

CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF LAKE CITY

November 06, 2025 at 5:30 PM

Venue: CMT - Communications Media Technology

AGENDA

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

NEW BUSINESS

- i. Case # CE 25-00000007, Jerri Lynn Johnson, as owner, Jerri Lynn Johnson, as respondent, gives address as 295 SW Montgomery Drive Lake City, FL 32055, located on parcel # 00-00-00-13992-000.

Violations:

1. IPMC 302.4 Weeds
2. IPMC 302.8 Motor Vehicles
3. IPMC 304.7 Roofs and drainage
4. IPMC 301.3 Vacant structures and land

- ii. Case # CE 25-00000136, Parker J. Douglas & Michelle T. Larson, as owners, Parker J. Douglas & Michelle T. Larson, as respondents, gives address as 613 SE Church Avenue Lake City, FL 32025, located on parcel # 00-00-00-14208-000.

Violations:

1. IPMC 302.4 Weeds

- iii. Case # CE 25-00000159, Antonio Johnson, as owner, Antonio Johnson, as respondent, gives address as 988 NE Bascom Norris Drive Lake City, FL 32055, located on parcel # 28-3S-17-11174-004.

Violations:

1. IPMC 108.1.1 Unsafe structures

2. IPMC 108.1.3 Structure unfit for human occupancy

3. IPMC 301.3 Vacant structures and land

[iv.](#) Case # CE 25-00000189, Chris Berger, as owner, Chris Berger, as respondent, gives address as 442 NW Hillsboro Street Lake City, FL 32055, located on parcel # 00-00-00-12275-000.

Violations:

1. IPMC 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.

File Attachments for Item:

i. Case # CE 25-00000007, Jerri Lynn Johnson, as owner, Jerri Lynn Johnson, as respondent, gives address as 295 SW Montgomery Drive Lake City, FL 32055, located on parcel # 00-00-00-13992-000.

Violations:

1. IPMC 302.4 Weeds
2. IPMC 302.8 Motor Vehicles
3. IPMC 304.7 Roofs and drainage
4. IPMC 301.3 Vacant structures and land



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: 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: 295 SW Montgomery Drive Nature
of Complaint: Overgrowth / Derelict Vehicles / Broken windows / Rodent harborage

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Jerri Lynn Johnson 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: 12/10/24 Via: Person Case Number Assigned 2025000000007
Notes:

Case Data Sheet for case # 202500000007Parcel# 13992000Address: 295 SW Montgomery DriveOwner: Jerri Lynn JohnsonDate of first inspection: 1/16/251st Notice of Violation sent: 1/16/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

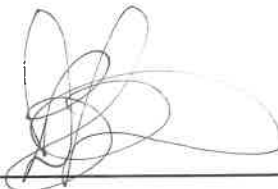
Notice posted in City Hall:

_____Mailing Cost/Date: \$9.64 / 1/16/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 00-00-00-13992-000 (42534) >>

Owner & Property Info

Result: 1 of 1

Owner	JOHNSON JERRI LYNN 3328 RIVERBANK DR MIDDLEBURG, FL 32068		
Site	295 SW MONTGOMERY DR, LAKE CITY		
Description*	S DIV: LOT 4 & E 1/2 LOT 5 BLK 1 LAKE VILLAS S/D. 307-16, DC 798-645, 860-2318, WD 1217-2042, WD 1250-2278		
Area	0.365 AC	S/T/R	32-3S-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	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$108,871	Building	\$108,871
XFOB	\$2,150	XFOB	\$2,150
Just	\$129,521	Just	\$129,521
Class	\$0	Class	\$0
Appraised	\$129,521	Appraised	\$129,521
SOH/10% Cap	\$11,116	SOH/10% Cap	\$0
Assessed	\$129,521	Assessed	\$129,521
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$118,405 city:\$118,405 other:\$0 school:\$129,521	Total Taxable	county:\$129,521 city:\$129,521 other:\$0 school:\$129,521

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
3/8/2013	\$50,000	1250 / 2278	WD	I	Q	01
7/11/2011	\$208,900	1217 / 2042	WD	I	Q	01
6/19/1998	\$55,000	860 / 2318	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1940	1455	2035	\$108,871

*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	0	\$250.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0296	SHED METAL	2016	\$600.00	1.00	0 x 0
0296	SHED METAL	2016	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.365 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

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: 1/16/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps
2023 2022 2019 2016 2013 Sales



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13992-000 (42534) | SINGLE FAMILY (0100) | 0.365 AC

S DIV: LOT 4 & E1/2 LOT 5 BLK 1 LAKE VILLAS S/D. 307-16, DC 798-645, 860-2318, WD 1217-2042, WD 1250-2278

JOHNSON JERRI LYNN

Owner: 3328 RIVERBANK DR
MIDDLEBURG, FL 32068

Site: 295 SW MONTGOMERY DR,
LAKE CITY

Sales 3/8/2013 \$50,000 I(Q)
7/11/2011 \$208,900 I(Q)
Info 6/19/1998 \$55,000 I(Q)

2025 Working Values

Mkt Lnd	\$18,500	Appraised	\$129,521
Ag Lnd	\$0	Assessed	\$129,521
Bldg	\$108,871	Exempt	\$0
XFOB	\$2,150	county:	\$129,521
Just	\$129,521	city:	\$129,521
		other:	\$0
		school:	\$129,521

NOTES:

Columbia County, FL



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[GrizzlyLogic.com](https://columbia.floridapa.com/gis/gisPrint/)

Columbia County Property Appraiser

Jeff Hampton

2025 Working

updated: 1/16/2025

Parcel: << 00-00-00-13992-000 (42534) >>

Owner & Property Info

Result: 14 of 46

Owner	JOHNSON JERRI LYNN 3328 RIVERBANK DR MIDDLEBURG, FL 32068		
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2023 2022 2019 2016 2013 Sales



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Search Result: 14 of 46

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by: GrizzlyLogic.com

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JOHN WHEELER 752-8660
622 SW MAIN BLVD.

OVERGROWTH, HOMELESS

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2500000007Respondent: Jerri Lynn Johnson

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 November, 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 Jerry Lynn Johnson Relationship Owner

On date 1/16/25 time being 1:45 Personal Service

Posted on property and at City Hall

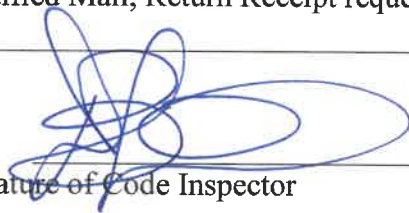
x Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



September 4, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on November 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

Don White

City of Lake City

Code Enforcement Officer

(386)719-5743

whited@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 # 25-00000007

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: Jerri Lynn Johnson

Address: 295 SW Montgomery

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 1/16/25

Complaint X CE Personnel Observation X

Complainant: John Wheeler

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>
302.8 Motor vehicles.	<i>Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i>, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.</i>
301.3 Vacant structures and land.	<i>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.</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/cut and maintained within city regulatory code.
302.8 Motor vehicles.	All vehicles must be operable, registered, plated and insured or removed from property.
301.3 Vacant structures and land.	Vacant structure must be made and kept secure. All windows and doors must be in working order to prevent blight and unlawful entry.

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

Due date: 5/8/25



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: Jerri Lynn Johnson Relationship owner: _____

On date: 3/20/25 time being: 10:30 A.M.

Personal Service _____

Posted on property _____ and at City Hall _____

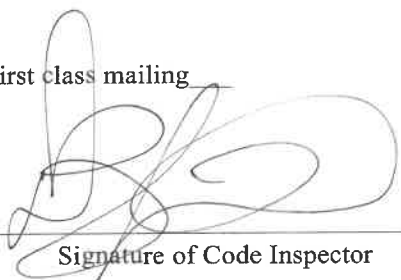
Certified Mail, Return Receipt requested X

Refused to sign _____, drop service _____

First class mailing _____

Don White

Print Name of Code Inspector


 Signature of Code Inspector



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

RETURNED
NOT DELIVERED

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000007

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: Jerri Lynn Johnson

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INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Date: 1/16/25

Complaint X CE Personnel Observation XComplainant: John WheelerCE 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>
302.8 Motor vehicles.	<i>Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i>, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.</i>
301.3 Vacant structures and land.	<i>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.</i>
302.5 Rodent harborage.	<i>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.</i>



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Violation Code	Corrective Action
302.4 Weeds.	All vegetation on and around property must be trimmed/cut and maintained within city regulatory code.
302.8 Motor vehicles.	All vehicles must be operable, registered, plated and insured or removed from property.
301.3 Vacant structures and land.	Vacant structure must be made and kept secure. All windows and doors must be in working order to prevent blight and unlawful entry.
302.5 Rodent harborage.	All items on property providing harborage for rodents and other pests must be cleaned, removed or secured to prevent current and future harborage.

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

Due date: 3/27/25



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

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

On date: 3/20/25 time being: 10:30 A.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

Refused to sign ☐, drop service ☐

First class mailing ☐

Don White

Print Name of Code Inspector

Signature of Code Inspector



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302.8 Motor vehicles	All vehicles must be operable, registered, plated and insured or removed from property.
301.3 Vacant structures and land.	Vacant structure must be made and kept secure. All windows and doors must be in working order to prevent blight and unlawful entry.
302.5 Rodent harborage.	All items on property providing harborage for rodents and other pest must be cleaned, removed or secured to prevent current and future harborage.

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: 2/17/25



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: Jerri Lynn Johnson _____ Relationship owner: _____

On date: 1/16/25 _____ time being: 4:00 P.M. _____

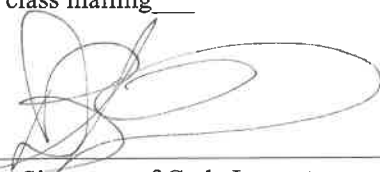
Personal Service _____

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 # 25-00000007

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: Jerri Lynn Johnson

Address: 295 SW Montgomery

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 1/16/25

Complaint X CE Personnel Observation X

Complainant: John Wheeler

CE Personnel: Don White

Violation Code

Violation Description

302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.5 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
302.4 Weeds.	All vegetation on and around property must be trimmed/cut and maintained within city regulatory code.
302.8 Motor vehicles.	All vehicles must be operable, registered, plated and insured or removed from property.
301.3 Vacant structures and land.	Vacant structure must be made and kept secure. All windows and doors must be in working order to prevent blight and unlawful entry.
302.5 Rodent harborage.	All items on property providing harborage for rodents and other pests must be cleaned, removed or secured to prevent current and future harborage.

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

Due date: 3/27/25



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: Jerri Lynn Johnson Relationship owner: _____

On date: 3/20/25 time being: 10:30 A.M.

Personal Service ☐

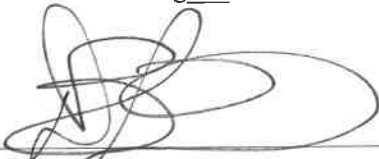
Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000007

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: Jerri Lynn Johnson

Address: 295 SW Montgomery Drive

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Date: 1/16/25

Complaint X CE Personnel Observation X

Complainant: John Wheeler

CE Personnel: Don White

Violation Code

Violation Description

302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.5 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
302.4 Weeds.	All vegetation on and around property must be trimmed and maintained within city regulatory code.
302.8 Motor vehicles	All vehicles must be operable, registered, plated and insured or removed from property.
301.3 Vacant structures and land.	Vacant structure must be made and kept secure. All windows and doors must be in working order to prevent blight and unlawful entry.
302.5 Rodent harborage.	All items on property providing harborage for rodents and other pest must be cleaned, removed or secured to prevent current and future harborage.

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: 2/17/25



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: Jerri Lynn Johnson _____ Relationship owner: _____
 On date: 1/16/25 _____ 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



10/27/25



10/27/25



DEPARTMENT OF CITY MANAGEMENT
201 South Marion Avenue
Lake City, Florida 32051
Telephone: (386) 755-2726
dcm@laketownshipfla.gov

NOTICE OF VIOLATION
CODE ENFORCEMENT - SPECIAL MAGISTRATE
CASE # 24-00000097

In the name of Lake City, Florida, the undersigned Code Enforcement Division certifies that he/she has personally grounds to believe and does believe that on or at the date below, the following violations of the Code of Lake City were noticed at the property located at:

Name: James L. Jones
Address: 201 SW Montgomery

INITIAL INSPECTION (OFFICIAL, INITIAL TEAM PROMPTED BY)

Date: 1/16/25 Complaint # 24-00000097 CH Received/Inspected 24-00000097
Complainant: John Thibault CH Received: John Thibault

Violation Code

Violation Description

201.4 Weeds	Private and common property shall be maintained free from weeds or plant growth to a height of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all growth, annual plants and vegetation, other than trees or shrubs provided, however, the weeds shall not include cultivated flowers and gardens.
201.6 Motor vehicles	Vehicle or vehicles left in other locations, impeding or obstructing traffic shall not be parked, kept or stored on any premises and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being scrapped or dismantled. Parking of vehicles in prohibited areas shall result in an approved space being used.
201.7 Vehicle maintenance and load	Vehicle structures and contents thereof or vehicle load shall be maintained in a clean, safe, secure and sanitary condition as provided herein or so as to cause a neighboring property or adversely affect the public health or safety.

