

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

June 10, 2021 at 1:00 PM

Venue: City Hall

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the June 10, 2021 Code Enforcement Special Magistrate Meeting via telephonic and video conferencing communications media technology.

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

AGENDA

PLEDGE

OLD BUSINESS

i. CASE 13-52400393

OWNER: **MEJIA PEDRO A & DELFINA M, MEJIA DELFINA M, MEJIA & JESUS E CORTEZ & ANTONIA E CORTES & ISSAC MEJIA**

ADDRESS: 918 NW DYSON TER

PARCEL: 11684-000

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE), CITY TO PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

ii. CASE 17-182 AND CASE 14-524-00856

OWNER: RINAT DOAR

ADDRESS: 914 NE ABERDEEN AVE

PARCEL: 111200000

VIOLATIONS: 108.1 DEMOLITION, 108.1.1 UNFIT FOR OCCUPANCY, 301.2 RESPONSIBILITY, 302.4 WEEDS, 304.1 GENERAL, 304.1.1 UNSAFE CONDITIONS, 304.5 STAIRS, 304.13 WINDOWS/DOOR FRAMES, 304.13.2 OPENABLE WINDOWS, 304.3 PREMISE IDENTIFICATION, 304.6 EXTERIOR WALLS, 304.7 ROOF AND DRAINAGE, 304.9 OVERHANG EXTENSIONS, 307.1 ACCUMULATION OF TRASH

iii. CASE 19-168

OWNER: GLORIA JONES (DECEASED)

ADDRESS: 988 NE BASCOM NORRIS DR

PARCEL: 11174-004

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE)

iv. REMOVED DUE TO SALE-CASE 12-148

OWNER: 5t WEALTH PARTNERS LP

ADDRESS: 628 SE ST. JOHNS ST

PARCEL: 13355-000

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE), CITY TO
PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

v. REMOVED DUE TO SALE-CASE 12-149

OWNER: 5t WEALTH PARTNERS LP

ADDRESS: 614 SE ST. JOHNS ST

PARCEL: 13355-000

REQUEST TO FILE LIEN PURSUANT TO 162.09 (FL STATUTE), CITY TO
PROCEED WITH FORECLOSURE PROCESS AS LIEN HAS NOT BEEN PAID

NEW BUSINESS

vi. removed /compliance-CASE 19-195

OWNER: KHOMICH, NIKOLAY G

ADDRESS: 678 SE SAINT JOHNS ST

PARCEL: 13363-102/13363-000/13363-103

VIOLATIONS: 302.4 WEEDS

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.

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

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

Members of the public may **attend the meeting online** at:

<https://us02web.zoom.us/j/84067027714>

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

Webinar ID: 840 6702 7714#

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

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

Webinar ID: 840 6702 7714#

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

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

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

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

Case Data Sheet for case # 13-52400393Parcel# 11684-000Address: 918 ne DYSON TEROwner: MEJIA PEDRO A & DELFINA MMEJIA & JESUS E CORTEZ &
ANTONIA E CORTES & ISSAC MEJIAORDER IMPOSING FINES/LIEN RECORDED ON: 10/13/2014Property inspected on: 5/20/21Notice of Hearing Sent: 5/20/21Re-inspection/notices posted at city hall and property: 5/28/21structure's roof has collapsed, house is in inhabitable conditions, demo was requested and ordered.Violations have not been cured/increasing becoming a blight issue and public
nuisance.\$250 per day violation started on July 11, 2014, current total of fine as of 5/28/21 is \$627500 (2510
days)

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

LAKE CITY, FLORIDA

CASE # 13-52400393

Petitioner,

Vs.

Respondent,

PONDS, WAYMOND DAVID JR
And LINDA D PONDS

Inst: 201412011035 Date: 7/24/2014 Time: 2:48 PM
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1278 P: 497

FINDING OF FACT, CONCLUSION
OF LAW AND ORDER

THIS CAUSE came for hearing before the Board on July 10, 2014 after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulation and/or heard argument, thereupon issues it's Finding of Fact, Conclusion of Law and Order, as follows:

I. FINDING OF FACT:

The Respondent, PONDS WAYMOND DAVID JR & LINDA D., whose mailing address is 10350 DYLAN ST APT 1122 ORLANDO, FL 32825-4832, is the owner or person responsible for the property in Lake City described as follows: 918 NW DYSON TER

- A. The date this condition was first observed was June 14, 2013.
- B. The condition of the property was as follows:
 - a. Structure was severely damaged by a fire, The structure was deemed a complete loss by fire chief.
 - b. _____
 - c. _____
 - d. _____
 - e. _____
- C. The Respondent was served a Notice of Violation by WISMAN, BEVERLY via USPS certified return mail on JAN. 27, 2014 requesting compliance Feb. 28, 2014
- D. The Respondent was served a Notice of Hearing by WISMAN, BEVERLY via USPS certified return mail on July 10, 2014
- E. As of July 10, 2014, the conditions present are as follows:
 - a. No improvement were made to the property.
 - b. _____
 - c. _____
 - d. _____
 - e. _____

The condition was _____ corrected; xxx not corrected; _____ partially corrected.

