

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

May 01, 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.

OLD BUSINESS

- i. Case # CE 24-00000079, Fannie Mae Jackson Et Al & Francene Cole Ruffin, as owners, Fannie Mae Jackson Et Al & Francene Cole Ruffin, as respondents, gives address as 533 NE Washington Street Lake City, FL 32055, located on parcel# 00-00-00-11759-000.

Violations:

1. IPMC 301.3 Vacant Structures and Land

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

Violations:

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

- iii. CE Case # 24-00000095, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 354 SE Brown Street Lake City, FL 32055, located on parcel # 00-00-00-13740-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions
2. IPMC 302.1 Sanitation

NEW BUSINESS

- iv. Case # CE 24-00000077, James H. Johnston & Janet A. Johnston, as owners, James H. Johnston & Janet A. Johnston as respondents, gives address as 495 NW Palm Drive Lake City, FL 32055, located on parcel # 31-3S-17-05976-001.

Violations:

1. IPMC 301.3 Vacant Structures and Land
2. IPMC 304.1.1 Unsafe conditions
3. IPMC 304.1 General

- v. Case # CE 24-00000083, Alberto H. Umeda, as owner, Alberto H. Umeda, as respondent, gives address as 786 SW Grandview Street Lake City, FL 32055, located on parcel # 06-4S-17-07945-003.

Violations:

1. City Ordinance Sec. 83-8.5- Prohibited and unlawful acts

ADJOURNMENT

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

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

File Attachments for Item:

i. Case # CE 24-00000079, Fannie Mae Jackson Et Al & Francene Cole Ruffin, as owners, Fannie Mae Jackson Et Al & Francene Cole Ruffin, as respondents, gives address as 533 NE Washington Street Lake City, FL 32055, located on parcel# 00-00-00-11759-000.

Violations:

1. IPMC 301.3 Vacant Structures and Land



Case Notes - IPMC - 2024-00000079

Date Descending

Run on 04/15/2025 10:41:37 AM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	04/15/2025 10:30:50 AM
On April 15, 2025 I posted the NOH and Affidavit of Posting at the property and City Hall. Photos were taken.		
Investigation	Marshall Sova	04/10/2025 03:24:36 PM
On April 10, 2025 the green card was returned to me as delivered on 4/7/2025 and signed for by Dorothea Ruffin.		
Investigation	Marshall Sova	03/31/2025 03:36:03 PM
On March 31, 2025 I posted the NOH on the City of Lake City's website. I also sent the NOV and NOH by certified mail to the property owners.		
Investigation	Marshall Sova	03/07/2025 10:27:41 AM
On March 6, 2025 a Special Magistrate hearing was held. Per the Special magistrate the case was continued until the owner was properly notified.		
On March 7, 2025 I conducted further research and found that Francene Cole Ruffin is listed as a owner of this property. This was verified on the Columbia County Property Appraisers website. Mrs. Ruffin stated in the hearing that she was not the owner and this is why the case was continued.		
Investigation	Marshall Sova	03/06/2025 04:22:49 PM
On March 6, 2025 I took photos of the property for the Special Magistrate hearing scheduled for tonight. Some improvement has been made on the property.		
Investigation	Marshall Sova	02/25/2025 12:26:06 PM
On February 25, 2025 I posted the property with a Affidavit of Posting and Notice of Hearing. These were also posted at City hall, Photos were taken of the postings and are attached to the case file.		
Investigation	Marshall Sova	01/31/2025 03:27:17 PM
On January 31, 2025 the certified green card was returned to me as delivered and signed for.		
Investigation	Marshall Sova	01/17/2025 02:05:02 PM
On January 17, 2025 I re-inspected the property and the owner has not complied with the clean up of the property.		
I prepared a NOV and a NOH and mailed it certified to the owner on January 17, 2025 to attend the Special Magistrate hearing scheduled for March 6, 2025.		
Investigation	Marshall Sova	12/12/2024 09:11:59 AM
On December 12, 2024 the certified green card was returned to me as delivered. It was signed for by Francene Ruffin.		
Initial Inspection	Marshall Sova	12/02/2024 02:28:34 PM



Notes Listing

Item i.

Case Notes - IPMC - 2024-00000079

Date Descending

Run on 04/15/2025 10:41:37 AM

Subject

Author

Last Changed Date/Time

On December 2, 2024 I observed the property located at 533 NE Washington Street littered with debris. There is a dilapidated travel trailer on the rear of the property.

Photos were taken of the property and debris and the photos were placed into the case file. A NOV was prepared and mailed certified to the property owner with a compliance date of January 3, 2025.



Case Datasheet

CaseType	IPMC - International Prop Maint Code	Name	Case Date	12/02/2024	Case Status	Active
Case Number	2024-000000079	Reported By	Marshall Sovo	Parcel Number	11759000	
Resolution Date		Business Name		Parcel Address	533 NE WASHINGTON ST LAKE CITY, FL 32055	
Days Open	85	Central Name		Improvement	DEFAULT - JACKSON FANNIE MAE ET AL	
Case Description	Debris on property	Parcel Owner Name	JACKSON FANNIE MAE ET AL	Service Address	533 NE WASHINGTON ST LAKE CITY, FL 32055	
		Cited Party Name	JACKSON FANNIE MAE ET AL	Master Location		
		Utility Customer		Utility Account		
		Animal		Location Text		
		Inspector	Marshall R Sovo	Cross Streets		
		Phone Number	(386) 719-5746	Mailing Address		
		Alternate Phone		Business Address		
		Email Address	sovam@ldfla.com	Parcel Owner Address	533 NE WASHINGTON ST LAKE CITY, FL 32055	
		Comments		Cited Party Address	533 NE WASHINGTON ST LAKE CITY, FL 32055	
Activities		Date	Type	User	Notes/Activity	
		02/25/2025	Notes	Marshall Sovo	Investigation	
		01/31/2025	Notes	Marshall Sovo	Investigation	
		01/17/2025	Notes	Marshall Sovo	Investigation	
		12/12/2024	Notes	Marshall Sovo	Investigation	
		12/02/2024	Notes	Marshall Sovo	Initial Inspection	
		12/02/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 12/02/2024	



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

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

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

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

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

There are no prior code cases at this location

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

Date Received: December 2, 2024 Via: Person Case Number Assigned 24-00000079

Notes:

