\$100	1513 / 2487	SD	V	U	18
11/24/2021	\$100	1454 / 2164	WD	V	U	11
7/23/2021	\$7,000	1443 / 344	WD	V	Q	01
8/7/2020	\$4,000	1416 / 2696	WD	V	Q	01
8/7/2020	\$100	1416 / 2695	WD	V	U	30
8/25/2009	\$100	1179 / 1733	QC	V	U	11
7/11/2005	\$17,500	1051 / 2298	WD	V	Q	

▼ Building Characteristics

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

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.000 LT (0.140 AC)	1.0000/1.0000 1.0000/ /	\$3,200 /LT	\$3,200

Search Result: 13 of 15

Columbia County Tax Collector

Item viii.

generated on 12/26/2024 8:52:01 AM EST

Tax Record

Last Update: 11/5/2024 2:13:55 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11516-022	REAL ESTATE	2023			
Mailing Address WILLIAMS DAMARQUIS ANTWAN 427 NW CREDO WAY LAKE CITY FL 32055		Property Address GEO Number 000000-11516-022			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 00-00-00 0000/0000.14 Acres LOT 2 BLOCK C EVERGREEN S/D WD 1051-2298, QC 1179-1733, WD 1416-2695, WD 1416-2696, WD 1443-344, WD 1454-2164,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	3,200	0	\$3,200	\$15.68
BOARD OF COUNTY COMMISSIONERS	7.8150	3,200	0	\$3,200	\$25.01
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	3,200	0	\$3,200	\$2.39
LOCAL	3.2170	3,200	0	\$3,200	\$10.29
CAPITAL OUTLAY	1.5000	3,200	0	\$3,200	\$4.80
SUWANNEE RIVER WATER MGT DIST	0.3113	3,200	0	\$3,200	\$1.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	3,200	0	\$3,200	\$0.00
Total Millage		18.4914	Total Taxes		\$59.17
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$120.43
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
5/6/2024	PAYMENT	6251963.0002	2023	\$161.29

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

OKIKE, CONTINA J
24442 SW 11TH RD
NEWBERRY, FL 32669

Authorized Person(s) Detail

Name & Address

Title AP

OKIKE, CHIDOZIE V
672 NW 247TH TERRACE
NEWBERRY, FL 32669

Annual Reports

Report Year	Filed Date
2023	03/04/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
03/04/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

LOT 2 BLOCK C EVERGREEN S/D
 WD 1051-2298, QC 1179-1733, WD 1
BUILDING CHARACTERISTICS
CONSTRUCTION

OBCUBE LLC
 672 NW 247TH TER
 NEW BERRY, FL 32669

VALUATION BY
 Tax Group: 1
 Tax Dist:

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	PCT OF GROSS AREA	TOT ADJ AREA	SUBAREA MARKET VALUE
0000	VACANT		1.00/		
		820317.00			

BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	ADJ UNIT PRICE	ADJ R	UT	UNITS	BLD CAP	L	W

BLD DATE	LAND DATE	AG DATE	OBX/ MKT VALUE	NOTES

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
	1 0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	1T	3,200.00	3,200.00	3,200							

REV DATE 05/03/2021 BY MIU
 Total Acres: 0.14
 Total Land Value: 3,200
 Market: 0
 Agricultural: 0
 Common: 3,200
 PRINTED 12/18/2024 BY SYS

332
 Item viii.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
OBCUBE LLC

Filing Information

Document Number L22000014685
FEI/EIN Number 87-4577968
Date Filed 01/06/2022
Effective Date 01/05/2022
State FL
Status ACTIVE

Principal Address

672 NW 247TH Terrace
Newberry, FL 32669

Changed: 02/06/2024

Mailing Address

672 NW 247TH TERRACE
NEWBERRY, FL 32669

Registered Agent Name & Address

11516-022

Jen (MH moving and setup contractor), 352-4279611



AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of February 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 24th day of February 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel #11516-022 AND 205 N Marion Ave, Lake City, FL. 32055.

Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 24th ____ day of February 2025, by Don White
who is personally known to me.



Ann Marie Jones
Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000103

Respondent Obcube LLC / Chidozie V Okike

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 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):

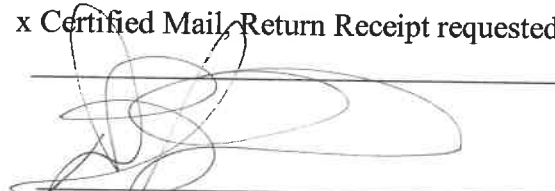
Name Obcube LLC / Chidozie V Okike Relationship Owner

On date 1/24/25 time being 4:00 Personal Service

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

First class mailing

Refused to sign, drop service



Signature of Code Inspector

Don White
Print Name 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 # 24-00000103 – 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: Obcube LLC / Chidozie V Okike _____
Address: Parcel 11516-022

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 12/3/24 Complainant: Scott Thomason CE Personnel: Don White