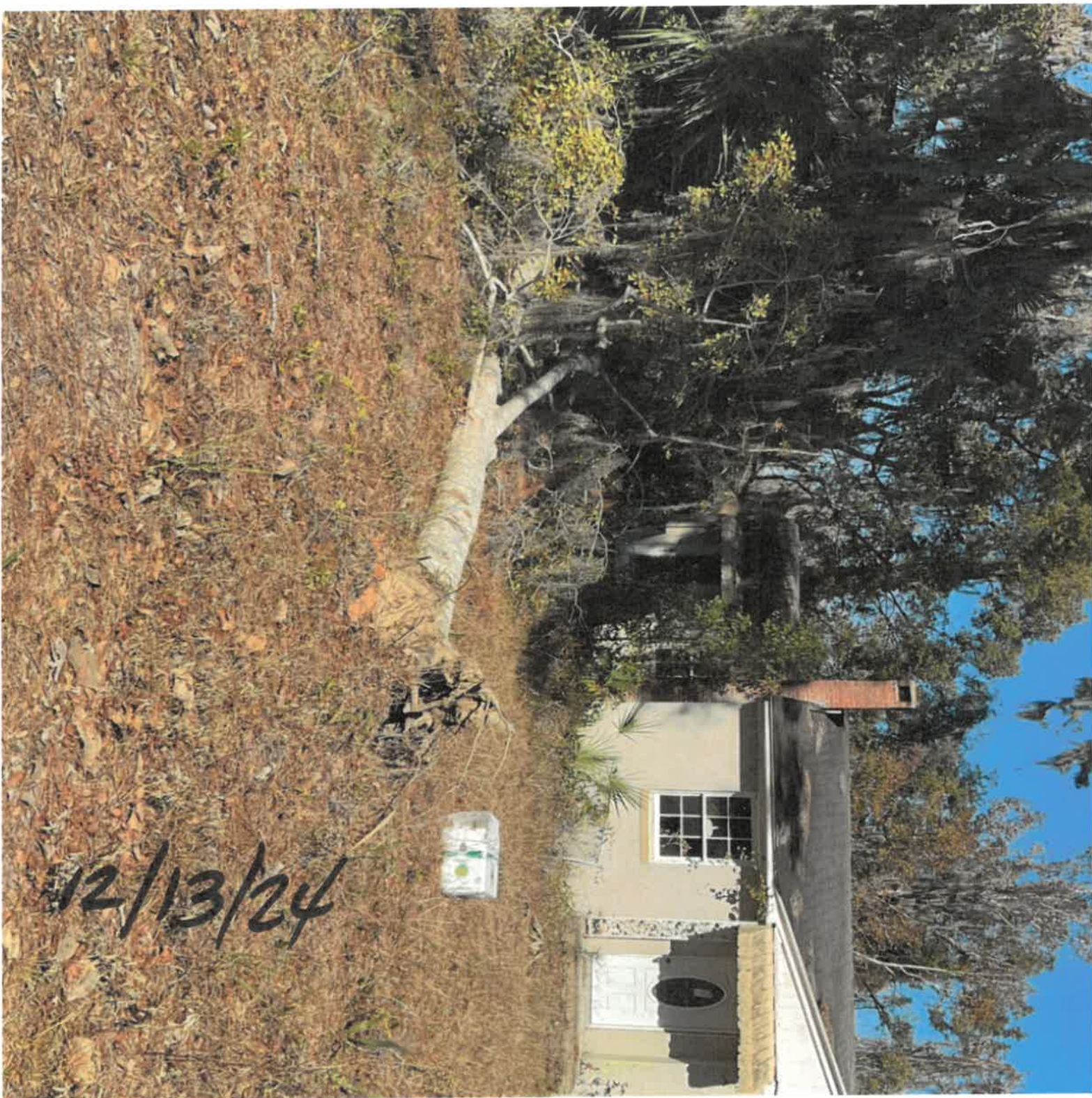
2/1/2025

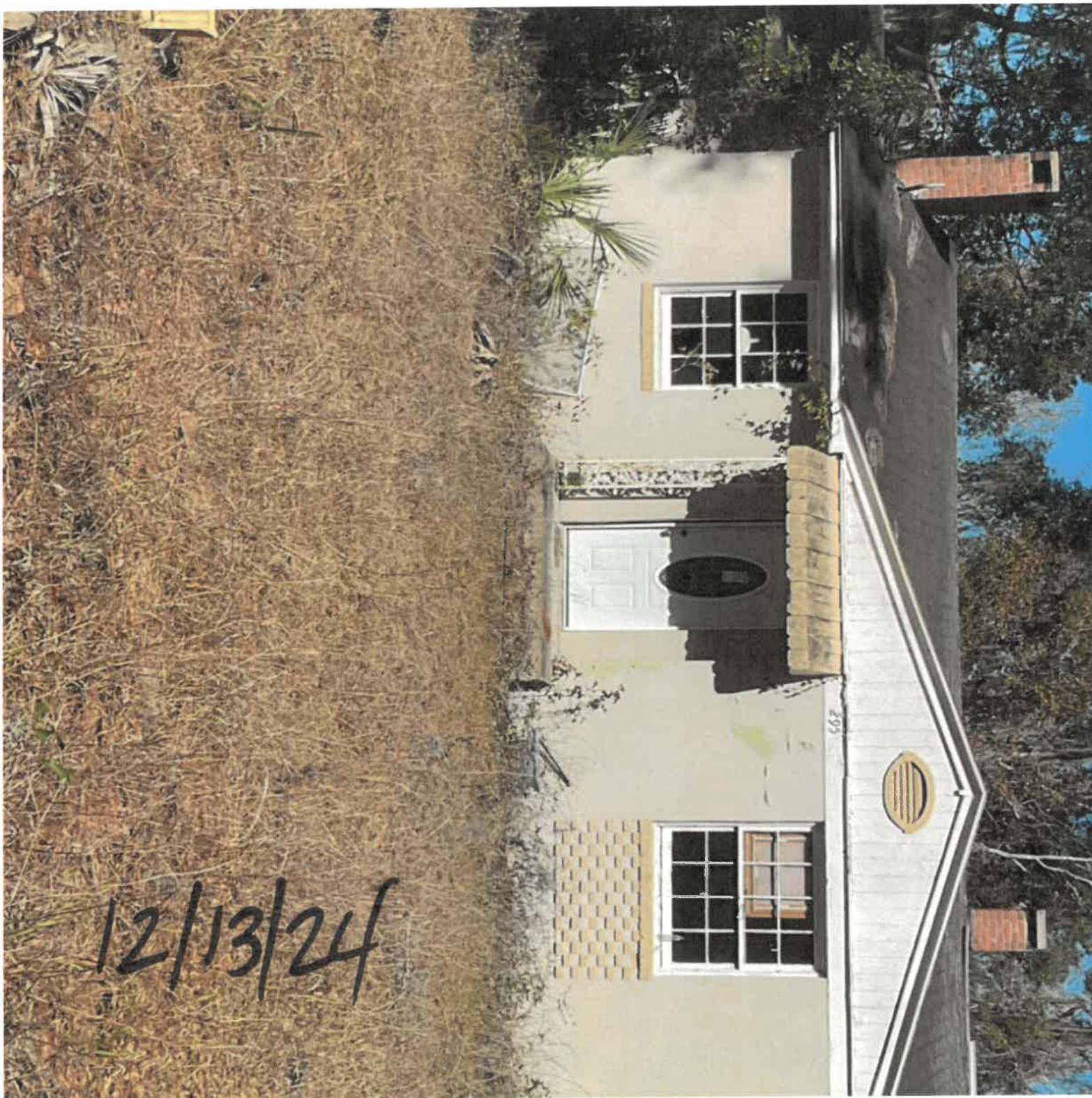
4/18/25

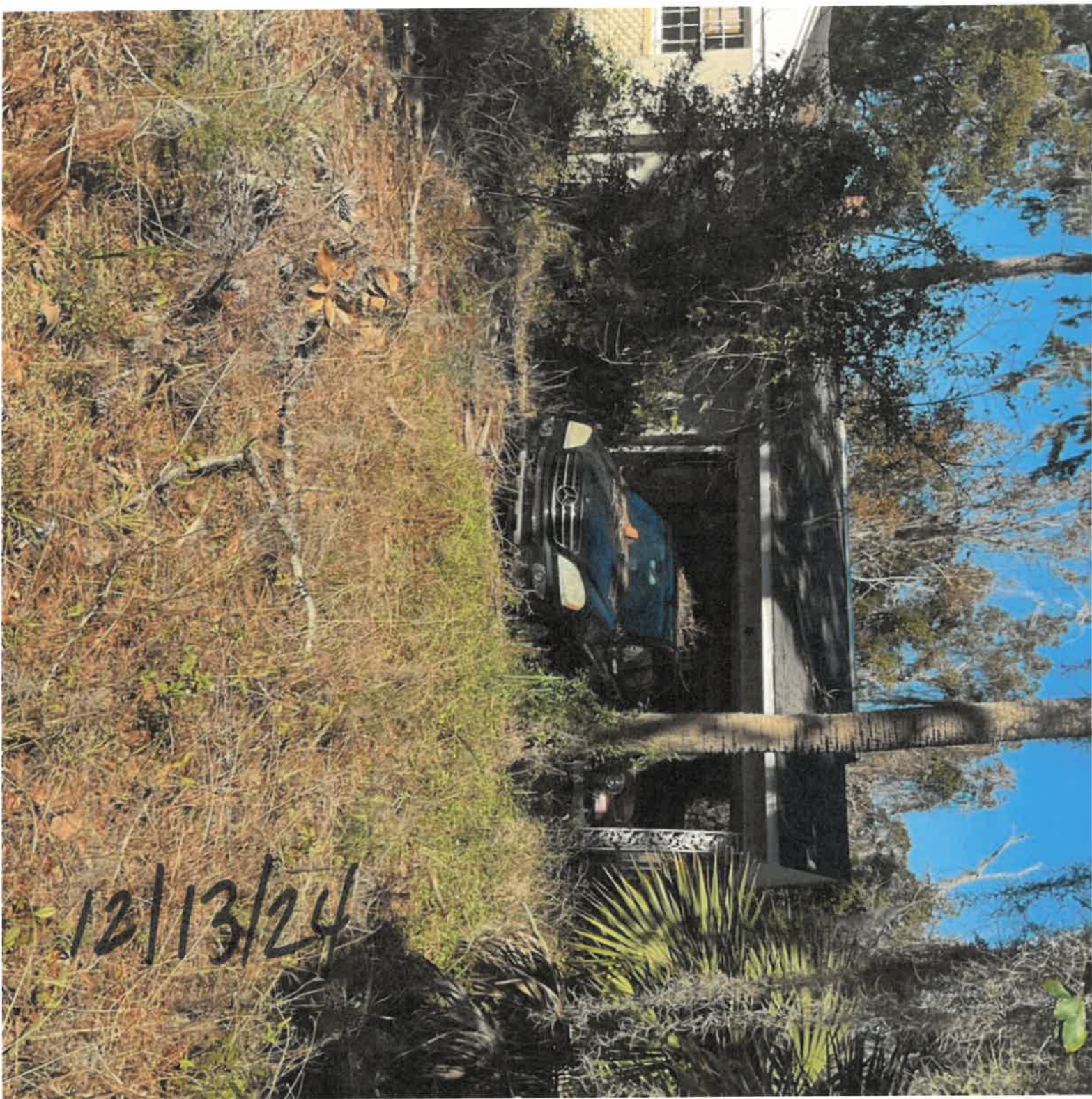
41825

418125









City of Lake City

Code Enforcement

205 N. Marion Ave.
Lake City, Florida 32055

Jerri Lynn Johnson
3328 RIVERBANK DRIVE
MIDDLEBURG, FL 32068

CASE #
0007

Case#
0007

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:
JERRY LYNN JOHNSON
3323 RIVERBANK DRIVE
MIDDLEBURG, FL 32068

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

☐ Registered Mail™

☐ Certified Mail®

☐ Signature Confirmation™

☐ Collect on Delivery

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™ Delivery

☐ Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9590 9402 9016 4122 8444 38

Article Number (Transfer from service label)
9589 0710 5270 2886 2480 85

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

Domestic Return Receipt

Certified Mail

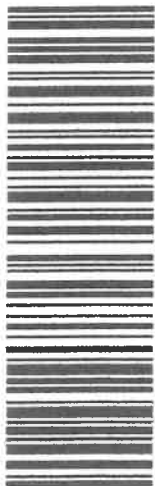
- A receipt (this portion of the card) for your delivery.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® 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 not available for Priority Mail items.
- For an additional fee, and endorsement on the mail, the following services are available:
 - Return receipt service.
 - Return receipt (including signature) service.

You can request a hard copy of delivery (including signature) service. For complete PS Form 3811, attach PS Form 3800, January 2020.

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



9589 0710 5270 2886 2480 85
9589 0710 5270 2886 2480 85

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

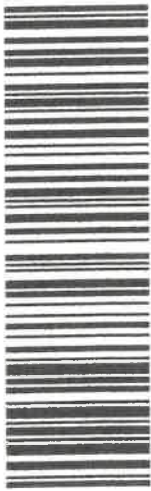
For delivery information, visit our website at www.usps.com®.