Case Data Sheet for case # 24-000000079Parcel# 11759-000Address: 533 NE Washington StOwner: Fannie Mae Jackson ET ALDate of first inspection: 12/2/20241st Notice of Violation sent: ~~12/3/2024~~ 12/2/24⁸⁷⁶2nd inspection date: 1/17/252nd Notice of Violation sent: 1/17/25Date of Public Notice placed on property: 2/25/25 4/15/25Notice of Mag. Hearing sent: 1/31/25¹⁷ 3/31/25Notice on City of Lake City website on: 1/17/25 3/31/25Notice posted in City Hall: 2/25/25 4/15/25Mailing Cost/Date: \$9.64 12/2/2024Mailing Cost/Date: \$9.64 1/17/25Mailing Cost/Date: \$9.64 3/31/25Total Mailing Cost: \$28.92 ~~\$28.92~~Marshall Sova
Marshall Sova CEO/ City of Lake City

NOTICE OF APPLICATION FOR TAX DEED

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

Tax Deed File No: 19-35 TD

Certificate Number: **3076 of 2017**

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

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

Name in Which Assessed: **FANNIE JACKSON**

Name on last tax roll, if different :

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

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

P. DeWitt Cason
Columbia County Clerk of Circuit Court

BY:
Deputy Clerk



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

DATED: JULY 12, 2019

WARNING

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

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-11759-000 <https://search.ccpafl.com/parcel/11759000000000>

533 NE WASHINGTON ST

Owners

JACKSON FANNIE MAE ET AL
FRANCENE COLE RUFFIN
143 KINGSWOOD DR
ELLENWOOD, GA 30294

Legal Description

N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D,
NAT ADAMS S/D.

53-397,

Use: 0100: SINGLE FAMILY

Subdivision: N DIV



Tax Bill Detail

Payment Options

If Paid By 3/31/2025

This Bill: \$639.38

All Bills: \$3,762.17

Cart Amount: \$0.00

This account is not payable online at this time. Please contact the Columbia County Tax Collector's office at 386-758-1077 to verify the correct amount due and instructions on how to make a payment. Amounts are subject to change.

Property Tax Account: R11759-000 JACKSON FANNIE MAE ET AL

Year: 2024 **Bill Number:** **Owner:** JACKSON
Tax District: 34978 **FANNIE MAE ET AL**
1 **Property Type:**
Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
JACKSON FANNIE 533 WASHINGTON
MAE ET AL LAKE CITY 32055
143 KINGSWOOD
DR
ELLENWOOD GA
30294

Year	Due
2024	\$639.38
2023	\$0.00
2022	\$0.00
2021	\$3,122.79
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Taxes All Unpaid Bills Assessments

Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2023	37334	2023-9510259	ASSEMBLY TAX 36, LLC	04/30/2024	\$639.30
2022	36981	2023-9510259	ASSEMBLY TAX 36, LLC	04/30/2024	\$875.37
2020	2834	2022-1801051	JACKSON FANNIE MAE ET AL/IVR	03/31/2023	\$821.41
2019	2833	2021-2502576	FRANCENE RUFFIN	03/29/2022	\$917.10
2018	2847	2020-3303596	JACKSON FANNIE R11759-000	03/31/2021	\$931.71
2017	2856	2019-3103520	laverne cole	03/30/2020	\$927.78
2016	2870	2016-9510136	FIG 2222, LLC	05/31/2017	\$678.55

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

2015	2871	2016- 9510136	FIG 2222, LLC	05/31/2017	\$837.31
2014	2868	2017- 3505539	FRANCENE COLE RUFFIN	04/16/2018	\$4,191.76
2013	2870	2016- 9510136	FIG 2222, LLC	05/31/2017	\$455.55
2013	2870	2013- 3101525	WALLACE AUSGOOD	02/28/2014	\$5.00
2012	2865	2012- 3502612	MICHELLE AUSGOOD	05/02/2013	\$386.23
2011	2876	2013- 3101524	WALLACE AUSGOOD	02/28/2014	\$757.62
2010	133642	2010- 1200182	LAVERNE COLE	03/31/2011	\$619.62
2009	133646	2009- 3501217	DOROTHY COLE	06/21/2010	\$789.04
2008	133405	2008- 1102580	JACKSON FANNIE MAE ET AL	01/22/2009	\$662.16
2007	132725	2007- 2604692	COLE DOROTHY	05/19/2008	\$684.01
2006	132088	2006- 3102646	COLE ARTHUR & DOROTHY	02/09/2007	\$634.94
2005	131400	2005- 2206554	ANN JONES	05/03/2006	\$498.45
2004	130536	2004- 1001786	TAYLOR	05/06/2005	\$406.55
2003	129997	2005- 2607500	COLE DOROTHY & ARTHUR H	09/25/2006	\$564.01
2002	129543	2002- 2901312	OSGOOD MARY	03/04/2003	\$319.36
2001	128912	2001- 1206263	MARY AUSGOOB	04/11/2002	\$315.07
2000	128292	2000- 3005312	DOROTHY COLE	03/19/2001	\$295.24
1999	127818	1999- 2004923	AUSGOOD MARY	02/17/2000	\$215.40
1998	127390	1998- 3004697	MARY AUSGOOD	02/09/1999	\$214.33
1997	126744	1997- 2002939	JACKSON FANNIE MAE ET AL	01/08/1998	\$206.13
1996	126008	1996- 1004180	OSGOOD MARY	01/29/1997	\$187.42
1995	125485	1995- 1006946	JACKSON FANNIE MAE ET AL	05/15/1996	\$151.47
1995	125485	1994- 3008971	MARY AUSGOOD	06/29/1995	\$41.06

1994	125235	1994- 1006877	JACKSON FANNIE MAE ET AL	05/01/1995	\$92.37
1994	125235	1993- 1009371	JACKSON FANNIE MAE ET AL	09/30/1994	\$40.61
1994	125235	1993- 1008119	JACKSON FANNIE MAE ET AL	06/30/1994	\$39.97
1993	124602	1993- 1006787	JACKSON FANNIE MAE ET AL	04/01/1994	\$170.07
1992	123983	1992- 1005057	JACKSON FANNIE MAE ET AL	01/29/1993	\$142.01
1991	123689	1991- 1012724	JACKSON FANNIE MAE ET AL	02/25/1992	\$143.48
1990	23548	1990- 3005513	JACKSON FANNIE MAE ET AL	03/05/1991	\$117.77
1989	2300700.0001	1989- 3008115	JACKSON FANNIE MAE ET AL	04/25/1990	\$101.82
1989	2300700.0004	1989- 1006793	JACKSON FANNIE MAE ET AL	06/14/1990	\$20.00