Violation Code	Violation Description
Sec. 22-1. - Compliance requirement.	<p>Except as otherwise provided for in this Code, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.</p> <p>(Ord. No. 2007-1112, § 1, 5-21-07)</p>
102.7.2 Relocation of manufactured buildings.	<p>A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code (after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.</p>
102.7.3 Relocation of manufactured buildings.	<p>A relocated building shall comply with the flood and hazard area requirements of the new location.</p>



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	The Structure was tagged uninhabitable and unsafe. The manufactured home must be removed immediately. Permits must be applied for and acquired prior to relocating structure to land location.
102.7.2 Relocation of manufactured buildings.	The Structure was tagged uninhabitable and unsafe. The manufactured home must be removed immediately. Permits must be applied for and acquired prior to relocating structure to land location.
102.7.3 Relocation of manufactured buildings.	The Structure was tagged uninhabitable and unsafe. The manufactured home must be removed immediately. Permits must be applied for and acquired prior to relocating structure to land location.

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



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

Due date: 2/5/25



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: _Obcube LLC / Chidozie V Okike_____ Relationship owner: ___Owner_____

On date: _1/12/25_____ time being: ___2:45 P.M._____

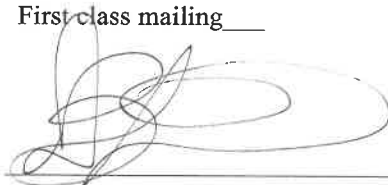
Personal Service ___

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



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 # 24-00000103

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: Obcube LLC / Chidozie V Okike
Address: Parcel 11516-022

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Date: 12/26/24
Complaint X CE Personnel Observation X
Complainant: Scott Thomason CE Personnel: Don White

Violation Code	Violation Description
Sec. 22-1. - Compliance requirement.	<p>Except as otherwise provided for in this Code, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.</p> <p>(Ord. No. 2007-1112, § 1, 5-21-07)</p>
102.7.2 Relocation of manufactured buildings.	<p>A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code (after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.</p>
102.7.3 Relocation of manufactured buildings.	<p>A relocated building shall comply with the flood and hazard area requirements of the new location.</p>



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

--	--

Violation Code	Corrective Action
Sec. 22-1. - Compliance requirement.	<p>Except as otherwise provided for in this Code, any owner, authorized agent, or contractor, who desires to construct, enlarge, alter, repair, remove, demolish, or change the occupancy or occupant content of a building, structure, or facility, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this Code, or to cause any work to be done, shall first make application to the building official and obtain the required permit for such work and to comply with all of the provisions, requirements and conditions provided for in this chapter.</p> <p>(Ord. No. 2007-1112, § 1, 5-21-07)</p>
102.7.2 Relocation of manufactured buildings.	A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the Florida Building Code (after March 1, 2002), the wind speed map of the Florida Building Code shall be applicable.
102.7.3 Relocation of manufactured buildings.	A relocated building shall comply with the flood and hazard area requirements of the new location.



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

--	--

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

Due date: 1/26/25



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: Obcube LLC / Chidozie V Okike Relationship owner: _____

On date: 12/19/24 time being: 4:00 P.M.