Official Use

Certified Mail Fee \$ <u>4.05</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ <u>4.12</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.85</u>	
Total Postage and Fees \$ <u>9.02</u>	
Sent To <u>JERRI LYNN JOHNSON</u> Street and Apt. No., or PO Box No. <u>3320 RIVERBANK DRIVE</u> City, State, ZIP+4® <u>MIDDLEBURG, FL 32068</u>	

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

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



9589 0710 5270 1815 1129 54
9589 0710 5270 1815 1129 54

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 \$ <u>4.85</u>	Postmark Here
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy) \$ <u>4.15</u>	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>.65</u>	
Total Postage and Fees \$ <u>9.65</u>	
Sent To <u>JERRY LYNN JOHNSON</u>	
Street and Apt. No., or PO Box No. <u>248 NW FOREST MEADOWS AVENUE</u>	
City, State, ZIP+4 [®] <u>LAKE CITY, FL 32055</u>	

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

WS AVE

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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: JEREE LYNN JOHNSON 248 NW FOREST WADOWS AVE LAKE CITY, FL 32055		A. Signature X □ Agent	
2. Article Number (Transfer from service label) 9589 0710 5270 1815 1129 54 PS Form 3811, July 2020 PSN 7530-02-000-9053		B. Received by (Printed Name) □ Addressee	
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		D. Is delivery address different from item 1? □ Yes If YES, enter delivery address below: □ No	

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available with Certified Mail service or Certified Mail service of insurance coverage on certain Priority Mail items.
- For an additional fee, and endorsement on the mail, the following services are available:
 - Return receipt service, or
 - Signature Confirmation, or
 - Restricted Delivery

PS Form 3800, January 2019

**Tracking Number:**

9589071052701815113128

Remove X

Copy

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

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

February 17, 2025

Notice Left (No Authorized Recipient Available)

LAKE CITY, FL 32024

February 12, 2025, 12:31 pm

Arrived at Post Office

LAKE CITY, FL 32055

February 12, 2025, 8:00 am

Hide Tracking History

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

gl=1*1wdm6oj*_gcl_au*ODY5MDUyOTIzLjE3MzQ1NDk5NDE.*_ga*MTI0ODM2NjA0OC4xNzM0NTQ5OTQy*_ga_3NXP3C8S9V*MTc0MDY3ODMzNC43LjEuMTc0MDY3

Feedback

Text & Email Updates

**USPS Tracking Plus®**

Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Item i.

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



9589 0710 5270 1815 1131 28
9589 0710 5270 1815 1131 28

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 fees appropriate)	
☐	Return Receipt (hardcopy)
☐	Return Receipt (electronic)
☐	Certified Mail Restricted Delivery
☐	Adult Signature Required
☐	Adult Signature Restricted Delivery

Postage	
\$	9.65

Total Postage and Fees	
\$	14.50

Sent To
JERALD VINN JOHNSON
Street and Apt. No., or PO Box No.
156 SW LEGION DRIVE
City, State, ZIP+4[®]
LAKE CITY, FL 32024

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

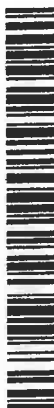
Postmark
Here

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:

NEEL LYNN JOHNSON
156 SW LEGION DRIVE
LAKE CITY, FL 32024



9590 9402 8577 3244 7290 97

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1131 28

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

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail s

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

Important Reminders:

- You may purchase Certified First-Class Mail®, First-Class Mail®, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available with Certified Mail service or with Certified Mail service with insurance coverage outside certain Priority Mail Items.
- For an additional fee, and endorsement on the mail, the following services:
 - Return receipt service, of delivery (including the electronic version. For complete PS Form 3811 Receipt; attach PS Form

PS Form 3800, January 20

Item i.

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

CERTIFIED MAIL



9589 0710 5270 1815 1126 33
9589 0710 5270 1815 1126 33

068
1126
33

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

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

OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)	
☐	Return Receipt (hardcopy)
☐	Return Receipt (electronic)
☐	Certified Mail Restricted Delivery
☐	Adult Signature Required
☐	Adult Signature Restricted Delivery
Postage \$ 4.65	
Total Postage and Fees \$ 9.65	

Sent to
JACK LYNN JOHNSON
3328 Riverbank Drive
Mableton, GA 30068
City, State, ZIP+4[®]

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

Postmark
Here

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:

JERRI LYNN BRANSON
3328 RIVERBANK DRIVE
MIDDLEBURGH, FL 32068

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

2. Article Number (Transfer from service label)

9590 9402 8577 3244 7294 24
9589 0710 5270 1815 1126 33

33
Mail
Mail Restricted Delivery

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

Domestic Return Receipt

Certified Mail service

- 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 service with First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not provided with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
 - Return receipt service, including hard copy or electronic version. For complete PS Form 3811, see [psforms.net](#). For *Receipt*, attach PS Form 3811.

PS Form 3800, January 2019

Item i.

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



9589 0710 5270 1815 1129 54

FIRST-CLASS



ZIP 32055
02 7H
0006089559 FEB 27 2025

\$ 009.64⁰



JERRI LYNN JOHNSON
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

FEB 28

NIXIE 326 DC 1 7203/24/25

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32055391805 *1991-00319-24-24

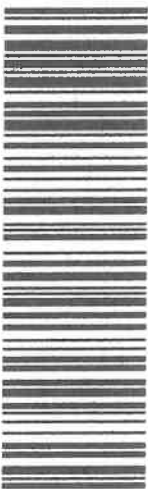


32055-3918

CERTIFIED MAIL[®]

City of Lake City

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



9589 0710 5270 1815 1131 28

FIRST-CLASS



ZIP 32055
02 7H
0006089559 FEB 11 2025

\$ 009.64⁰



JERRI LYNN JOHNSON
156 SW LEGION DRIVE
LAKE CITY, FL 32024

NIXIE 326 DC 1 0003/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

1st NOTICE 2/12
2nd NOTICE 2/17

2/12/25
JB NL

UNC 32055391805 *2191-00311-05-35



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:

JERRY LYNN JOHNSON
156 SW LEGION DRIVE
LAKE CITY, FL 32024



9590 9402 8577 3244 7290 97

2. Article Number (Transfer from service label)

19589 0710 5270 1415 14131 28

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOR A POSTED 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:

JERRY LYNN JOHNSON
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055



9590 9402 8577 3244 7292 95

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Item 1

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

CERTIFIED MAIL



JACKSONVILLE FL 320

APR 2025 PM 11

FIRST-CLASS

9589 0710 5270 2886 2480 85



US POSTAGE
IMPRINTED BY SOWES
ZIP 32055
02 7H
0006089559
\$ 009.64
APR 08 2025

4/10
Jeri Lynn Johnson
3328 Riverbank Drive
Middleburg, FL 32068

NIXIE

326 DE 1

0004/28/25

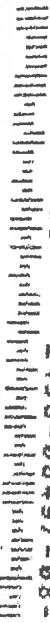
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9327020042286481

UNC
32068-2055-3918

BC: 32055391805

*1438-08497-08-40



CERTIFIED MAIL

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

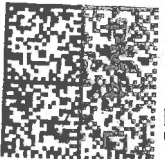


JACKSONVILLE FL 320

17 JAN 2025

FIRST-CLASS

9589 0710 5270 1815 1126 33



US POSTAGE
IMPRINTED BY SOWES
ZIP 32055
02 7H
0006089559
\$ 009.64
JAN 17 2025

Jeri Lynn Johnson
3328 Riverbank Drive
Middleburg, FL 32068

NIXIE

326 DE 1

0002/06/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32055-3918

32068-42200

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:

JEFF LYNN JOHNSON
3328 RIVERBANK DRIVE
MIDDLEBURGH, FL 32068



9590 9402 8577 3244 7294 24

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1126 33

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

Domestic Return Receipt

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

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:

JEFF LYNN JOHNSON
3328 RIVERBANK DRIVE
MIDDLEBURGH, FL 32068



9590 9402 9016 4122 8444 38

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 85

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

Domestic Return Receipt

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

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

File Attachments for Item:

ii. Case # CE 25-00000136, Parker J. Douglas & Michelle T. Larson, as owners, Parker J. Douglas & Michelle T. Larson, as respondents, gives address as 613 SE Church Avenue Lake City, FL 32025, located on parcel # 00-00-00-14208-000.

Violations:

1. IPMC 302.4 Weeds



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: 9/15/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes No Best Time To Call: _____
Address of Complaint: 613 SE Church Avenue Nature
of Complaint: Overgrowth Repeat Violation

How long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes No If yes, who? Douglas J Parker & Michelle T Larson 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: 9/15/25 Via: Person Case Number Assigned 202500000196
Notes:

Case Data Sheet for case # 25-00000196Parcel# 14208-000Address: 590 NW Madison StreetOwner: Douglas J Parker & Michelle T LarsonDate of first inspection: 9/15/251st Notice of Violation sent: 9/16/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

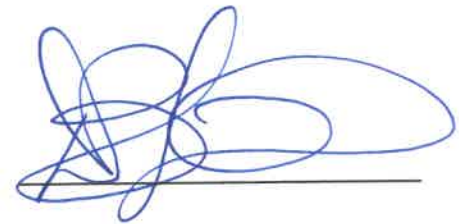
Notice posted in City Hall:

_____Mailing Cost/Date: \$10.44 / 9/16/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-14208-000

GSA GIS

Pictometry

Owners

PARKER DOUGLAS J
LARSON MICHELLE T
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

Parcel Summary

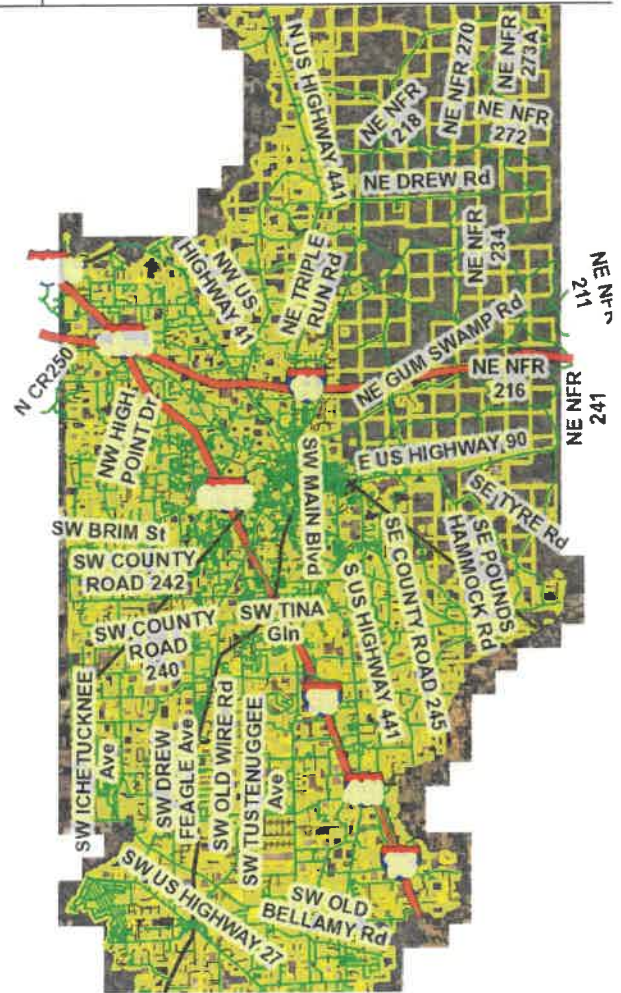
Location	613 SE CHURCH AVE
Use Code	0800: MULTI-FAM <10
Tax District	1: CITY OF LAKE CITY
Acreage	.1600
Section	32
Township	3S
Range	17
Subdivision	S DIV

Legal Description

S DIV: S 70 FT OF LOTS 20 & 21
BLOCK E KRIPNERS S/D
ORB 464-689, 597-666, 782-1125
FJ 859-362,944-1304,POA 1011-
1231,1233,QC 1014-1973,QC 1262
-48

Working Values

	2026
Total Building	\$67,400
Total Extra Features	\$250
Total Market Land	\$7,000
Total Ag Land	\$0



	2026
Total Market	\$74,650
Total Assessed	\$74,650
Total Exempt	\$0
Total Taxable	\$74,650
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$67,400	\$59,473	\$55,509	\$48,370	\$46,668	\$41,666	\$40,872
Total Extra Features	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Total Market Land	\$7,000	\$7,000	\$7,000	\$7,000	\$6,650	\$6,650	\$6,650
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$74,650	\$66,723	\$62,759	\$55,620	\$53,568	\$48,566	\$47,772
Total Assessed	\$73,395	\$66,723	\$61,182	\$55,620	\$53,423	\$48,566	\$47,772
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$73,395	\$66,723	\$61,182	\$55,620	\$53,423	\$48,566	\$47,772
SOH Diff	\$1,255	\$0	\$1,577	\$0	\$145	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1262/0048	2013-07-31	<u>U</u>	11	QUIT CLAIM DEED	Improved	\$100	Grantor: PALMA AKINS Grantee: DOUGLAS J PARKER & MICHELLE T LARSON
<u>QC</u> 0944/1304	2002-01-16	<u>Q</u>	06	QUIT CLAIM DEED	Improved	\$100	Grantor: JOHN M PIERCE Grantee: CARMEN PETERSON FNA CARMEN PIERCE
<u>WD</u> 0782/1125	1993-11-16	<u>Q</u>		WARRANTY DEED	Improved	\$36,500	Grantor: JAMES PENNY Grantee: JOHN M PIERCE
<u>WD</u> 0597/0666	1986-07-01	<u>Q</u>		WARRANTY DEED	Improved	\$35,500	
<u>03</u> 0464/0689	1981-03-01	<u>Q</u>			Improved	\$38,300	
<u>03</u> 0455/0395	1980-10-01	<u>Q</u>			Improved	\$33,000	

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000196

Respondent Douglas J Parker & Michelle T Larson

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

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

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

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

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

Name _____ Relationship Owner

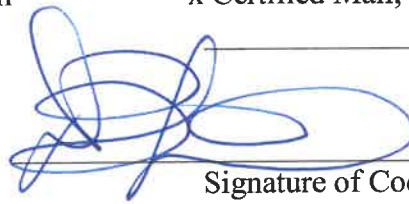
On date 9/15/25 time being 4:30 ☐ Personal Service

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

☐ First class mailing

☐ Refused to sign, drop service

Don White
Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000196 REPEAT 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: Douglas J Parker & Michelle T Larson
Address: 613 SE Church Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 9/15/25

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

Violation Code

Violation Description

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.