Columbia County Property Appraiser

Jeff Hampton

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

2025 Working

updated: 11/28/2024

Owner & Property Info

Result: 1 of 1

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

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

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

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

Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1900	1134	1350	\$12,828

*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
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0
0296	SHED METAL	2011	\$50.00	1.00	0 x 0

Land Breakdown

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

Search Result: 1 of 1

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

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Item i.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11759-000 (40345) | SINGLE FAMILY (0100) | 0.229 AC

N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,

JACKSON FANNIE MAE ET AL

2025 Working Values

Owner: 143 KINGSWOOD DR
ELLENWOOD, GA 30294

Site: 533 NE WASHINGTON ST, LAKE
CITY

Sales Info: NONE

Mkt Lnd	\$4,755	Appraised	\$17,833
Ag Lnd	\$0	Assessed	\$17,833
Bldg	\$12,828	Exempt	\$0
XFOB	\$250	county:	\$17,833
Just	\$17,833	city:	\$17,833
		other:	\$0
		school:	\$17,833
Total Taxable			

NOTES:

Columbia County, FL



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



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

NOV 4
NOV 4
4/1/25

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000079 2nd Violation

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

Name: **Fannie Mae Jackson/Francene Cole Ruffin**
Address: **533 NE Washington St. Lake City, FL 32055**

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

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



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

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

Due date: **Attend Special Magistrate hearing on May 1, 2025** _____



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

Warning

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

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

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

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

Name: Fannie Mae Jackson/Francene Cole Ruffin Relationship owner: _____

On date: April 1, 2025 time being: 3:00 pm _____

Personal Service _____

Posted on property X and at City Hall X

Certified Mail, Return Receipt requested X First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova

Print Name of Code Inspector


 Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000079 2nd Violation

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

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

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

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



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

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

Due date: **Attend Special Magistrate hearing on March 6, 2025**_____



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com**Warning**

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

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

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

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

Name: Fannie Mae Jackson ET AL Relationship owner: _____

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

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



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

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

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

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

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

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



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

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

Due date: **January 3, 2025**_____



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com**Warning**

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

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

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

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

Name: Fannie Mae Jackson ET AL Relationship owner: _____

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

Personal Service _____

Posted on property _____ and at City Hall _____

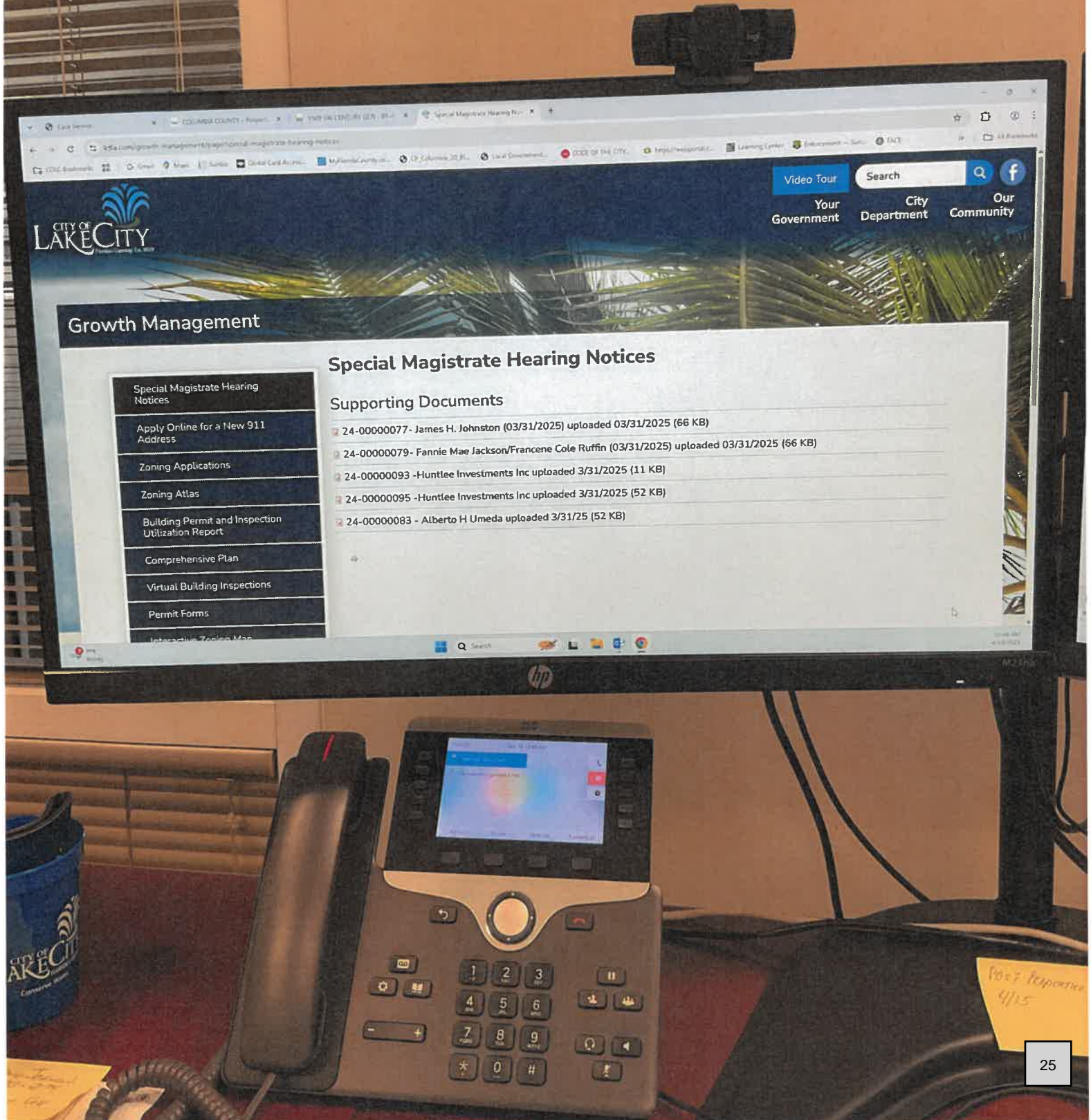
Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



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, May 1, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Soya, 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 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,

THIS NOTICE does not constitute any document for the replacement or repair of an existing system to which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family, or four-family structure.

any electrical, mechanical, electrical, or plumbing documents, new building or addition which includes a medical gas system, vacuum, air, air filtration, halon, or fire detection and alarm system which covers more than 55,000.