- F. _____
- G. _____
- H. _____

II. CONCLUSION OF LAW:

The Respondent, PONDS WAYMOND DAVID JR, by reason of the foregoing is in violation of Lake City Code(s) _____ or Ordinance No. : International Property Maintenance Code-Demoliton Sec. 110.1 General for the following reasons:
Structure is a total loss.

III. ORDER:

ix Record

Last Update: 5/27/2021 9:35:34 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 R11684-000		Tax Type REAL ESTATE		Tax Year 2020	
Mailing Address MEJIA PEDRO A & DELFINA M MEJIA & JESUS E CORTEZ & ANTONIA E CORTES & ISSAC MEJIA 2085 N US HIGHWAY 441 LAKE CITY FL 32055		Property Address 918 DYSON NW LAKE CITY GEO Number 000000-11684-000			
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 0700/0700.20 Acres NW DIV: LOT 1 BLOCK 5 ALLINE THOMPSON S/D. 414-490, TD 1379-1484, QC 1386 -1081, QC 1386-1240,					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
TY OF LAKE CITY	4.9000	7,353	0	\$7,353	\$36.03
BOARD OF COUNTY COMMISSIONERS	8.0150	7,353	0	\$7,353	\$58.93
LUMBERIA COUNTY SCHOOL BOARD					
SECRETIONARY	0.7480	7,353	0	\$7,353	\$5.50
CAL	3.7810	7,353	0	\$7,353	\$27.80
PITAL OUTLAY	1.5000	7,353	0	\$7,353	\$11.03
WANNEE RIVER WATER MGT DIST	0.3696	7,353	0	\$7,353	\$2.72
KE SHORE HOSPITAL AUTHORITY	0.0001	7,353	0	\$7,353	\$0.00
Total Millage		19.3137	Total Taxes		\$142.01
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$192.41
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
7/5/2020	PAYMENT	9920423.0002	2020	\$184.71	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

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

LAKE CITY, FLORIDA

Petitioner,

CASE # 13-52400393

Vs.

Respondent,

Ponds, Waymond David Jr
And Ponds, Linda D.

Lake City Code Enforcement Board

Certified Copy

By

Ann M. Paulson
Clerk of the Code Enforcement Board

Date

10/13/14

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came for public hearing before the Lake City Code Enforcement Board on July 10, 2014, after due notice to the Respondent, at which time the Board heard testimony under oath, received evidence, and issued its findings of fact and conclusions of law and thereupon issued its oral Order, which was reduced to writing and furnished to the Respondent.

On July 24, 2014, the Board entered an order finding the Respondent in violation of *City code 2007-1112. Sec. 110.1*, to take certain corrective action immediately, as more specifically set forth in said order, and assessed a fine of \$250 per day, starting July 11, 2104, should such corrective action not be taken by Respondent(s) **at the Respondent's real property more particularly described as:**

NW DIV: LOT 1 BLOCK 5 ALLINE THOMPSON S/D. ORB 414-490, **Parcel:** 00-00-00-11684-000

Pursuant to the Order, dated July 10, 2104 the Respondent owes the City the sum of fine for violation, (\$250 per day) from the date of violation until the date of compliance, which remains unpaid, cost incurred by the City.

This Order superseded all orders imposing administrative fines and liens associated with Case # 13-52400393 herein, and may be recorded in the public records of Columbia County, pursuant to law. Such recording shall establish this Order as a lien against the following described real property and any other real or personal property owned by the Respondent(s).

Real Property described as:

NW DIV: LOT 1 BLOCK 5 ALLINE THOMPSON S/D. ORB 414-490, Parcel: 00-00-00-11684-000

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

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

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

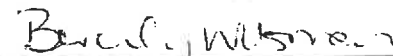
By: 
Lucious George, Chairman

STATE OF FLORIDA)

COUNTY OF COLUMBIA)

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




Notary Public, State of Florida

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing
Administrative Fine/Lien has been furnished by certified mail, return receipt requested, to Ponds,
Waymond David Jr and Linda D.


Secretary, Code Enforcement Board

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 13-52400393

**Respondents: MEJIA, PEDRO A & DELFINA M/MEJIA ,DELFINA M/MEJIA & JESUS E CORTEZ &
ANTONIA E CORTES & ISSAC MEJIA**

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) June 10, 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 **MEJIA, PEDRO A & DELFINA M/MEJIA ,DELFINA M/MEJIA & JESUS E CORTEZ &
ANTONIA E CORTES & ISSAC MEJIA** _____

Relationship owner _____

On date 5/20/21 time being _____ Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Beverly Jones
Print Name of Code Inspector

[Signature]

Signature of Code Inspector

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

Parcel: << 00-00-00-11684-000 (40217) >>

Aerial Viewer Pictometry Google Maps

Item i.