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 grass and yard vegetation must be cut / maintained within ordinance standards.

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: _____ 10/16/25 _____



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
growthmanagement@lcfia.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: Douglas J Parker & Michelle T Larson Relationship owner: Owner

On date: 9/15/25 time being: 9:30 A.M.

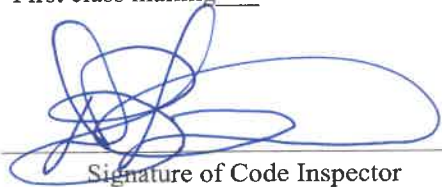
Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing

Refused to sign , drop service

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



PUBLIC NOTICE

NOTICE OF MEETING
The Board of Directors of the City of San Francisco will hold a public hearing on the proposed amendments to the City Charter, Chapter 3.1, Article III, Section 3.1.1, on Tuesday, June 15, 2010, at 10:00 a.m. in the Board Room, 100 California Street, San Francisco, CA 94111. The hearing will be held in accordance with the provisions of the California Public Access Law (CPAL), which requires that the public be given an opportunity to be heard on any proposed action of a public body. The hearing will be held in accordance with the provisions of the CPAL, which requires that the public be given an opportunity to be heard on any proposed action of a public body. The hearing will be held in accordance with the provisions of the CPAL, which requires that the public be given an opportunity to be heard on any proposed action of a public body.

NOTICE OF MEETING
The Board of Directors of the City of San Francisco will hold a public hearing on the proposed amendments to the City Charter, Chapter 3.1, Article III, Section 3.1.1, on Tuesday, June 15, 2010, at 10:00 a.m. in the Board Room, 100 California Street, San Francisco, CA 94111. The hearing will be held in accordance with the provisions of the California Public Access Law (CPAL), which requires that the public be given an opportunity to be heard on any proposed action of a public body. The hearing will be held in accordance with the provisions of the CPAL, which requires that the public be given an opportunity to be heard on any proposed action of a public body. The hearing will be held in accordance with the provisions of the CPAL, which requires that the public be given an opportunity to be heard on any proposed action of a public body.



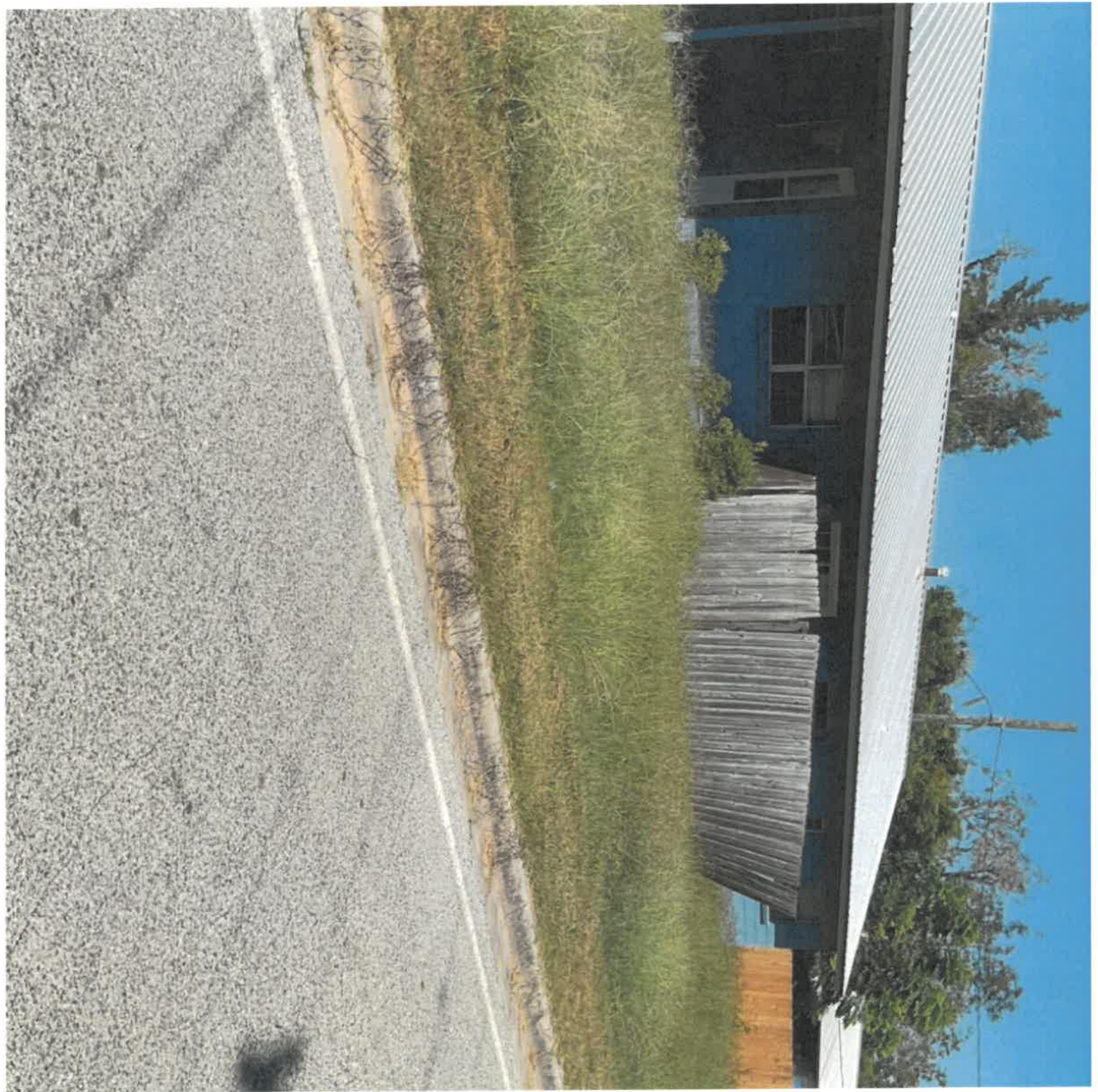












CERTIFIED MAIL®



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

9589 0710 5270 2886 2489 55
9589 0710 5270 2886 2489 55

DC
MI
35
LA

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

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

Certified Mail Fee \$ <u>5.30</u>	
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$ <u>4.40</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ <u>4.70</u>	
Total Postage and Fees \$ <u>10.40</u>	

Postmark
Here

Sent To
Douglas J. Parker & Michele T. Larson
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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

#196

CASE # 196

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

CERTIFIED MAIL®

9589	0710	5270	2886	2488	01
9589	0710	5270	2886	2488	01

ET LA280-1

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com . OFFICIAL USE	
Postmark Here	☐ Adult Signature Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Certified Mail Restricted Delivery \$ ☐ Return Receipt (electronic) \$ ☐ Return Receipt (hardcopy) \$ Extra Services & Fees (check box, add receipt appropriate) \$ \$5.00
	Total Postage and Fees \$ Sent To J. P. Jones & Michael T. Larson Street and Apt. No., or PO Box No. 555 SW NIGHTINGALE DRIVE City, State, ZIP+4® LAKESIDE, FL 32024
PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions	

DO NOT DETACH AND DO NOT SIGNATURES AND DO NOT PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

DOUGLAS J PARKER &
MICHELLE T LARSON
355 SW NIGHTSHADE DRIVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8430 28

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2488 01

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

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not provided with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
 - Return receipt service, including electronic version. For more information, see the complete PS Form 3811, July 2020 PSN 7530-02-000-9053. Receipt; attach PS Form 3811, July 2020 PSN 7530-02-000-9053.

PS Form 3800, January 2020

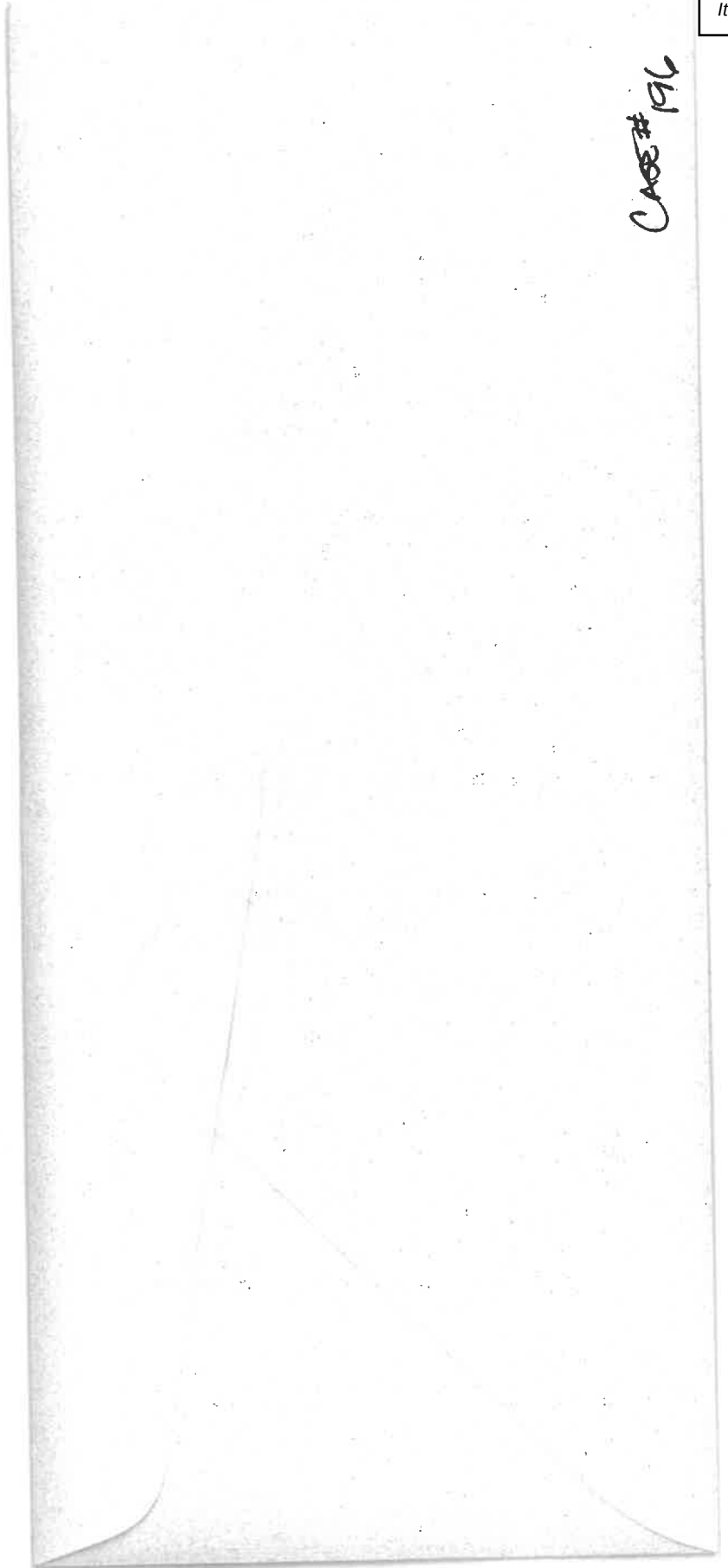
Domestic Return Receipt

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

DOUGLAS J FALKER & MICHAEL T LARSON
355 SW NIGHTSHADE DRIVE
LAKE CITY, FL 32024

CASE # 1916

CASE # 196



PRIOR

CASE #

25000000136

5/28/25



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: 5/28/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 613 SE Church Avenue Nature
of Complaint: Illegal dumpster/ Overgrowth/ Dilapidated damaged structure

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Douglas J Parker & Michelle T Larson 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: 5/28/25 Via: Person Case Number Assigned 202500000136
Notes:

Case Data Sheet for case # 25-00000136Parcel# 14208-000Address: 613 SE Church AvenueOwner: Douglas J Parker & Michelle T LarsonDate of first inspection: 5/29/251st Notice of Violation sent: 5/29/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

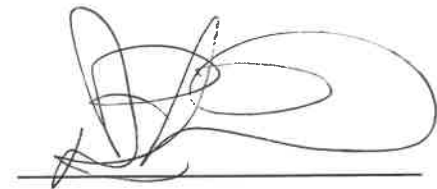
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 5/29/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-14208-000

Owners

PARKER DOUGLAS J
LARSON MICHELLE T
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

Parcel Summary

Location	613 SE CHURCH AVE
Use Code	0800: MULTI-FAM <10
Tax District	1: CITY OF LAKE CITY
Acreage	.1600
Section	32
Township	3S
Range	17
Subdivision	S DIV

Legal Description

S DIV: S 70 FT OF LOTS 20 & 21
BLOCK E KRIPNERS S/D
ORB 464-689, 597-666, 782-1125
FJ 859-362,944-1304,POA 1011-
1231,1233,QC 1014-1973,QC 1262
-48