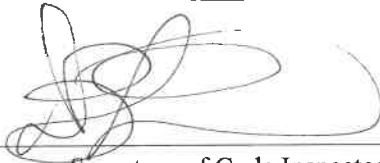
Personal Service

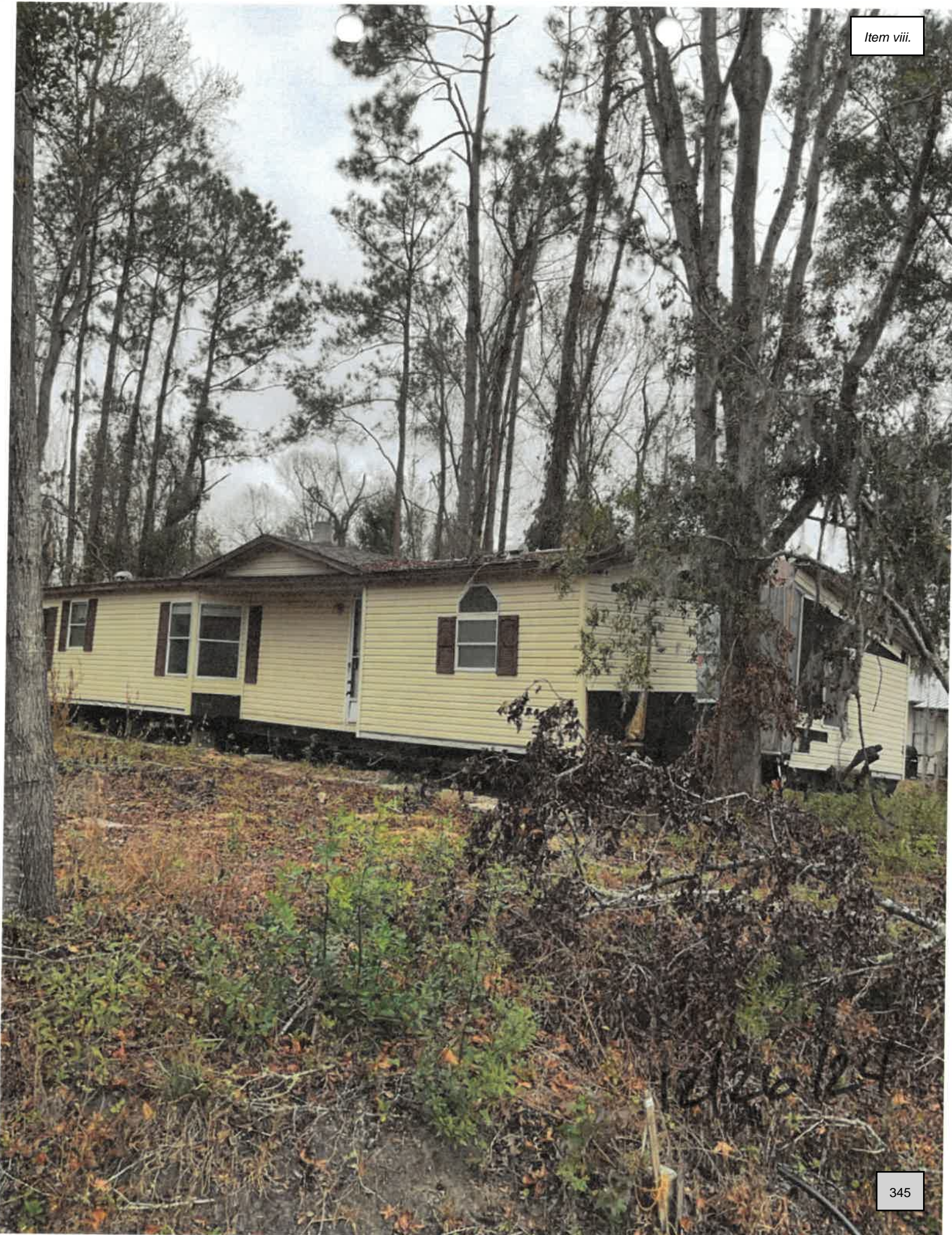
Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector





FOR SALE
STALLIONS
REALTY LLC
Tamboura Jenkins
352-231-5337

12/26/24

Item viii.



19/26/24

Item viii.



12/26/24

Item viii.





12/26/24

Item viii.



12/26/24

Item viii.

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



9589 0710 5270 1815 1125 72

U.S. Postal ServiceTM
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 as appropriate) \$ 0.00

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

Postage \$ 0.00

Total Postage and Fees \$ 4.85

Sent To Sgt To
 CHIDZIEVORKE & COTINAJ OFFICE
 Street and Apt. No., or PO Box No. 672 NW 24th Terrace
 City, State, ZIP+4[®] Newberry FL 32669

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

Postmark Here

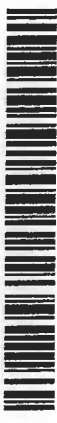
COTINAJ OFFICE
OFFICE

1/24/25

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:
 CHIDOZIE V OKEKE & COTINA I
 672 NW 247TH TERR. OKEKE
 NEWBERY, FL 32669



9590 9402 8577 3244 7295 23

2. Article Number (Transfer from service label)
 9589 0710 5270 1815 1125 72

PS Form 3811, July 2020 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Certified Mail

- A receipt (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 not available for international mail.
- Insurance coverage is not available with Certified Mail service or First-Class Mail® International. Insurance coverage automatically covers certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
 - Return receipt service, including the hard copy and electronic version. For a hard copy, complete PS Form 3811, Return Receipt; attach PS Form 3800, January 2020

1/24/25

CERTIFIED MAIL



9589 0710 5270 1815 1115 75
9589 0710 5270 1815 1115 75

COTINA J OKIKE
TERRACE

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 if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.65
Total Postage and Fees	\$ 4.70

Sent To
 CHIDOZIE V OKIKE & COTINA J OKIKE
 Street and Apt. No., or PO Box No.
 672 NW 24TH TERRACE
 City, State, ZIP+4®
 NEW BERRY, FL 32669

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:

CHIDOZE V. OKIKE & COTINA J OKIKE
672 NW 247TH TERRACE
NEW BERRY, FL 32669



9590 9402 8577 3244 7297 38

2. Article Number (transfer from service label)

9589 0710 5270 1815 1115 75

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

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

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - 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 of the label)
- A unique identifier for the mailpiece
- Electronic verification of delivery
- A record of delivery (in the form of a return receipt or signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service with Certified Mail service.
- Certified Mail service is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage and certain Priority Mail International® services are available for an additional fee, and are not available for the following services:
 - Return receipt services: Return receipt services of delivery (including electronic version). For complete PS Form 3800, January 2020, attach PS Form 3800, January 2020.