Owner & Property Info

Result: 3 of 5

Owner	MEJIA PEDRO A & DELFINA M MEJIA DELFINA M MEJIA & JESUS E CORTEZ & ANTONIA E CORTES & ISSAC MEJIA LAKE CITY, FL 32055		
Site	918 DYSON TER, LAKE CITY		
Description*	NW DIV: LOT 1 BLOCK 5 ALLINE THOMPSON S/D. 414-490, TD 1379-1484, QC 1386 -1081, QC 1386-1240,		
Area	0.203 AC	S/T/R	30-3S-17
Use Code**	MISC IMPROVED (0700)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$3,790	Mkt Land	\$3,800
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$3,563	XFOB	\$3,563
Just	\$7,353	Just	\$7,363
Class	\$0	Class	\$0
Appraised	\$7,353	Appraised	\$7,363
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$7,353	Assessed	\$7,363
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,353 city:\$7,353 other:\$7,353 school:\$7,353	Total Taxable	county:\$7,363 city:\$7,363 other:\$0 school:\$7,363



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/10/2019	\$6,000	1386/1240	QC	V	U	11
6/6/2019	\$5,000	1386/1081	QC	V	U	11
3/4/2019	\$4,900	1379/1484	TD	V	U	18

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2000	\$63.00	42.00	6 x 7
0285	SALVAGE	2015	\$3,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	1.000 LT (0.203 AC)	1.0000/1.0000 1.0000/ /	\$3,800 /LT	\$3,800

Search Result: 3 of 5



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

Si
2

Item i.

Tax Record

print    

Account NL
1 of 1

Last Update: 5/27/2021 9:15:22 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.

Account Number	Tax Type	Ta
R11684-000	REAL ESTATE	
Mailing Address MEJIA PEDRO A & DELFINA M MEJIA & JESUS E CORTEZ & ANTONIA E CORTES & ISSAC MEJIA 2085 N US HIGHWAY 441 LAKE CITY FL 32055		Property Address 918 DYSON NW LAKE CITY GEO Number 000000-11684-000
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Co
Legal Description (click for full description) 00-00-00 0700/0700.20 Acres NW DIV: LOT 1 BLOCK 5 ALLINE THOMPSON 414-490, TD 1379-1484, QC 1386 -1081, QC 1386-1240,		
Ad Valorem Taxes		

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

Case Data Sheet for case # 17-182 and 14-52400856Parcel# 11120-000Address: 914 NE ABERDEEN AVEOwner: RINAT DOARProperty inspected on: 4/20/21 NOTICE OF VIOLATION SENT SAME DAY VIA CERTIFIED MAILSNotice of Hearing Sent: 4/20/21Re-inspection 5/20/21Green card returned signed: yes (for both cases)

Property was not posted as green card was returned and signed. Structure is inhabitable, violations have not been cured per recorded order. City seeks to file a lien and pursue foreclosure.

Item ii.

Last Update: 5/27/2021 9:37:30 AM EDT

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	
R11120-000		REAL ESTATE		2020	
Mailing Address		Property Address			
DOAR RINAT		914 ABERDEEN NE LAKE CITY			
13051 NW 1ST ST					
APT 309		GEO Number			
PEMBROKE PINES FL 33028		000000-11120-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		103			
<u>Legal Description (click for full description)</u>					
00-00-00 0100/0100.13 Acres NE DIV: BEG 50 FT S OF NE COR, RUN W 105 FT, S 55 FT, E 105 FT, N 55 FT TO POB. (BLOCK 29 MCELROYS S/D) 405-668, PB 896-1481, PB 1081- 71, TD 1374-222, QC 1386-2060, QC 1390-2400					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	8,082	0	\$8,082	\$39.60
BOARD OF COUNTY COMMISSIONERS	8.0150	8,082	0	\$8,082	\$64.78
LUMBERIA COUNTY SCHOOL BOARD					
SECRETIONARY	0.7480	8,082	0	\$8,082	\$6.05
CAL	3.7810	8,082	0	\$8,082	\$30.56
PITAL OUTLAY	1.5000	8,082	0	\$8,082	\$12.12
WANNEE RIVER WATER MGT DIST	0.3696	8,082	0	\$8,082	\$2.99
KE SHORE HOSPITAL AUTHORITY	0.0001	8,082	0	\$8,082	\$0.00
Total Millage		19.3137	Total Taxes		\$156.10
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
Total Assessments					\$252.02
Taxes & Assessments					\$408.12
If Paid By					Amount Due
					\$0.00
Amount Paid	Transaction	Receipt	Item	Amount Paid	
8/2021	PAYMENT	2704630.0002	2020	\$420.36	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item ii.

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

Case # 2017-00000182

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 914 NE ABERDEEN AVE Parcel ID# 11120000:

REINSPECTION	Beverly A Jones	4/20/21	10:30AM	Results <u>grafatti</u> on structure, <u>overgrown</u> , causing a public <u>nuisance for surrounding properties</u> . Trash and debris scattered, structure is <u>deteriorated</u> , roof and wood is <u>decayed</u> . Siding is <u>damaged/holes</u> .
REINSPECTION	Beverly A Jones	06/05/2020	10:37AM	Results fail
REINSPECTION	Beverly A Jones	03/03/2020	10:51AM	Results fail
REINSPECTION	Beverly A Jones	06/24/2019	12:10PM	Results fail
INITIAL INSPECTION	Beverly A Jones	09/11/2018	9:11AM	Results fail
REINSPECTION	BEVERLY JONES	01/23/2018	10:45AM	Results fail
REINSPECTION	BEVERLY JONES	01/10/2018	10:15AM	Results fail
REINSPECTION	BEVERLY JONES	12/04/2017	2:15PM	Results fail
REINSPECTION	BEVERLY JONES	10/26/2017	2:30PM	Results fail
INITIAL INSPECTION	BEVERLY JONES	06/21/2017	3:30PM	Results fail
REINSPECTION	Beverly A Jones	06/21/2017	11:30AM	Results fail