Working Values

	2025
Total Building	\$67,400
Total Extra Features	\$250
Total Market Land	\$7,000
Total Ag Land	\$0

GSA GIS

Pictometry



	2025
Total Market	\$74,650
Total Assessed	\$73,395
Total Exempt	\$0
Total Taxable	\$73,395
SOH Diff	\$1,255

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$59,473	\$55,509	\$48,370	\$46,668	\$41,666	\$40,872
Total Extra Features	\$250	\$250	\$250	\$250	\$250	\$250
Total Market Land	\$7,000	\$7,000	\$7,000	\$6,650	\$6,650	\$6,650
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$66,723	\$62,759	\$55,620	\$53,568	\$48,566	\$47,772
Total Assessed	\$66,723	\$61,182	\$55,620	\$53,423	\$48,566	\$47,772
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$66,723	\$61,182	\$55,620	\$53,423	\$48,566	\$47,772
SOH Diff	\$0	\$1,577	\$0	\$145	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1262/0048	2013-07-31	<u>U</u>	11	QUIT CLAIM DEED	Improved	\$100	Grantor: PALMA AKINS Grantee: DOUGLAS J PARKER & MICHELLE T LARSON
<u>QC</u> 0944/1304	2002-01-16	<u>Q</u>	06	QUIT CLAIM DEED	Improved	\$100	Grantor: JOHN M PIERCE Grantee: CARMEN PETERSON FNA CARMEN PIERCE
<u>WD</u> 0782/1125	1993-11-16	<u>Q</u>		WARRANTY DEED	Improved	\$36,500	Grantor: JAMES PENNY Grantee: JOHN M PIERCE
<u>WD</u> 0597/0666	1986-07-01	<u>Q</u>		WARRANTY DEED	Improved	\$35,500	
<u>03</u> 0464/0689	1981-03-01	<u>Q</u>			Improved	\$38,300	
<u>03</u> 0455/0395	1980-10-01	<u>Q</u>			Improved	\$33,000	

Buildings

Building # 1, Section # 1, 41666, MULTI-FAMILY

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBltd	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
2700	03	1475	2223	\$134,801	1964	1964	0.00%	50.00%	50.00%	\$67,400

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
FR	Frame	03	MASONRY
SH	Story Height	0.00	
RMS	RMS	0.00	
STR	Stories	0	0
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,475	100%	1,475
FCP	220	25%	55
FCP	220	25%	55
FOP	35	30%	10
UOP	84	20%	17
UOP	84	20%	17
UST	105	45%	47



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000136

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: Douglas J Parker & Michelle T Larson

Address: 613 SE Church Avenue

INITIAL INSPECTION PROMPTED BY:	
INITIAL INSPECTION	
Date: 5/29/25	Complaint <u>_X_</u> CE Personnel Observation <u>_X_</u> Complainant: <u>Don White</u> CE Personnel: <u>Don White</u>

Violation Code	Violation Description
302.7 Accessory structures.	Accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.
Sec.83-13	Standards for private collectors and outside collectors. (a) <i>Requirements during construction.</i> Prior to the issuance of a building permit by the city building official for the construction of a new structure or the extensive renovation or modification of an existing structure, provisions must be made for the on-site storage and handling of refuse. (b) <i>Procedures for removal of construction wastes.</i> Builders, building contractors and construction tradesman shall use city-designated services for removing from the site all construction and demolition wastes (excepting earth) emanating from their work. Privately operated or company-owned waste disposal services may be used when approved by the city manager or designee. Builders shall be responsible for removal and lawful disposal of excavated earth materials within 30 days of accumulation. (c) <i>Responsibility for removal of waste by producer.</i> It shall be unlawful for any person upon vacating or moving from any dwelling, storeroom or any other building situated within the corporate limits to fail to remove all garbage, rubbish and debris from such building and premises and grounds appurtenant thereto, or to fail to place said waste in an approved sanitary container for disposal in accordance herewith. Failure of a renter; lessee, and/or tenant to comply with this requirement shall obligate the property owner of record to fulfill the responsibility of compliance with this chapter. (d) <i>Transportation over city streets.</i> Collectors of commercial refuse and collectors of refuse collected from outside the city desiring to haul over the streets of the city may do so provided they use vehicles designed or outfitted so as to prevent the refuse carried therein from being blown, dropped or spilled from said vehicle.



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

Violation Code	Corrective Action
302.7 Accessory structures.	Damaged, broken and/or fallen fencing and fence panels must be repaired and maintained in structurally sound condition.
Sec.83-13	The City of Lake City has an exclusive service contract for all waste handling and removal to be arranged through Waste Pro. No other waste containers may be used within the city limits. All others must be immediately removed from the property and a Waste Pro receptacle must be arranged and used.
302.4 Weeds.	All vegetation on and around property must be trimmed/cut and maintained within city regulatory code.



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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: 6/29/25



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: Douglas J Parker & Michelle T Larson Relationship owner: Owner

On date: 5/29/25 time being: 4:00 P.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

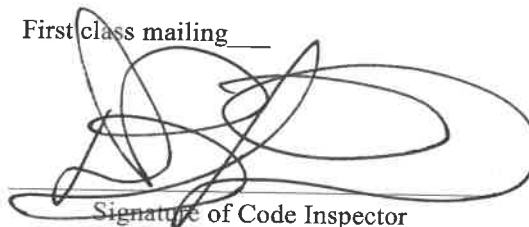
Certified Mail, Return Receipt requested ☒

First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector


 Signature of Code Inspector



5/29/25



5/29/25



5/29/25



5/29/25



5/29/25



5/29/25



5/29/25



5/29/25

Michelle Lawson

CERTIFIED MAIL®



9589 0710 5270 2886 2482 52
9589 0710 5270 2886 2482 52

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

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

Certified Fee \$ 4.95

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

☐ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark Here

Total Postage and Fees \$ 9.05

Sent To Douglas J Parker & Michelle Lawson

Street and Apt. No. or PO Box No. 355 SW NIGHTSHADE DR

City, State, ZIP+4® LAKE CITY, FL 32024

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

3557

Lake City
enforcement
lation Ave.
Florida 32055

Item ii.

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:

DOUGLAS J PARKER &
MICHELLE T LABOOL
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024



9590 9402 9016 4122 8441 93

2. Article Number (Transfer from service label)

9589 0720 5270 2886 2482

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

52 Mail Restricted Delivery (OVER \$500)

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card)
- 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® service, or Priority Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service. Insurance coverage automatically applies to 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 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

File Attachments for Item:

iii. Case # CE 25-00000159, Antonio Johnson, as owner, Antonio Johnson, as respondent, gives address as 988 NE Bascom Norris Drive Lake City, FL 32055, located on parcel # 28-3S-17-11174-004.

Violations:

1. IPMC 108.1.1 Unsafe structures
2. IPMC 108.1.3 Structure unfit for human occupancy
3. IPMC 301.3 Vacant structures and land



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: July 3, 2025 Name (required) Sylvester Warren
Phone: (386)623-7152 Address: 930 NE Joe Coney Terr Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 988 NE Bascom Norris Dr Nature
of Complaint: Dilapidated structure

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

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

Date Received: July 3, 2025 Via: Phone Case Number Assigned 25-00000159
Notes:

Officer M. Sova

Case Checklist: Case # 25-00000159, Address 988 NE Bascom Norris Dr

A. Case Information:

- Code Enforcement Complaint Form: X
- Case Data Sheet: X
- Property Appraiser Sheet: X
- Tax Bill Sheet: X
- Photos: X

B. Certified Mailing of Notice of Violation (Dated) 7/3/2025

C. Returned Certified Mailing of Notice of Violation (Dated) _____
(signed/unsigned)

D. Certified Mailing of 2nd NOV and NOH (Dated) 9/23/25

E. Notice of Public Hearing Posted on Property and City Hall (Dated) 10/22/25

F. Affidavit of Posting X

G. Affidavit of Certified Mail of Hearing X

H. Affidavit of Compliance/Non-Compliance _____

I. Re-Hearing Letter (Dated) _____

J. Certified Mail of Re-Hearing Letter (Dated) _____

K. Copies of Certified Mail Sent Out _____

Other documentation in file:

7/3/2025 \$9.64 Postage

7/3/2025 \$.69 Postage

9/23/25 \$11.18

9/23/25 \$11.18

COLUMBIA COUNTY Property Appraiser

Parcel 28-3S-17-11174-004 <https://search.ccpafl.com/parcel/11174004173S28>

988 NE BASCOM NORRIS DR

Owners

JOHNSON ANTONIO
1550 CAPITAL CIRCL SW STE 8
TALLAHASSEE, FL 32310

Use: 0200: MOBILE HOME

Subdivision: NE DIV

Legal 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....



Tax Bill Detail

Payment Options

If Paid By 7/31/2025

This Bill: \$1,020.59

All Bills: \$2,031.69

Cart Amount: \$0.00

Bill 34271 -- Pay Now

Pay All Bills

 Print Bill / Receipt Register for E-Billing

Property Appraiser

Property Tax Account: R11174-004

JONES GLORIA

Year: 2024 Bill Number: Owner: JONES GLORIA

Tax District: 34271

1 Property Type:

Real Estate

MAILING ADDRESS:

JONES GLORIA

633 MATHIS RD

CAIRO GA 39827

PROPERTY ADDRESS:

988 BASCOM NORRIS

LAKE CITY 32055

Taxes & Fees All Unpaid Bills Assessments

Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2022	36390	2024-905303	Antonio Johnson	04/02/2025	\$1,066.66
2021	35645	2023-1800522	JONES GLORIA/IVR	04/12/2024	\$806.54
2020	29036	2022-1506369	JOHNSON R11174-004	05/01/2023	\$801.66
2019	28870	2022-1506369	JOHNSON R11174-004	05/01/2023	\$1,061.41
2018	28805	2020-1800383	JONES GLORIA (DECEASED)/IVR	03/31/2021	\$958.97
2017	28683	2019-3804810	jaunita flucas	06/03/2020	\$1,046.40
2016	28663	2018-1800466	JONES GLORIA (DECEASED) ivr	04/22/2019	\$936.69
2015	28585	2017-3504477	SHOMARI DUKES	03/09/2018	\$1,068.30
2014	28513	2016-1800152	JONES GLORIA (DECEASED) ivr	03/31/2017	\$790.73
2013	28576	2013-9510311	CAP ONE AS COLL ASSN RMCTL2013	07/31/2014	\$699.44
2012	28556	2014-3206843	FLUCAS JUANITA	02/20/2015	\$756.97
2011	28581	2014-3206843	FLUCAS JUANITA	02/20/2015	\$2,219.88

2011	28581	2011-9992606		03/02/2012	(\$24.62)
2011	28581	2010-3303526	FLUCAS JUANITIA	07/01/2011	\$107.43
2010	132949	2010-9992209		01/21/2011	(\$131.12)
2010	132949	2010-3500973	JUANIT FLUCA	01/21/2011	\$102.11
2010	132949	2010-1101137	JUANITA FLUCAS	12/29/2010	\$309.93
2010	132949	2009-3306099	FLUCAS JUANITIA	06/30/2010	\$163.36
2009	132953	2011-3501471	JONES GLORIA (DECEASED- JUANITA	03/02/2012	\$911.79
2008	132713	2010-2502031	JUANITA FLUCAS	02/01/2011	\$1,102.58
2007	132033	2009-2502751	JUANITA FLUCAS	03/01/2010	\$815.25
2007	132033	2006-2606239	FLUCAS JUANITA	06/29/2007	\$167.71
2006	131400	2006-1700313	JUANITA FLUCAS	06/11/2007	\$840.24
2005	130715	2005-2306807	FLUCAS JUANITA	09/29/2006	\$482.76
2004	129854	2004-2501762	JUANITA FLUCAS	05/10/2005	\$407.56
2003	129314	2003-2701645	JUANITA FLUCAS	05/25/2004	\$364.22
2002	128861	2002-2501541	JONES GLORIA	03/25/2003	\$425.82
2001	128237	2002-3101485	FLUCAS JUANITA	02/14/2003	\$809.71
2000	127618	2000-3004252	JONES GLORIA	02/05/2001	\$620.21
1999	127145	1999-1001301	JONES GLORIA	11/18/1999	\$26.88
1998	126717	1998-1003083	JONES GLORIA	01/11/1999	\$27.44
1997	126080	1997-1001464	JONES GLORIA	11/21/1997	\$26.88
1996	125343	1996-3000681	JONES GLORIA	11/08/1996	\$26.88
1995	124835	1995-1001004	JONES GLORIA	11/17/1995	\$26.88
1994	124592	1994-3004400	JONES GLORIA	01/18/1995	\$19.60
1993	123960	1993-3004526	JONES GLORIA	01/24/1994	\$19.60
1992	123339	1992-1008173	JONES GLORIA	05/11/1993	\$44.63
1991	123047	1994-3004400	JONES GLORIA	01/18/1995	\$73.05

Item iii.