No such documents shall be valid unless a professional engineer who possesses a valid certificate of registration has signed and stamped such document as provided in s. 471.05.

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, May 1, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Sorensen, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 17th day of APRIL 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: 495 SW Palm Drive AND 205 N Marion Ave, Lake City, FL 32055.

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

Case No. 240000095
Respondent: James H. Sorensen

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 1st day of May, 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.

The Special Magistrate will be providing 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 WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Sorensen, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 17th day of APRIL 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: 533 NE Washington Street AND 205 N Marion Ave, Lake City, FL 32055.

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

Case No. 240000095
Respondent: James H. Sorensen

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 1st day of May, 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.

The Special Magistrate will be providing 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 WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM 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) 719-5768.

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 collection of evidence and testimony is in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):
Name: James H. Sorensen
On date: 2025-04-17
At: 533 NE Washington Street AND 205 N Marion Ave
I am providing notice to (Name of person and relationship):
Name: James H. Sorensen
On date: 2025-04-17
At: 533 NE Washington Street AND 205 N Marion Ave
I am providing notice to (Name of person and relationship):
Name: James H. Sorensen
On date: 2025-04-17
At: 533 NE Washington Street AND 205 N Marion Ave

I am hereby exempted as a copy of this Notice of Hearing is:

Signature of Special Magistrate

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

NOTICE OF HEARING

Case # 240000095

Hunter Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 17th day of April 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: 533 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

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

Case # 240000095
Respondent: Hunter Investments Inc

NOTICE OF HEARING

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 17th day of April 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: 336 SE Brown Street AND 205 N Marion Ave, Lake City, FL 32055.

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

Case # 240000095
Respondent: Hunter Investments Inc

NOTICE OF HEARING

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- On the 17th day of April 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: 336 SE Brown Street AND 205 N Marion Ave, Lake City, FL 32055.

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

Case # 240000095
Respondent: Hunter Investments Inc

NOTICE OF HEARING

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 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.

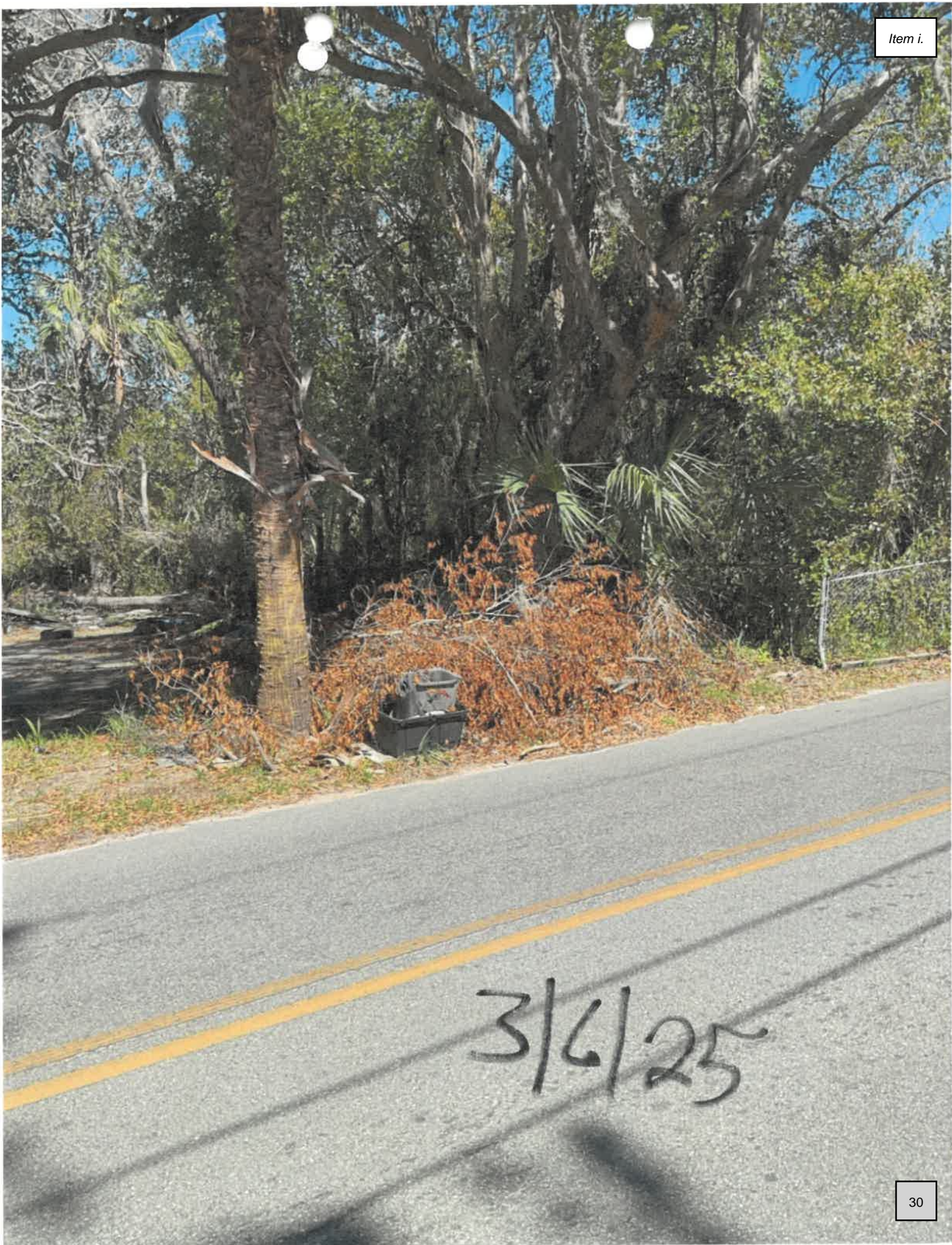
Item i.