Violation Code Violation Description Corrective Action

108.1 IPMC	The structure is falling into disrepair. No repairs have been made, owner will need to either repair structure to CODE via a FL licensed contractor with permits. All overgrowth, trash and debris is to be removed. Property needs to be maintained on a regular basis. Graffiti needs to be removed at once. If structure is to not be repaired, demolition of structure is required.
108.1.1 IPMC	
22-191 ordinance	
301.2 IPMC	
301.3 IPMC	
302.4 IPMC	
304.1 IPMC	
304.1.1 IPMC	
305 IPMC	
304.13 IPMC	
304.13.2 IPMC	
304.3 IPMC	
304.6 IPMC	
304.7 IPMC	
304.9 IPMC	
307.1 IPMC	

IPMC 108.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
IPMC 108.1.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
SECTION 22-191 PUBLIC NUISANCE	
301.2 Responsibility	Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
301.3 Vacant structures and land.	All trash and debris shall be removed from property and properly disposed of.
302.4 weeds	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
304.1 General.	Exterior of structure shall be repaired in accordance with currently adopted codes.
304.1.1 Unsafe conditions	Exterior of structure shall be repaired in accordance with currently adopted codes.
304.5 stairs	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
304.3 Premises identification	(1) Numbers must be clearly visible and legible from the public or private way on which the building fronts with Arabic numerals not less than three inches in height and one and one-half inches in width. Owners of buildings which are not visible from the public or private way on which the building fronts shall also place the assigned number on a post at the entrance to the property. (2) Numbers must be in a color contrasting to the building background. (3) Where applicable, easily legible numbers shall also be affixed to the mail box serving the building or house. (4) Assigned numbers shall be displayed on the front entrance of each principal building

	and, in the case of a principal building which is occupied by more than one business or family dwelling unit, on each separate front entrance. (5) Any different numbers which might be mistaken for or confused with the numbers assigned in accordance with the "numbering system" shall be removed upon proper display of the assigned number.
304.6 Exterior walls	REPAIR IN ACCORDANCE TO ALL APPLICABLE BUILDING CODES.
304.7 Roofs and drainage.	Repairs shall be made in accordance with all applicable building codes
304.9 Overhang extensions	Repairs shall be made in accordance with all applicable building codes
307.1 ACCUMULATION OF TRASH	REMOVE All DEBRIS FROM exterior property and premises, and the interior of every structure, AS it shall be free from any accumulation of rubbish or garbage.

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

Type of Corrective Action Due Date
Comply with Violation corrective action by 5/22/21

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 RINAT DOAR Relationship owner

On date 4/20/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

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 # 2017-00000182

Respondent DOAR, RINAT

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, June 10 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 RINAT DOAR Relationship owner

On date 4/20/21 time being _____ Personal Service

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

First class mailing 70191120000162569879

Refused to sign, drop service



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 14-52400856

Respondent DOAR, RINAT

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, June 10 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 RINAT DOAR Relationship owner

On date 5/20/21 time being _____ Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

70191120000162569879

Refused to sign, drop service



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
LAKE CITY, FLORIDA

LAKE CITY, FLORIDA

CASE # 14-52400856

Petitioner,

Vs.

Respondent,

ILONZO LINDA K & PRIDGEN, GLENDA MAE(ETAL)

Inst:201412011033 Date:7/24/2014 Time:2:48 PM
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1278 P:493

FINDING OF FACT, CONCLUSION
OF LAW AND ORDER

THIS CAUSE came for hearing before the Board on July 10, 2014 after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulation and/or heard argument, thereupon issues it's Finding of Fact, Conclusion of Law and Order, as follows:

I. FINDING OF FACT:

The Respondent, ILONZO LINDA K & GLENDA MAE PRIDGEN (ETAL),, whose mailing address is PRIDGEN (ETAL), 16002 SHERWOOD DRIVE, TAMPA, FL, 33618, is the owner or person responsible for the property in Lake City described as follows:914 NE ABERDEEN AVE

- A. The date this condition was first observed was May 07, 2014.
- B. The condition of the property was as follows:
- a. lot is overgrown, grass and weeds are above allowable limits.
 - b. _____
 - c. _____
 - d. _____
 - e. _____
- C. The Respondent was served a Notice of Violation by WISMAN, BEVERLY via USPS CERTIFIED RETURN REQUESTED MAIL on May 20, 2014 requesting compliance by June 10, 2014
- D. The Respondent was served a Notice of Hearing by WISMAN, BEVERLY via USPS CERTIFIED RETURN REQUESTED MAIL on May 20, 2014
- E. As of July 10, 2014, the conditions present are as follows:
- a. Grass and weeds are above allowable limits
 - b. _____
 - c. _____
 - d. _____
 - e. _____
- The condition was _____ corrected; xxxx not corrected; _____ partially corrected.