1990	22888	1990- 2001375	JONES GLORIA	04/26/1991	\$20.60
1989	2235500.0004	1989- 1006299	JONES GLORIA	04/24/1990	\$20.00



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000159 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: **Antonio Johnson**

Address: **988 NE Bascom Norris Drive Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **07/03/2025**

Complaint X CE Personnel Observation _____
Complainant: Sylvester Warren CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 108.1.1 Unsafe structures.	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
IPMC 108.1.3 Structure unfit for human occupancy.	A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i> , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public.
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 108.1.1 Unsafe structures.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on the property.
IPMC 108.1.3 Structure unfit for human occupancy.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on the property.
IPMC 301.3 Vacant structures and land.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on 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:

Due date: **Attend Special Magistrate hearing scheduled for November 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: Antonio Johnson Relationship owner: Owner

On date: September 23, 2025 time being: 2:35 pm

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign , drop service

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector



DEPARTMENT OF GROWTH MANAGEMENT
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NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000159

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: **Antonio Johnson**

Address: **988 NE Bascom Norris Drive Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **07/03/2025**

Complaint X CE Personnel Observation
Complainant: Sylvester Warren CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 108.1.1 Unsafe structures.	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the <i>occupants</i> of the structure by not providing minimum safeguards to protect or warn <i>occupants</i> in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that <u>partial or complete collapse is possible</u> .
IPMC 108.1.3 Structure unfit for human occupancy.	A structure is unfit for human <i>occupancy</i> whenever the <i>code official</i> finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks <i>ventilation</i> , illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the <i>occupants</i> of the structure or to the public.
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 108.1.1 Unsafe structures.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on the property.
IPMC 108.1.3 Structure unfit for human occupancy.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on the property.
IPMC 301.3 Vacant structures and land.	This structure is unfit for human occupancy and the structure is unsafe and lacking maintenance. Elements of the weather are entering the structure. This structure has been neglected for some time and needs to be repaired or demolished and is unsafe to the community. Please contact the City to discuss this issue. A Special Magistrate hearing can be scheduled where possible a lien be placed on 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:

Due date: **August 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: Antonio Johnson Relationship owner: Owner

On date: July 3, 2025 time being: 1:00 pm

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign , drop service

Marshall Sovia
 Print Name of Code Inspector


 Signature of Code Inspector



FA

Item iii.

Tracking Number:

Remove X

9589071052702886251207

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

Latest Update

Your item was delivered to an individual at the address at 12:08 pm on September 29, 2025 in TALLAHASSEE, FL 32310.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Delivered
Delivered, Left with Individual
TALLAHASSEE, FL 32310
September 29, 2025, 12:08 pm

Arrived at USPS Regional Facility
TALLAHASSEE FL DISTRIBUTION CENTER
September 28, 2025, 10:45 am

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
September 27, 2025, 9:36 pm

Hide Tracking History

Feedback

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

Text & Email Updates



USPS Tracking Plus®

Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Item iii.

**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, November 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

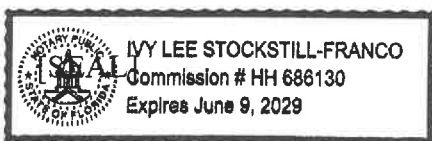
COUNTY OF COLUMBIA

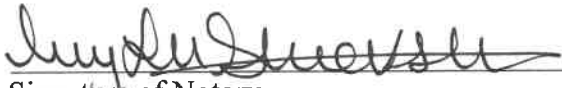
BEFORE ME, this day, 27th day of OCTOBER 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 27th day of OCTOBER 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: 988 NE Bascom Norris Drive AND 205 N Marion Ave, Lake City, FL. 32055.


Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 27th ____ day of OCTOBER 2025, by Marshall Sova
who is personally known to me.




Signature of Notary

____ Ivy Stockstill ____
Print or Type Name

My Commission expires: _____

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 25-00000159

Respondent: Antonio Johnson

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 November, 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.

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 Antonio Johnson Relationship Owner
On date October 27, 2025 time being 9:00 am

- ☐ Personal Service
☒ Certified Mail, Return Receipt requested
☐ Refused to sign, drop service

- ☒ Posted on property and at City Hall
☒ First class mailing


Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 25-00000159

Respondent: Antonio Johnson

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 November, 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.

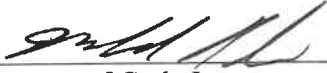
It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

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 <u>Antonio Johnson</u>	Relationship <u>Owner</u>
On date <u>September 23, 2025</u>	time being <u>2:44 pm</u>
☐ 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

11:53



Generative summary



REQUEST FOR EXTENSION OF TIME

Date: 07/27/2025

CEO: *M. Solis*CASE#: *25-159*

1. Property location: 988 NE Bascom Norris Dr. Lake City, FL 32055
2. Expiration date of notice: 8/3/2025 Additional time requested: 45 days
3. Reasons for extension: Financial problems
4. What will be done to resolve the Violation? Have to demo the mobile home down

By signing this request, I acknowledge receipt of the notice of violation.

Antonio A Johnson

Petitioner (Please Print)

Antonio Johnson

Mailing Address

1550 Capital circle sw ste#8

Tallahassee FL 32310

City, State and Zip Code

() 3862132679

Telephone Number

yahshua7.aj@outlook.com

Email Address

Petitioner's Signature

OFFICE USE ONLY

Does Code Enforcement C...er Agree with Request? Yes ☒ No ☐
If no, then why not?

Item iii.

DIRECTOR OF GROWTH MANAGEMENT

REQUEST: APPROVED ☐ DENIED ☐

NEW EXPIRATION DATE: Sept. 17, 2025

COMMENTS:

Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • growthmanagement@lcfla.com



Comment



Highlight



Draw



Text



Fill & Sign



Create PDF



More too

EXIT



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, November 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/CityOfLakeCity>.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that 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 SOYER
Code Enforcement Officer

POSTING CITY HALL

10/27/25



988 NE Biscorn Ave. 15

10/27/25

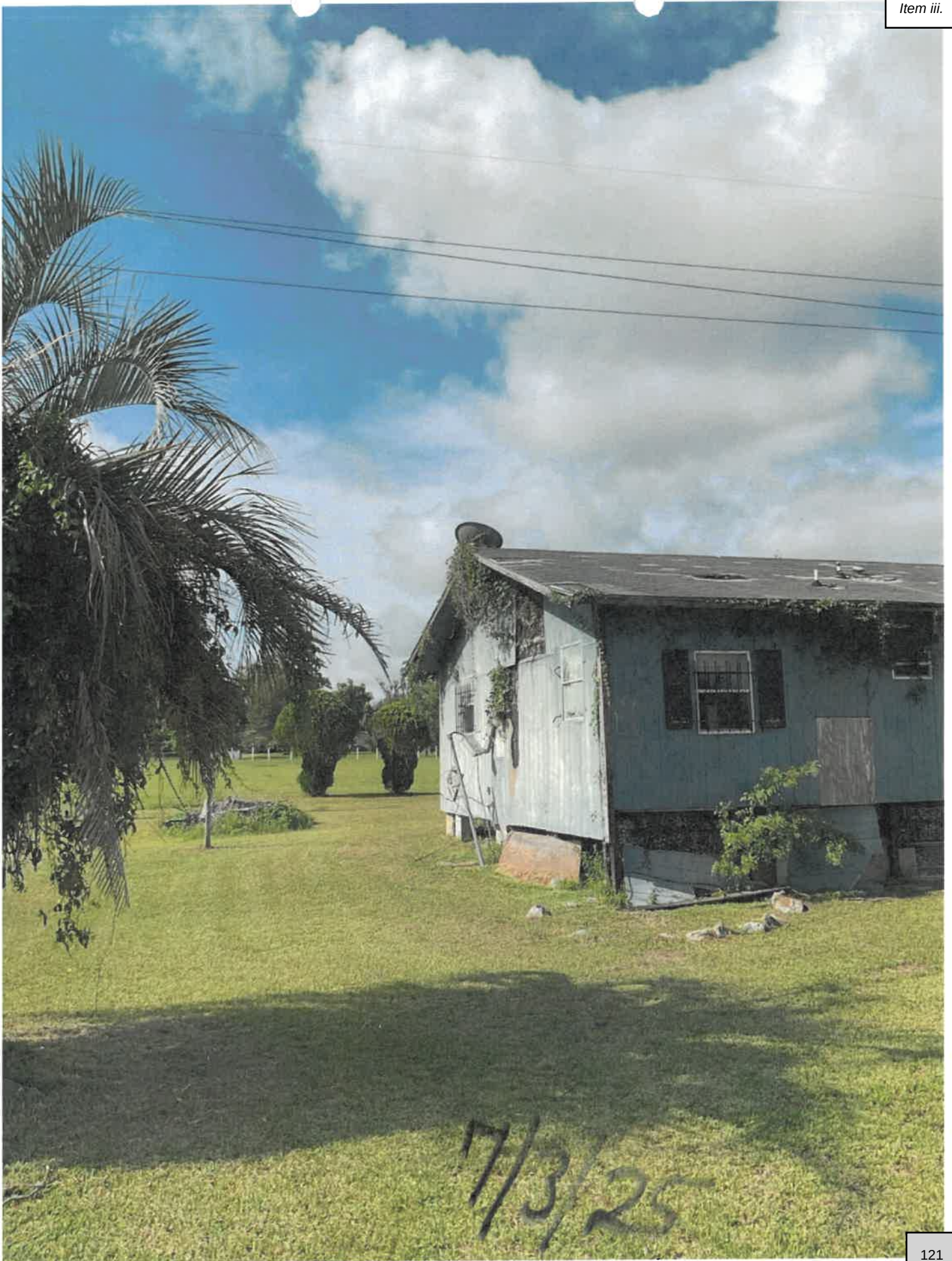


988 NE BASTON NO. 15

10/27/25









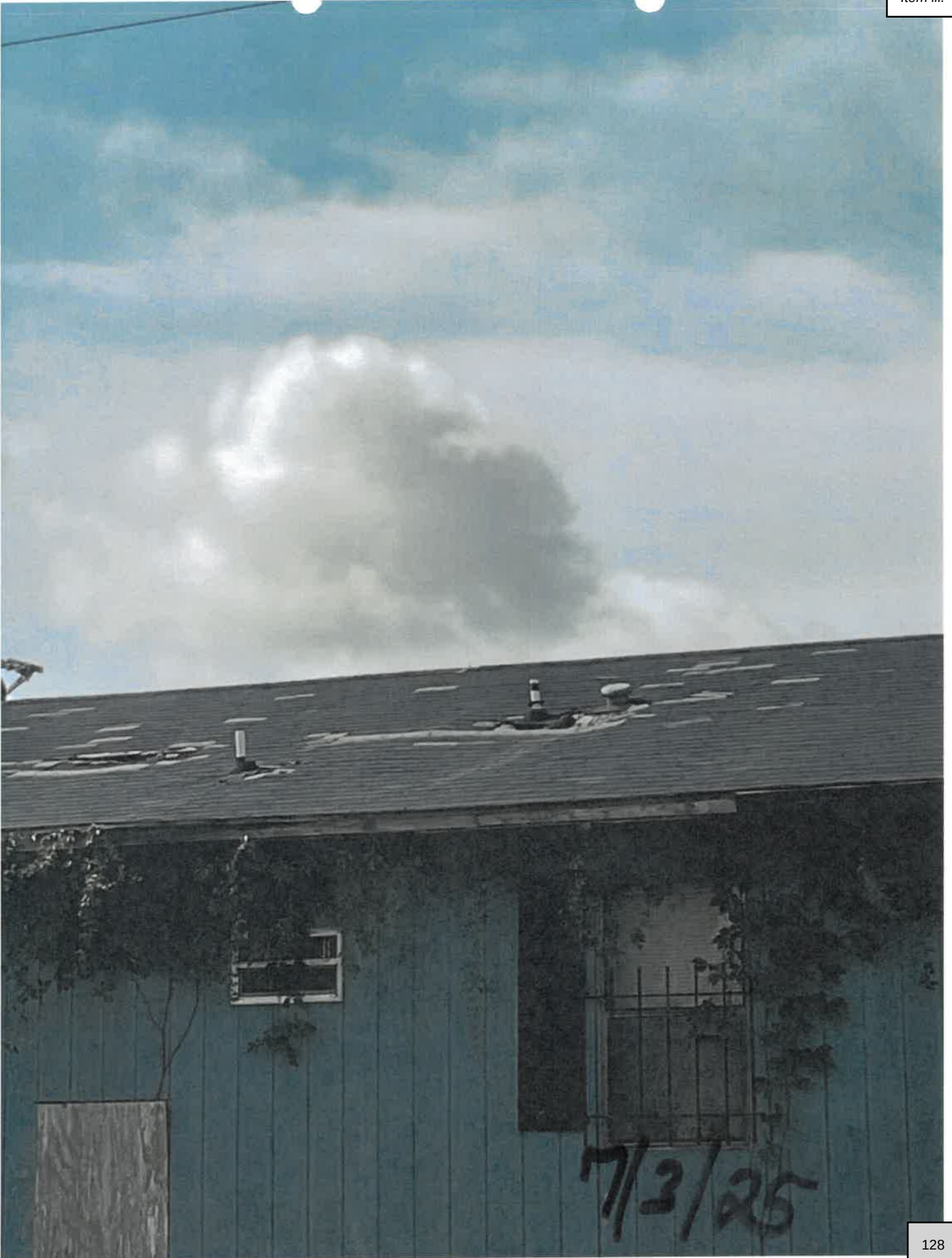












SENDER: COMPLETE THIS SECTION

- 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:

SYLVESTER WARREN
930 N Joe Conroy Tex.
Lake City FL 32055



9590 9402 9016 4122 8428 61

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2511 91

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

- ☐ Agent
☐ Addressee

C. Date of Delivery

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

- ☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☐ 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

Mail Restricted Delivery
(500)

Domestic Return Receipt

RETURNED 10/17/25

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:

*ANTONIO JOHNSON
1550 CAPITAL CIE. STE 8
TALLAHASSEE, FL 32310*



9590 9402 9016 4122 8428 78

Article Number (Transfer from service label)

9589 0710 5270 2886 2512 07
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
 - ☐ 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

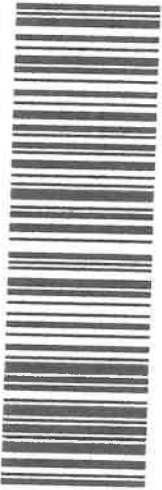
- A receipt (this portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service with Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- For an additional fee, an endorsement on the mailpiece may be obtained for the following services:
 - Return receipt (including signature)
 - Return receipt (including signature) with insurance coverage

You can request a hard copy of the return receipt (including signature) by attaching a PS Form 3800, January 2019, to the mailpiece.