4/15/25



4/13/20





3/6/25

3/6/25



3/6/25

3/4/25



Growth Management

Video Tour

Your Government

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

Special Magistrate Hearing Notices

Supporting Documents

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

Item i.



2/25/25



2/25/25

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

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

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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000079

Respondent: Fannie Mae Jackson Et Al

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 06th day of March, 2025, at (time) 9:30 a.m. 10:00

The hearing will take place at City Hall, 205 N. Marion Ave. 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

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

Marshall Sova
Print Name of Code Inspector

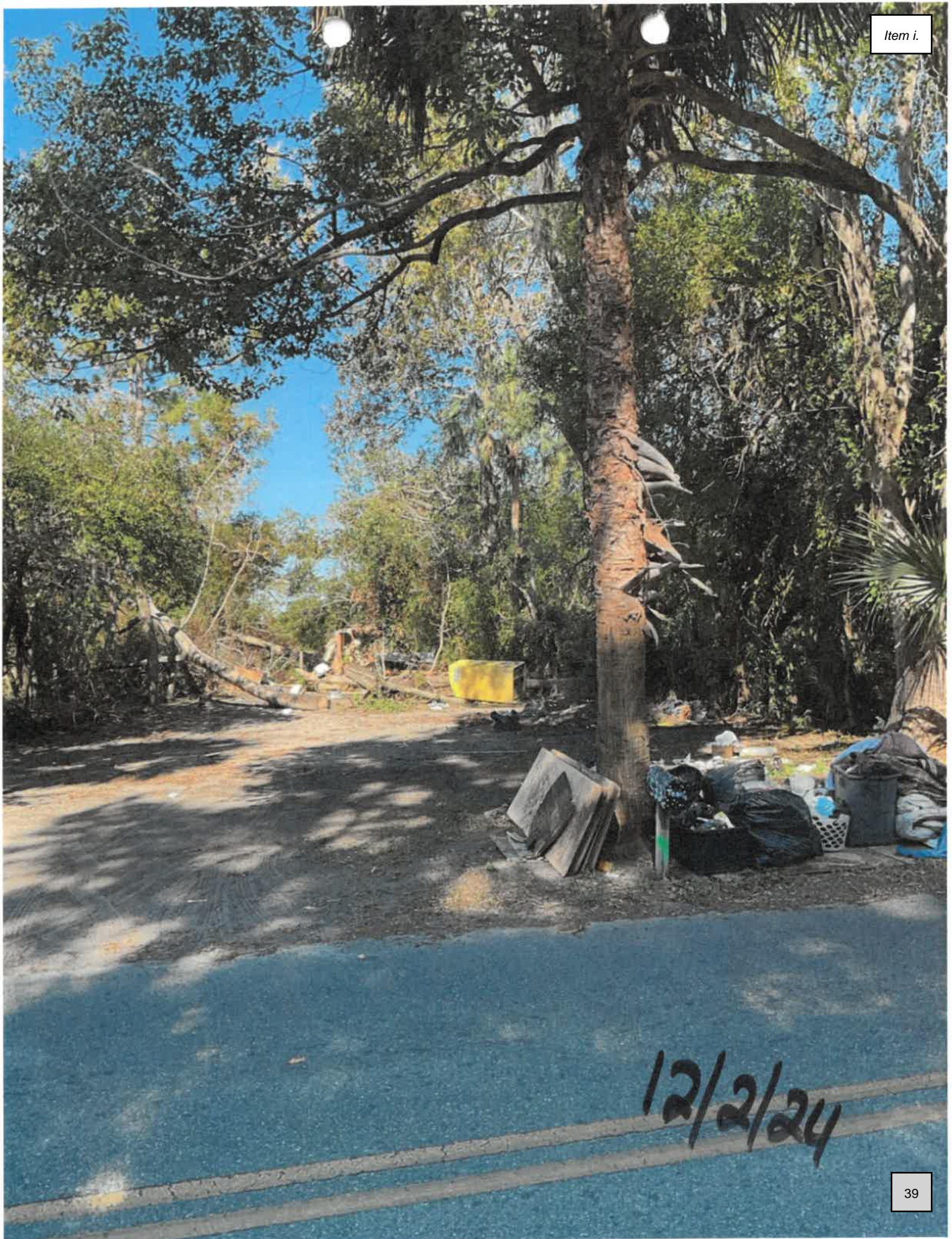
[Signature]
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