- F. _____
- G. _____
- H. _____

II. CONCLUSION OF LAW:

The Respondent, ILONZO LINDA K & GLENDA MAE, by reason of the foregoing is in violation of Lake City Code(s) ___ 302.4 weeds for the following reasons:
No improvements made, grass and weeds are above allowable limits.

III. ORDER:

WHEREFORE, it is hereby ordered that:

____ A. Respondent is to correct the aforesaid violation(s) on or before _____ or within ____ calendar days. The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance.

____ B. If the violation is corrected and thereafter the violation is repeated, the Respondent shall be deemed a second offender and there may be imposed against the Respondent a fine of \$ ____ for each day the violation is repeated.

____ C. Respondent is fined the sum of \$ ____, which shall be paid to the City of Lake City within ____ days from the receipt of this Order.

____ D. The fine imposed herein shall be suspended provided the Respondent does not commit the same or a similar violation in the future.

xxx E. Other: Find property in violation of International Property Maintenance Code-, Sec. 302.4-weeds also assess a fine of \$250per day, which will start on July 11, 2014 and accrue until property is in compliance. All costs incurred shall also be reimbursed to the City.

DONE AND ORDERED this day of July 10, 2014.

CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

By: _____
Chairman

I hereby certify that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished to Respondent by ____ on July 15 2014

Secretary, Code Enforcement Board

I HEREBY ACKNOWLEDGE that I have read and understand the foregoing Findings of Fact, Conclusion of Law and Order, and that I have received a copy of same. I understand my rights to appeal this Order within a period of thirty (30) days from this date, in accordance with Lake City Code, Section 4-420. I am also aware that in the event of non-compliance, an order imposing a fine may be recorded in the public records of Columbia County and thereafter shall constitute a lien against the land upon which the violation exists, or upon any real or personal property owned by myself. After three months from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien, plus accrued interest. My failure to sign this statement does not invalidate the foregoing order.

DATED this ____ day of _____, 20 ____.

Respondent's signature

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p>	
<p>1. Article Addressed to:</p> <p>RINAT DOAR</p> <p>13051 NW 154 ST</p> <p>Apt 3051</p> <p>Pembroke Pines Fl. 33028</p>  <p>9590 9402 5360 9189 2551 42</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7019 1120 0001 6256 9879</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Registered Mail</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Data Sheet for case # 19-168Parcel# 11120-000

Address: 988 NW BASCOM NORRIS DR _____

Owner: JONES, GLORIA (DECEASED)ORDER RECORDED ON: 3/2/21Property inspected on: 5/20/21Notice of Hearing Sent: 5/20/21Re-inspection/notices posted at city hall and property: 5/28/21

Property was not posted as green card was returned and signed. Structure is inhabitable, violations have not been cured per recorded order. City seeks to file a lien and pursue foreclosure.

ix Record

Item iii.

Last Update: 5/27/2021 9:35:14 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11174-004	REAL ESTATE	2020			
Mailing Address		Property Address			
JONES GLORIA (DECEASED) C/O TONYA FLUCAS 633 MATHIS RD CAIRO GA 39827		988 BASCOM NORRIS NE LAKE CITY			
		GEO Number			
		283S17-11174-004			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
28-3S-17 0200/0200.54 Acres COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682.					
Ad Valorem Taxes					
Levy Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	19,857	0	\$19,857	\$97.30
BOARD OF COUNTY COMMISSIONERS	8.0150	19,857	0	\$19,857	\$159.15
LUMBER COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	19,857	0	\$19,857	\$14.85
CAL	3.7810	19,857	0	\$19,857	\$75.08
PITAL OUTLAY	1.5000	19,857	0	\$19,857	\$29.79
WANNEE RIVER WATER MGT DIST	0.3696	19,857	0	\$19,857	\$7.34
KE SHORE HOSPITAL AUTHORITY	0.0001	19,857	0	\$19,857	\$0.00
Total Millage		19.3137	Total Taxes		\$383.51
Non-Ad Valorem Assessments					
Code	Levy Authority	Amount			
XLFC	CITY FIRE ASSESSMENT	\$252.02			
Total Assessments					\$252.02
Taxes & Assessments					\$635.53
If Paid By		Amount Due			
3/31/2021		\$635.53			
4/30/2021		\$654.60			
5/28/2021		\$687.10			
Prior Years Payment History					
Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2019	28870		2706	2020	\$899.08

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 19-168

Respondents: JONES GLORIA

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) June 10, 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 **JONES GLORIA** Relationship owner

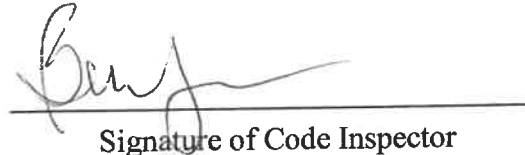
On date 5/20/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service



Print Name of Code Inspector

Signature of Code Inspector

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

Parcel: << 28-3S-17-11174-004 (39581) >>

Aerial Viewer Pictometry Google Maps

Item iii.