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



9589 0710 5270 2886 2512 07
9589 0710 5270 2886 2512 07

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

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

Certified Mail Fee
\$ 5.30
Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ 4.40
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$.74
Total Postage and Fees
\$ 10.44

Sent To ANTONIO J. JORDAN
Street and Apt. No., or PO Box No. 1550 Capital Circle Ste 8
City, State, ZIP+4® TALLAHASSEE FL 32310

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

Postmark
Here

SINT 9/23/25

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

Antonio Johnson
1550 Capital Circle Ste 8
Tallahassee, FL 32310

Sent 9/23/25

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:

S/V LUSTEX Wmace
930 N Joe Conroy Tex.
Lake City FL 32055



9590 9402 9016 4122 8428 61

Article Number (Transfer from service label)

9589 0710 5270 2886 2511

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)

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
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

Mail Restricted Delivery

500)

Domestic Return Receipt

[illegible]

PS Form 3800, January



9589 0710 5270 2886 2511 91

9589 0710 5270 2886 2511 91

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

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

Certified Mail Fee

\$5.30

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

☒ Return Receipt (hardcopy)

\$2.40

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$.74

Total Postage and Fees

\$ 10.44

Sent To

SYLVIA J. VANCE
 930 NE Joe Gonyea Trl
 Lake City, FL 32055

PS Form 3800, January 2023 PSN 7530-02-000-90-7 See Reverse for Instructions

Postmark
Here

Sent 9/23/25

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

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

SENT 9/23/25
SYLVESTER WARREN
930 NE JOE CORKY TER.
LAKE CITY, FL 32055



9589 0710 5270 2886 2509 72

9589 0710 5270 2886 2509 72

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

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

Certified Mail Fee

\$4.85

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

☒ Return Receipt (hardcopy) \$4.75☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$1.65

Total Postage and Fees

\$6.25

Sent To

Antonio Johnson

Street and Apt. No., or PO Box No.

1550 CROWN CT. SW ST 8

City, State, ZIP+4®

TALLAHASSEE FL 32310

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

MAILED 7/3/25

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:

Antonio Johnson
1550 Capital Circle SW Ste. 8
TALLAHASSEE, FL 32310



9590 9402 9016 4122 8436 08

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2509 72

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? ☐ YesIf 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

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® service for First-Class Mail®, First-Class Mail® Extra, Registered Mail™, Registered Mail™ Restricted Delivery, Signature Confirmation™, Signature Confirmation™ Restricted Delivery, Insured Mail, Insured Mail Restricted Delivery, and Certified Mail service.
- Insurance coverage is provided for Certified Mail service up to \$500. For additional insurance coverage, you must purchase additional insurance.
- Return receipt services are available for Certified Mail, Registered Mail, Signature Confirmation, and Insured Mail.
- You can request a free electronic version of the receipt by attaching a PS Form 3800, January 2019, to the mailpiece.

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

ANTONIO TORRES
1550 CAPITAL CIRCLE SW SE-8
TALLAHASSEE, FL 32310

7/3/25 FIRST CLASS

File Attachments for Item:

iv. Case # CE 25-00000189, Chris Berger, as owner, Chris Berger, as respondent, gives address as 442 NW Hillsboro Street Lake City, FL 32055, located on parcel # 00-00-00-12275-000.

Violations:

1. IPMC 302.4 Weeds



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: 9/2/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email:
whited@lcfla.com

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 442 NW Hillsboro Street Nature
of Complaint: Overgrowth

How
long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? Yes No If yes, who? Chris Berger 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: 9/2/25 Via: Person Case Number Assigned 202500000189
Notes:

Case Data Sheet for case # 25-00000189Parcel# 12275-000Address: 442 NW Hillsboro StreetOwner: Chris BergerDate of first inspection: 9/2/251st Notice of Violation sent: 9/3/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

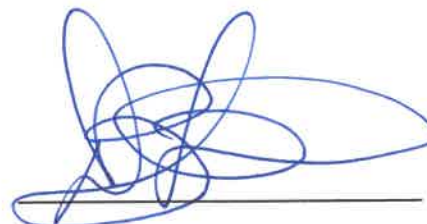
Notice posted in City Hall:

_____Mailing Cost/Date: \$10.44 / 9/3/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-12275-000

Owners

BERGER CHRIS
442 NW HILLSBORO ST
LAKE CITY, FL 32055

Parcel Summary

Location	442 NW HILLSBORO ST
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.2310
Section	31
Township	3S
Range	17
Subdivision	W DIV

Legal Description

W DIV:BEG NW COR, RUN E 78 FT, S 112 FT, W 89 FT, N 113 FT TO POB. BLOCK A

782-1099, 979-2508 THRU 2514, PR 984-661,
WD 1475-1928,



Working Values

	2025
Total Building	\$90,751
Total Extra Features	\$0
Total Market Land	\$9,595
Total Ag Land	\$0

	2025
Total Market	\$100,346
Total Assessed	\$100,346
Total Exempt	\$0
Total Taxable	\$100,346
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$85,082	\$77,791	\$78,396	\$66,119	\$60,451	\$55,728
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$9,595	\$9,595	\$9,595	\$7,575	\$7,575	\$7,575
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$94,677	\$87,386	\$87,991	\$73,694	\$68,026	\$63,303
Total Assessed	\$94,677	\$87,386	\$80,024	\$72,749	\$66,135	\$60,123
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$94,677	\$87,386	\$80,024	\$72,749	\$66,135	\$60,123
SOH Diff	\$0	\$0	\$7,967	\$945	\$1,891	\$3,180

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1475/1928	2022-09-14	Q	01	WARRANTY DEED	Improved	\$90,000	Grantor: BUCHANAN GAIL E Grantee: BERGER CHRIS
PR 0984/0661	2003-04-29	Q	01	PER REP DEED	Improved	\$100	Grantor: GAIL BUCHANAN AS PR OF L EDWARDS ESTATE Grantee: GAIL E BUCHANAN

Buildings

Building # 1, Section # 1, 60451, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1236	1474	\$139,617	1948	1948	0.00%	35.00%	65.00%	\$90,751

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000189
Respondent: Chris Berger

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 November, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Chris Berger Relationship Owner

On date 9/2/25 time being 11:45 Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000189 REPEAT 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: Chris Berger
Address: 442 NW Hillsboro Street

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint X CE Personnel Observation X
Date: 9/2/25 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
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.



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 grass and yard vegetation must be cut / maintained within ordinance standards.

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: _____ 10/3/25 _____



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: Chris Berger Relationship owner: Owner

On date: 9/3/25 time being: 9:30 A.M.

Personal Service ☐

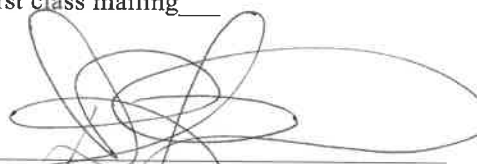
Posted on property ☐ and at City Hall ☐

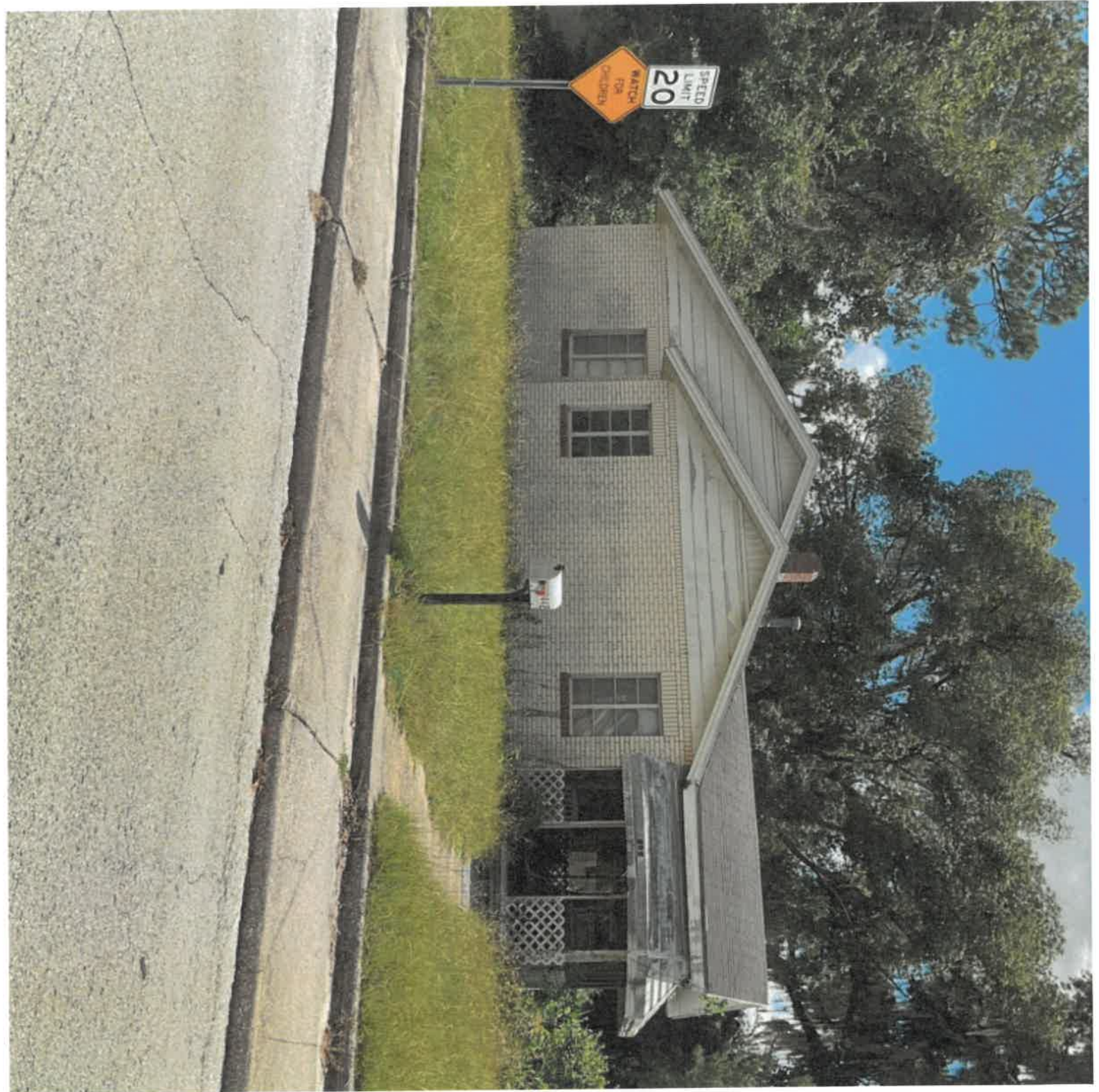
Certified Mail, Return Receipt requested ☒