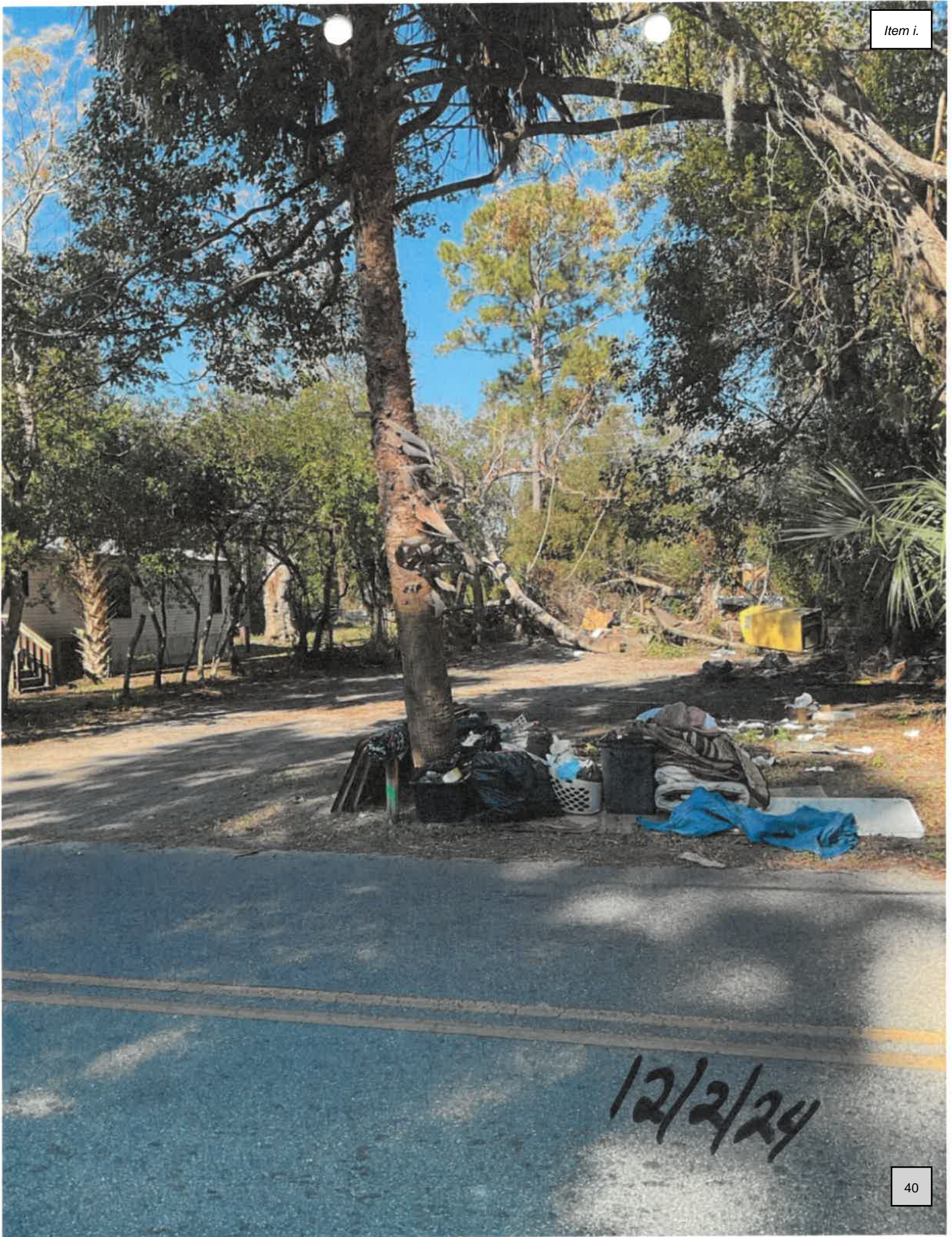
Signature of Respondent/Recipient

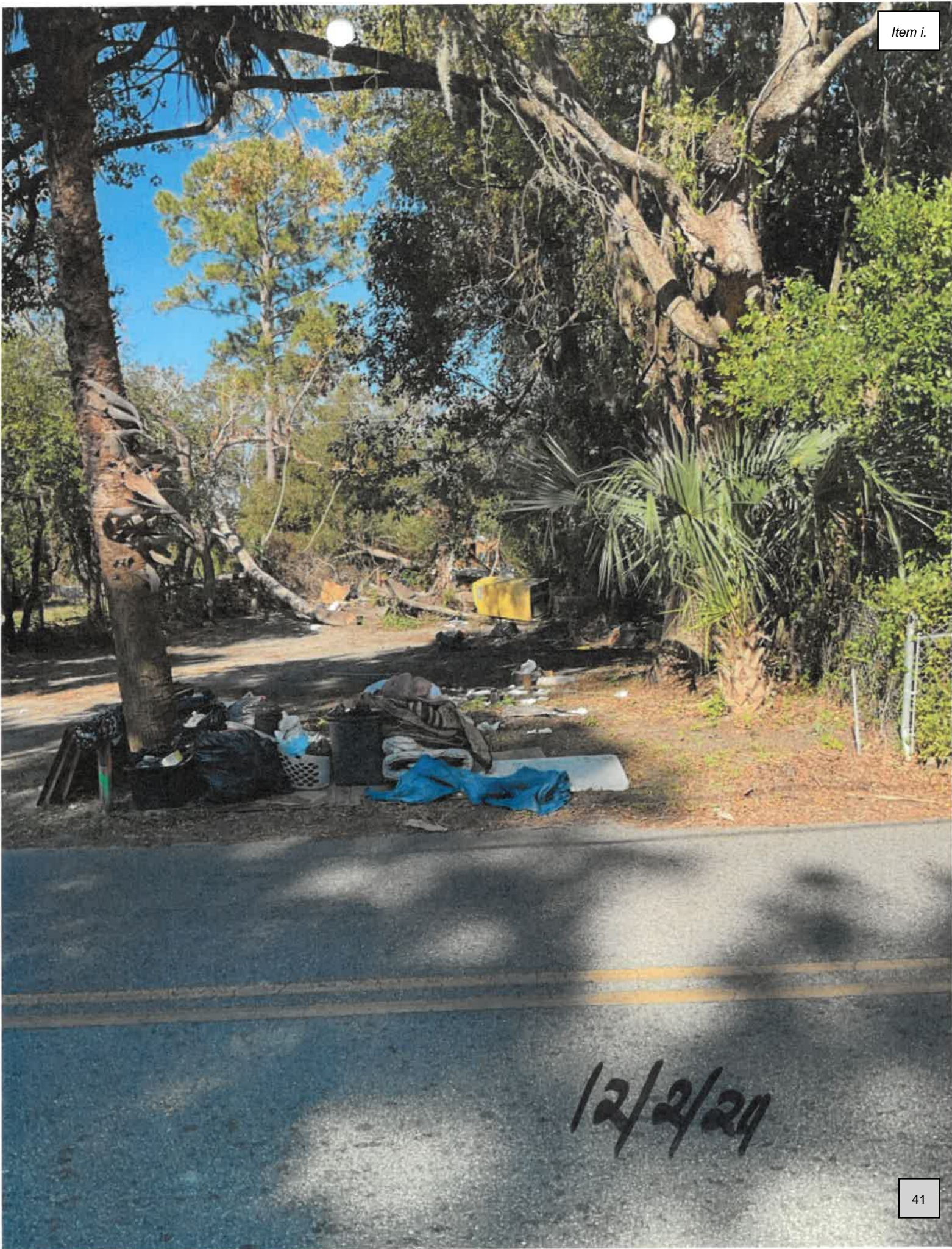
Date

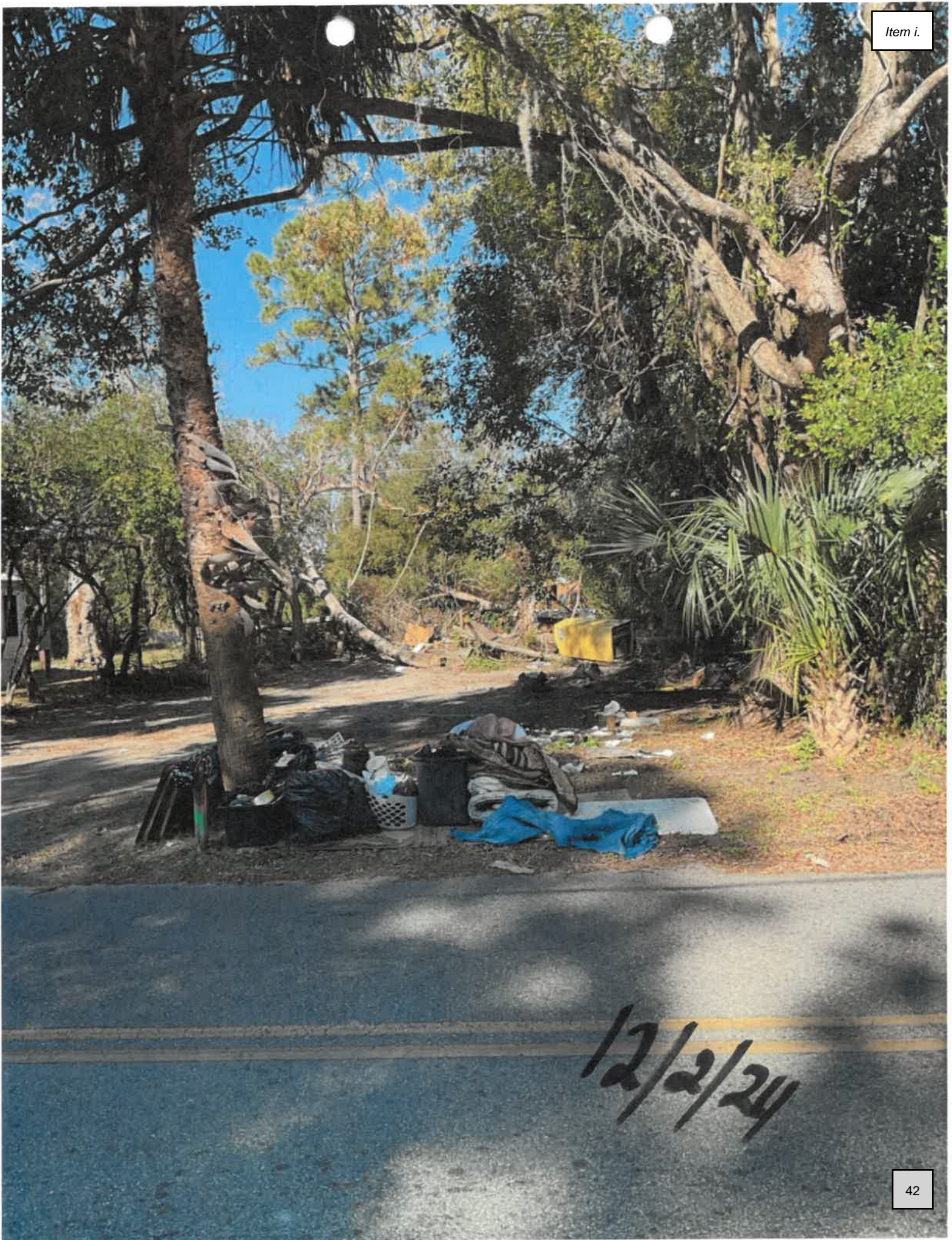
2/25/25

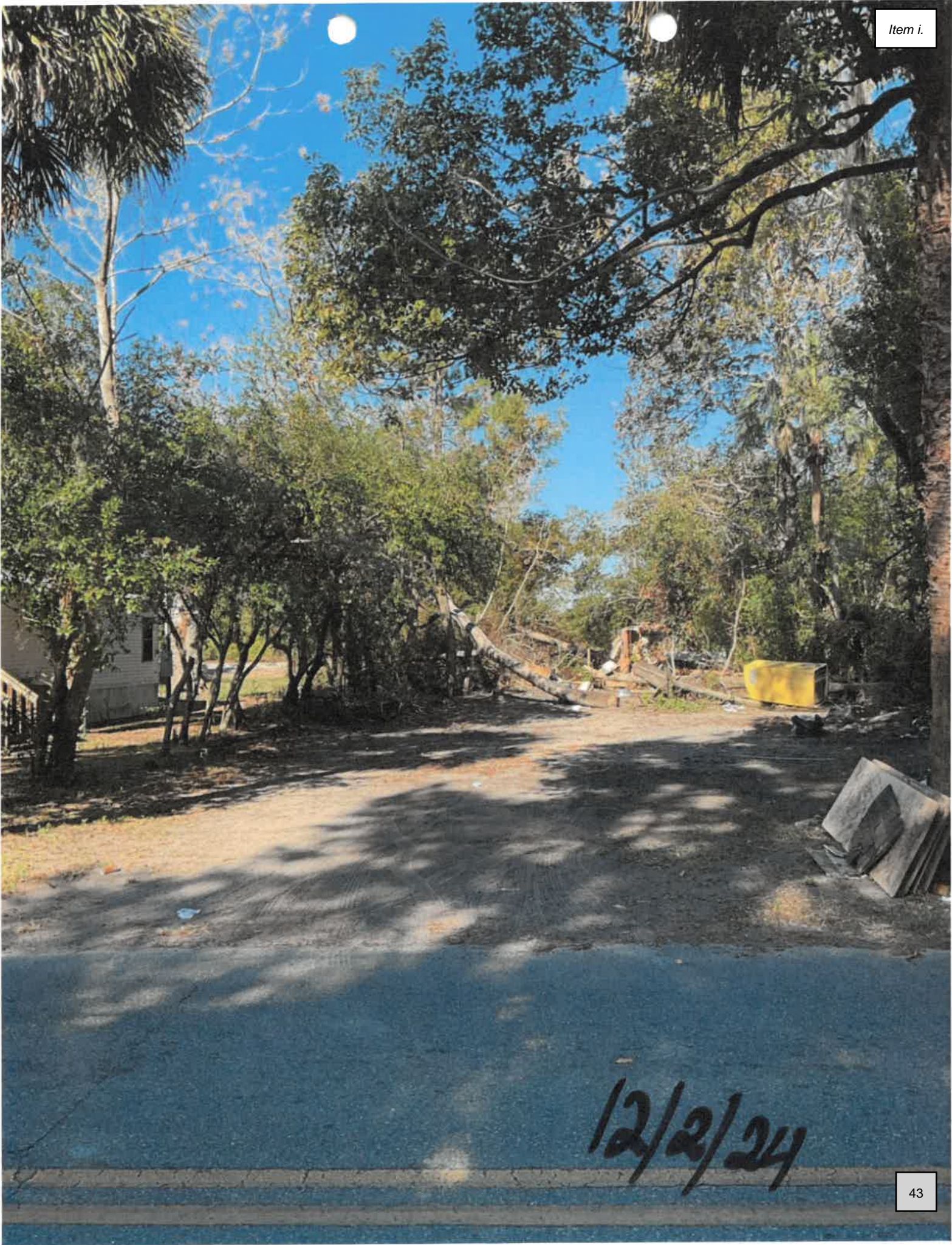


12/2/24









12/2/24



12/2/24



12/2/24



04/01/2025

To whom it may concern:

The Special Magistrate Hearing will be held on May 1, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sovo



City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

Item i.

**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, May 1, 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

SPECIAL MAGISTRATE

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

2ND
NOTICE OF HEARING

Case No.: 24-00000079

Respondent: Fannie Mae Jackson/Francene Cole Ruffin**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 1st day of May, 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>Fannie Mae Jackson/Francene Cole Ruffin</u>	Relationship <u>Owners</u>
On date <u>April 1, 2025</u>	time being <u>11:56 am</u>
<input type="checkbox"/> Personal Service	<input checked="" type="checkbox"/> Posted on property and at City Hall
<input checked="" type="checkbox"/> Certified Mail, Return Receipt requested	<input type="checkbox"/> First class mailing
<input type="checkbox"/> 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

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

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

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

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

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

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

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

MARSHALL SOVA
Code Enforcement Officer

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

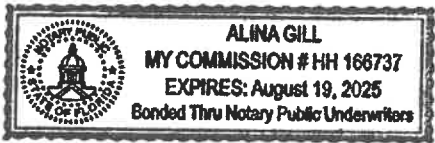
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 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 17th day of APRIL 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: 533 NE Washington Street AND 205 N Marion Ave, Lake City, FL. 32055.



Marshall Sova -Code Enforcement Inspector



SWORN TO AND SUBSCRIBED before me this
____ 17th ____ day of APRIL 2025, by Marshall Sova
who is personally known to me.



Signature of Notary

[SEAL]

____ Alina Gill
Print or Type Name

My Commission expires: August 19, 2025

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

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