Owner & Property Info

Owner	JONES GLORIA (DECEASED) C/O TONYA FLUCAS 633 MATHIS RD CAIRO, GA 39827		
Site	988 BASCOM NORRIS DR, LAKE CITY		
Description*	COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682.		
Area	0.544 AC	S/T/R	28-3S-17
Use Code**	MOBILE HOME (0200)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$12,152	Mkt Land	\$12,152
Ag Land	\$0	Ag Land	\$0
Building	\$7,305	Building	\$7,533
XFOB	\$400	XFOB	\$400
Just	\$19,857	Just	\$20,085
Class	\$0	Class	\$0
Appraised	\$19,857	Appraised	\$20,085
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,857	Assessed	\$20,085
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,857 city:\$19,857 other:\$19,857 school:\$19,857	Total Taxable	county:\$20,085 city:\$20,085 other:\$0 school:\$20,085



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	MOBILE HME (0800)	1973	1647	2529	\$7,533

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	23,739.000 SF (0.544 AC)	1.0000/1.0000 1.0000/.7500000 /	\$0 /SF	\$8,902
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000 /	\$3,250 /UT	\$3,250



Inst: 202112003782 Date: 03/02/2021 Time: 12:47PM
Page 1 of 5 B: 1431 P: 1549, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

STATE OF FLORIDA

COUNTY OF COLUMBIA

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

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

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2019-00000168 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 29th day of January 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



Audrey E. Sikes

AUDREY E. SIKES
City Clerk

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

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2019-00000168

v.

**GLORIA JONES (DECEASED)
C/O TONYA FLUCAS,**

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on January 14, 2021, 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. Gloria Jones (Deceased) c/o Tonya Flucas ("Respondent") is the owner of residential property located at 988 Bascom Norris NE, Lake City, Florida ("Property"). Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No witnesses appeared or testified at the hearing on behalf of the Respondent.
2. The Special Magistrate issued an Order on March 12, 2020 concluding that Respondent was properly notified of alleged violations on the Property, provided with a reasonable period of time within which to correct the violations and failed to timely correct the alleged violations on the Property. As such, the Special Magistrate ordered the

Respondent to take all actions necessary to obtain a permit from Petitioner to repair or demolish the structure on the subject Property and properly remove all trash and debris on the Property, and to do so within ninety (90) days of March 17, 2020. The Special Magistrate further ordered that should the Property not be brought into compliance the Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement.

3. Inspector Jones testified that she visited the Property on October 16, 2020 and it was in better condition than it was in 2019. Inspector Jones further testified that the Property was cleared of trash and debris, but no permits had been pulled for the improvements to the Property that require a permit by a licensed contractor and issued a stop work order. Inspector Jones further testified that there were no inhabitants in the house and confirmed that no one is residing at the house, but that there were two trailers hooked together on the Property.
4. Respondent was notified of the January 14, 2021 hearing on December 9, 2020 regarding the above-referenced violations on October 16, 2020 by Inspector Jones posting the Notice of Hearing at City Hall, 205 North Marion Avenue, Lake City, Florida 32055, and sending the Notice of Hearing via certified mail, return receipt requested, to Gloria Jones c/o Tonya Flucas, 633 Mathis Road, Cairo, GA 39827.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.

6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
8. Respondent failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Within ninety (90) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
12. In the event Respondent fails to comply with this Order, Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement Hearing date, as noticed by Petitioner, and show cause as to why the Petitioner should not be authorized to demolish the structure on the Property at the Respondent's expense.

DONE AND ORDERED on this 19th day of January, 2021,


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Tonya Flucas
Joseph Helfenberger
David Young
Beverly Jones

Parcel: << 00-00-00-13363-102 (43280) >>

Aerial Viewer Pictometry Google Maps

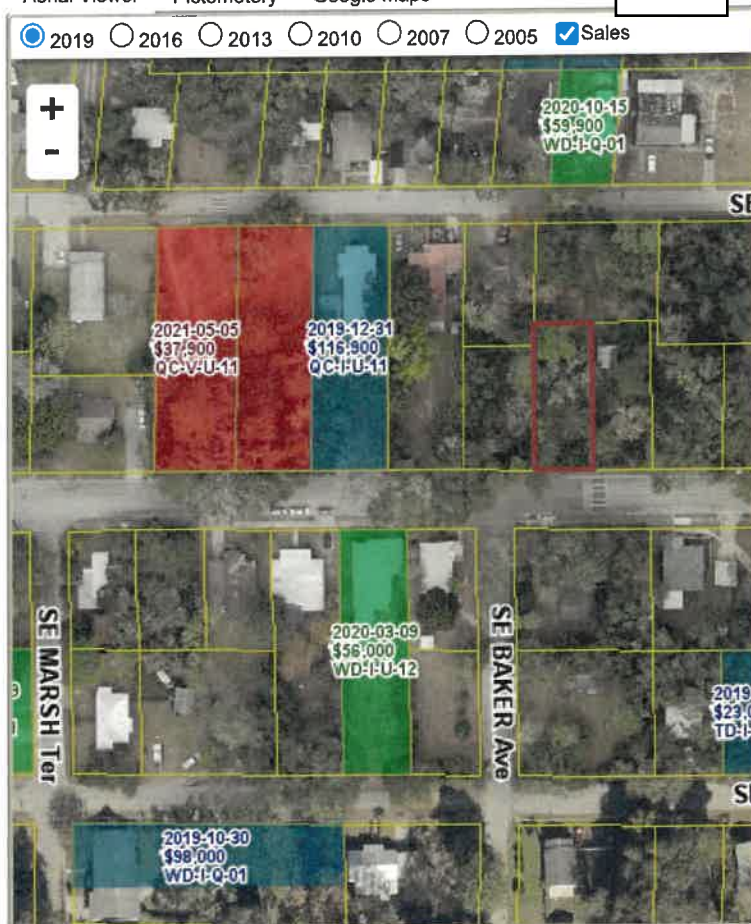
Item vi.