First class mailing ☐

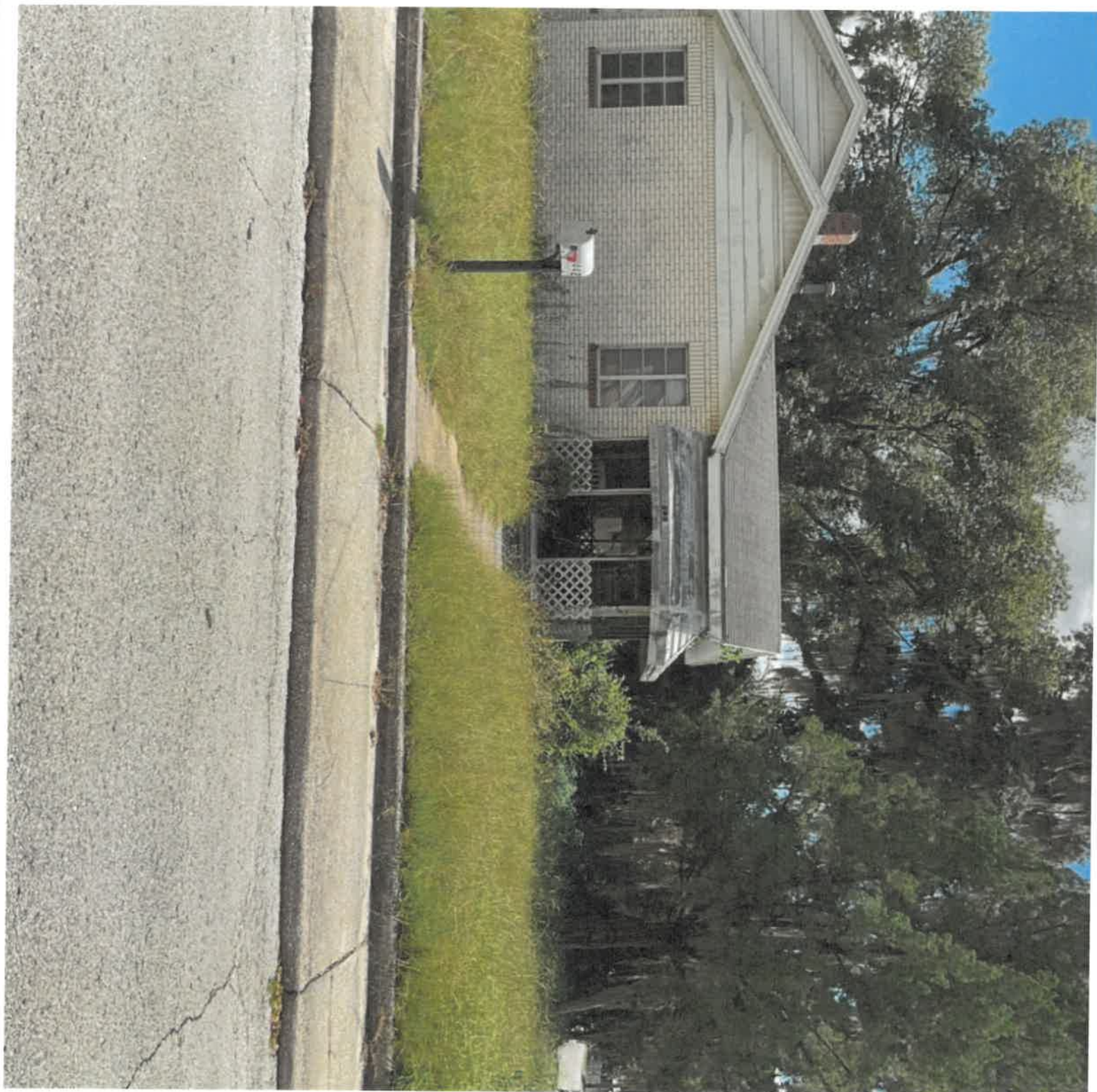
Refused to sign ☐, drop service ☐

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



9/2/25



912125



9/2/25



912125

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

Chris Beeger
442 NW Hillsboro Street
Lake City, FL 32055

CASE # 189

CASE# 189

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

CHRIS BERGER
442 NW HILLS BOLO STREET
LAKE CITY, FL 32055

CASE #
109

Item iv.

CASE #
189

CERTIFIED MAIL®



9589 0710 5270 2886 2487 40

9589 0710 5270 2886 2487 40

STREET

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$ 5.30

Extra Services & Fees (check box, add fee to postage)

- ☐ Return Receipt (hardcopy) \$ 4.40
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 7.40

Total Postage and Fees

\$ 10.40

Postmark
Here

Sent To

CHRIS BERGERE

Street and Apt. No., or PO Box No.

442 NW HILLSBORO STREET

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT NOTCH 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:

CHRIS BERGER
442 NW HILLS BOLO STREET
LAKE CITY, FL 32055



9590 9402 9016 4122 8434 55

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2487 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: ☐ Yes ☐ No

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

Domestic Return Receipt

189

Certified Mail

- A receipt (this portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including time and date)
- Signature (that is retained for a specified period)

Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, and endorsement on the mail, the following services are available:
 - Return receipt service, including delivery (including the delivery of the receipt to you)
 - You can request a hard copy of the receipt, or a complete PS Form 3811, or attach PS Form 3800, January 2010



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000189 REPEAT 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: Chris Berger

Address: 442 NW Hillsboro Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation X
Date: 9/2/25 Complainant: Don White CE Personnel: Don White

Violation Code

Violation Description

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.

UNDELIVERED



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 grass and yard vegetation must be cut / maintained within ordinance standards.

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: _____ 10/3/25 _____



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: Chris Berger Relationship owner: Owner

On date: 9/3/25 time being: 9:30 A.M.

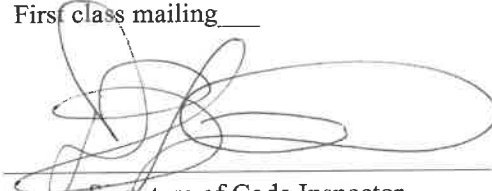
Personal Service ☐

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

September 2, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on November 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

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2500000189Respondent: Chris Berger

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 November, 2025, at (time) 5:30p.m.. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Kalinka De Freitas Camacho & Gabriela De Freitas Camacho Relationship

Owner

On date 9/2/25 time being 11:45 Personal Service

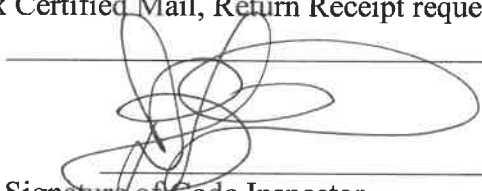
Posted on property and at City Hall

☒ 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

PRIOR
CASE#
2500000112
5/7/25



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: 5/7/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 893 NW Hillsboro Street Nature
of Complaint: Overgrowth

How long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Chris Berger 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: 5/7/25 Via: Person Case Number Assigned 202500000112
Notes:

Case Data Sheet for case # 25-00000112Parcel# 12275-000Address: 442 NW Hillsboro StreetOwner: Chris BergerDate of first inspection: 5/7/251st Notice of Violation sent: 5/8/252nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

Notice posted in City Hall:

_____Mailing Cost/Date: \$9.64 / 5/8/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-12275-000

Owners

BERGER CHRIS
442 NW HILLSBORO ST
LAKE CITY, FL 32055

Parcel Summary

Location	442 NW HILLSBORO ST
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.2310
Section	31
Township	3S
Range	17
Subdivision	W DIV

Legal Description

W DIV:BEG NW COR, RUN E 78 FT, S 112 FT, W 89 FT, N 113 FT TO POB. BLOCK A

782-1099, 979-2508 THRU 2514, PR 984-661, WD 1475-1928,



Working Values

	2025
Total Building	\$87,513
Total Extra Features	\$0
Total Market Land	\$9,595
Total Ag Land	\$0

	2025
Total Market	\$97,108
Total Assessed	\$97,108
Total Exempt	\$0
Total Taxable	\$97,108
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$85,082	\$77,791	\$78,396	\$66,119	\$60,451	\$55,728
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$9,595	\$9,595	\$9,595	\$7,575	\$7,575	\$7,575
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$94,677	\$87,386	\$87,991	\$73,694	\$68,026	\$63,303
Total Assessed	\$94,677	\$87,386	\$80,024	\$72,749	\$66,135	\$60,123
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$94,677	\$87,386	\$80,024	\$72,749	\$66,135	\$60,123
SOH Diff	\$0	\$0	\$7,967	\$945	\$1,891	\$3,180

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1475/1928	2022-09-14	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$90,000	Grantor: BUCHANAN GAIL E Grantee: BERGER CHRIS
<u>PR</u> 0984/0661	2003-04-29	<u>Q</u>	<u>01</u>	PER REP DEED	Improved	\$100	Grantor: GAIL BUCHANAN AS PR OF L EDWARDS ESTATE Grantee: GAIL E BUCHANAN

Buildings

Building # 1, Section # 1, 60451, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1236	\$134,636	1948	1948	0.00%	35.00%	65.00%	\$87,513



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000112

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

Name: Chris Berger
Address: 442 NW Hillsboro Street

INITIAL INSPECTION		INITIAL INSPECTION PROMPTED BY:	
Date: 5/7/25	Complaint <u> X </u>	CE Personnel Observation <u> X </u>	
	Complainant: <u>Don White</u>	CE Personnel: <u>Don White</u>	

Violation Code	Violation Description
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.



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 grass and yard vegetation must cut / maintained within ordinance standards.

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

Due date: _____ 6/7/25 _____



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

Warning

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

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

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

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

Name: Stuart Hale Corp Relationship owner: Owner

On date: 5/7/25 time being: 3:30 P.M.

Personal Service

Posted on property and at City Hall

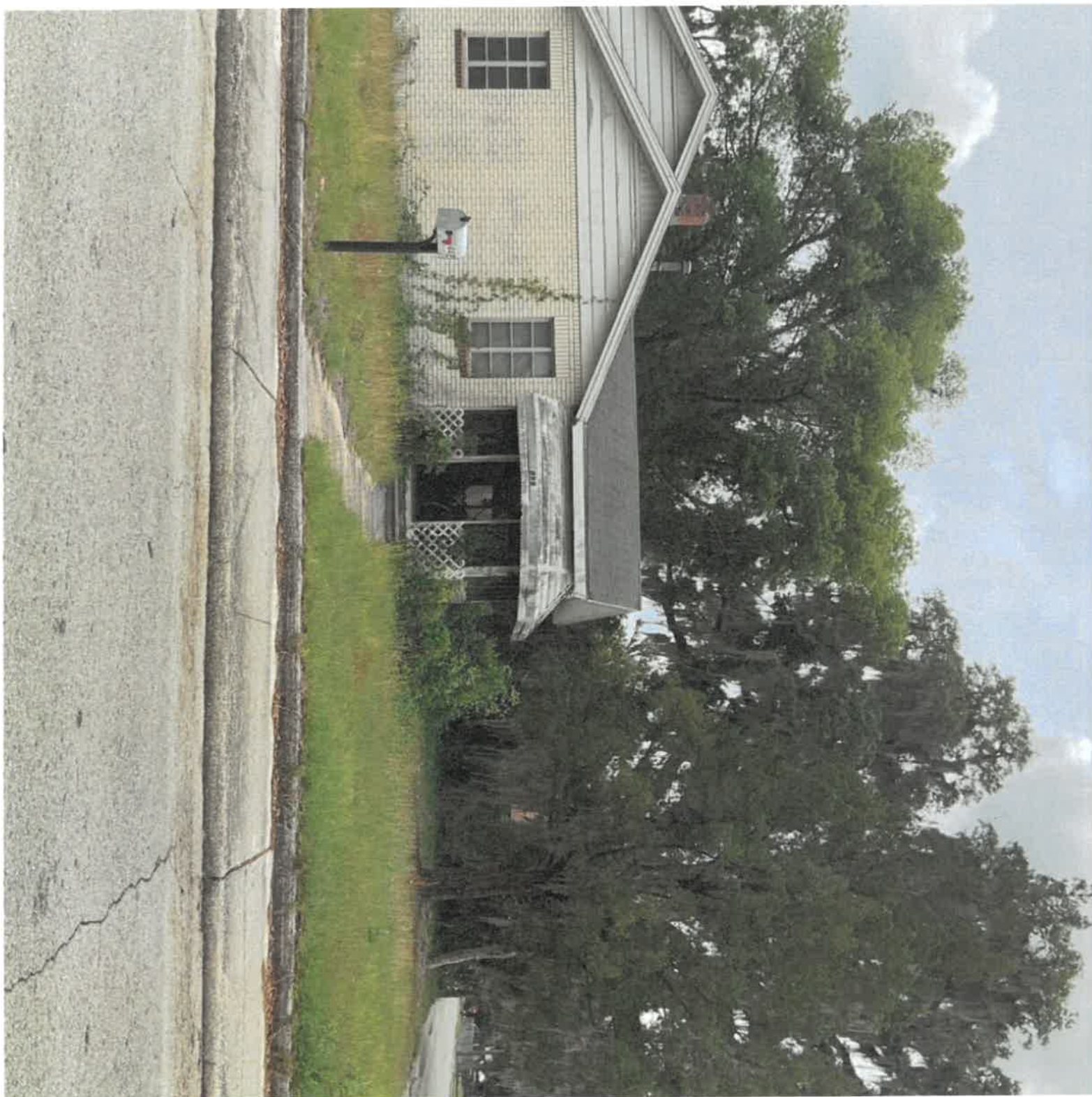
Certified Mail, Return Receipt requested X First class mailing

Refused to sign , drop service

Don White

Print Name of Code Inspector

Signature of Code Inspector



5/7/25





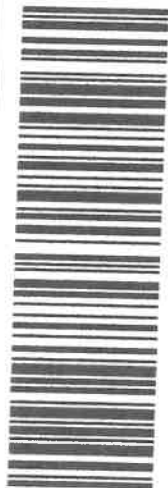
5/7/25



5/7/25

CERTIFIED MAIL®

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



9589 0710 5270 2886 2481 60
9589 0710 5270 2886 2481 60

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

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

Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.12
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$ 1.11
Total Postage and Fees
\$ 9.28

Sent To
CHRIS BERGER
Street and Apt. No., or PO Box No.
442 NW HILLS BORD STREET
City, State, ZIP+4®
LAKE CITY FL 32055

PS Form 3800, January 26, 2013 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:

*CHRIS BERGER
442 NW HILLSBORO ST
LAKE CITY, FL 32055*



9590 9402 9016 4122 8446 12

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2481 60

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
 - ☐ 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 se
■ A receipt (this portion of the
■ A unique identifier for your
■ Electronic verification of de
■ A record of delivery (includ
signature) that is retained
for a specified period.
Important Reminders:
■ You may purchase Certified
First-Class Mail®, First-Clas
or Priority Mail® service.
■ Certified Mail service is no
international mail.
■ Insurance coverage is not
with Certified Mail service d
of Certified Mail service d
insurance coverage auto
certain Priority Mail items
For an additional fee, and
endorsement on the mail
the following services:
- Return receipt service.
of delivery (including t
You can request a hard
electronic version. For
complete PS Form 3811
Receipt, attach PS For
PS Form 3800, January 20