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


Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__25th__ day of February 2025, by Marshall Sova
who is personally known to me.



[SEAL]


Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2028

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

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

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 6th day of March, 2025, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

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

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

Marshall Sova

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date _____



January 17, 2025

To whom it may concern:

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

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

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

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FANNIE Mae JACKSON
FRANCENE COLE RUFFIN
143 KINGSWOOD DR.
ELLENWOOD, GA 30294



9590 9402 8577 3244 7286 18

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2506 06

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)

Dorothy Ruffin

C. Date of Delivery

4-7-25

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

Registered Mail
Registered Mail Restricted Delivery
(\$500)

Domestic Return Receipt

Delivered / RET 4/10/25

Item i.

RETURNED 1/31/25
2ND NOV - NOV

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

2ND Viol. & NOH
11/17/25



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

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

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

OFFICIAL USE

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.10
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.69
Total Postage and Fees	\$ 9.64
Sent To	James Mac Jackson Et Al
Street and Apt. No., or PO Box No.	143 E. Jackson Dr.
City, State, ZIP+4 [®]	Euclid GA 31294

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:

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



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Certified Mail

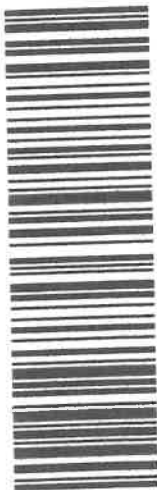
- A receipt (this portion of the mailpiece) for you.
- A unique identifier for your mailpiece.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail or Priority Mail service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service or Certified Mail Restricted Delivery.