Owner & Property Info

Owner	KHOMICH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site			
Description*	LOT 2 KHOMICH'S CORNER S/D.		
Area	0.14 AC	S/T/R	32-3S-17
Use Code**	VACANT (0000)	Tax District	1
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2020 Certified Values	2021 Working Values	
There are no 2020 Certified Values for this parcel	Mkt Land	\$4,504
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$4,504
	Class	\$0
	Appraised	\$4,504
	SOH Cap [?]	\$0
	Assessed	\$4,504
	Exempt	\$0
Total		county:\$4,504
Taxable		city:\$4,504
		other:\$0 school:\$4,504



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
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6,005.000 SF (0.140 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,504

Parcel: << 00-00-00-13363-103 (43281) >>

Aerial Viewer Pictometry Google Maps

Item vi.

Owner & Property Info

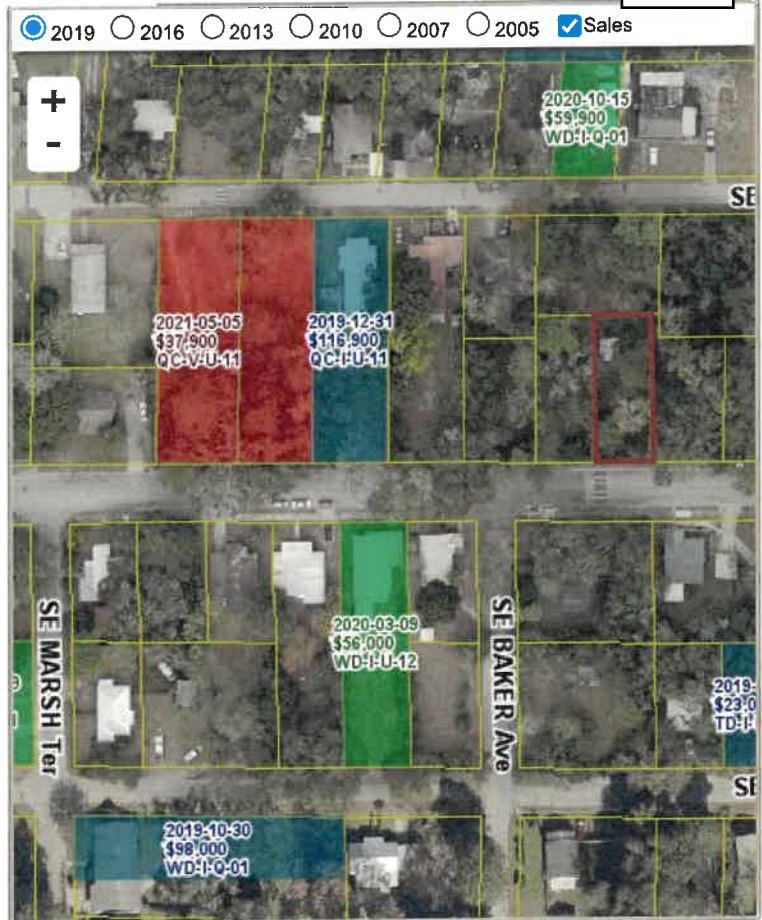
Owner	KHOMICH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site			
Description*	LOT 3 KHOMICH'S CORNER S/D.		
Area	0.14 AC	S/T/R	32-3S-17
Use Code**	VACANT (0000)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values	2021 Working Values	
There are no 2020 Certified Values for this parcel	Mkt Land	\$4,508
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$4,508
	Class	\$0
	Appraised	\$4,508
	SOH Cap [?]	\$0
	Assessed	\$4,508
	Exempt	\$0
Total Taxable		county:\$4,508 city:\$4,508 other:\$0 school:\$4,508



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
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6,010.000 SF (0.140 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,508

Parcel: << 00-00-00-13363-000 (41886) >>

Aerial Viewer Pictometry Google Maps

Item vi.

Owner & Property Info

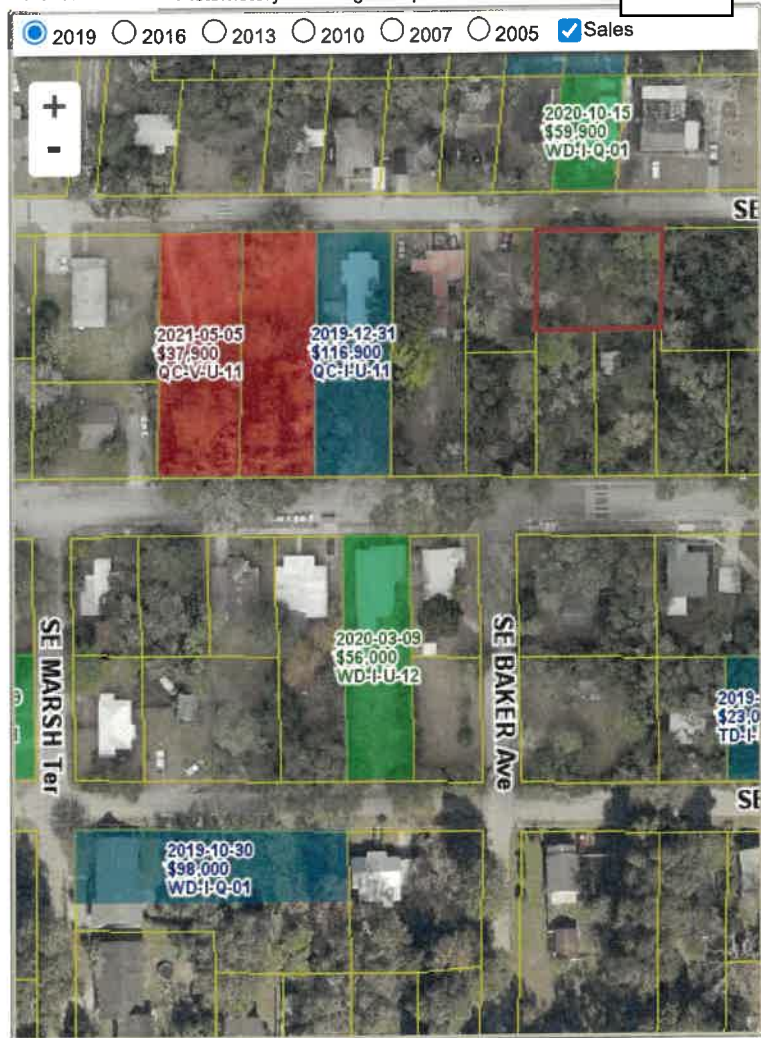
Owner	KHOMICH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site	678 SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: BEG 630 FT E OF NE COR BLOCK 276, CONT E 105 FT, S 105 FT, E 52.5 FT, S 105 FT, W 217.5 FT, N 105 FT, E 60 FT, N 105 FT TO POB. (BLOCK 297). EX LOTS 1-4 OF KHOMICH'S CORNER S/D. DC 373-468, LE 1004-2842, 1007-499, PB 1043-1888, DC 1043-1888, WD 115 ...more>>>		
Area	0.2 AC	S/T/R	32-3S-17
Use Code**	AC/XFOB (9901)	Tax District	1

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

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

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$14,713	Mkt Land	\$4,239
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$14,713	Just	\$4,239
Class	\$0	Class	\$0
Appraised	\$14,713	Appraised	\$4,239
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$14,713	Assessed	\$4,239
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$14,713 city:\$14,713 other:\$14,713 school:\$14,713	Total Taxable	county:\$4,239 city:\$4,239 other:\$0 school:\$4,239



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/8/2019	\$100	1390/2495	QC	V	U	11
8/29/2014	\$14,800	1280/1566	WD	V	Q	01
6/13/2008	\$95,000	1152/1976	WD	I	Q	
2/12/2004	\$80,500	1007/0499	WD	I	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9901	AC/XFOB (MKT)	8,925.000 SF (0.200 AC)	1.0000/1.0000 1.0000/.5000000 /	\$0 /SF	\$4,239

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

Item vi.

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

Case # 2020-00000195

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 685 SE MONROE ST Parcel ID# 13363000/13363102/13363103:

Note parcel was divided into to 3 parcels (after 1st notice)

REINSPECTION	Beverly A Jones	05/10/2021	12:38PM	<u>Results-pvergrown parcels-debris scattered, trees also need to be trimmed and maintained.</u>
INITIAL INSPECTION	Beverly A Jones	11/19/2020	11:52AM	<u>Results-</u>

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
IPMC	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 5/25/21

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 Alexander Khomich Relationship Wife

On date 5/10/21 time being Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2020-00000195

Respondent Alexander Khomich

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 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 Alexander Khomich Relationship _____

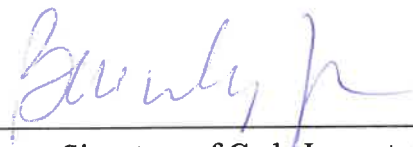
On date 5/10/21 time being _____ Personal Service

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

First class mailing

Refused to sign, drop service

Jones, Beverly A
Print Name of Code Inspector



Signature of Code Inspector

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

Item vi.

Track Another Package +

Tracking Number: 70191120000162569763

Remove X

Your item was picked up at a postal facility at 9:36 am on May 18, 2021 in WOODSTOCK, GA 30189.

✓ Delivered, Individual Picked Up at Postal Facility

May 18, 2021 at 9:36 am
WOODSTOCK, GA 30189

Get Updates ✓

		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 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