- Insurance coverage is not available for Priority Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hardcopy of delivery (including the return receipt service).

PS Form 3800, January 2020

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



9589 0710 5270 2886 2506 06

9589 0710 5270 2886 2506 06

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

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

Certified Mail Fee

4.85

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

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

69

Total Postage and Fees

9.44

Sent to

Jackson / Austin

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

143 Kingswood Dr.

City, State, ZIP+4[®]

Enterprise GA 30264

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

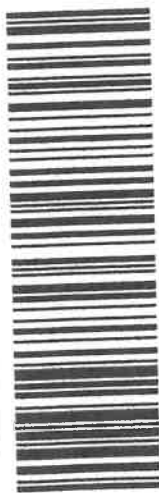
See Reverse for Instructions

Postmark
Here

SENT 4/1/25
NOV 4 NOV

and Mail Restricted Delivery
(\$500)

ETAL



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

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

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

OFFICIAL US

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 4.69
Total Postage and Fees	\$ 9.64

Sent To	James Mar Johnson ETAL
Street and Apt. No., or PO Box No.	143 Kingswood Dr.
City, State, ZIP+4®	Euclid OH 44015

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

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

12/3/24
12/2/24

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8577 3244 7283 59

Article Number (Transfer from service label)

9589 0710 5270 1815 1110 56

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ 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 Restricted Delivery
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (Limit \$500)
 - ☐ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

*FANNIE MAE JACKSON ET AL
143 KINGSWOOD DR.
EUENWOOD GA 30294*



9590 9402 8577 3244 7293 70

Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent
- 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 Restricted Delivery
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail (Limit \$500)
 - ☐ Insured Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return

File Attachments for Item:

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

Violations:

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



Subject	Author	Last Changed Date/Time
Investigation On 3/25/25 NOH was sent to respondent notifying of 5/1/25 Magistrate hearing.	Donnell White	04/15/2025 01:28:34 PM
Investigation On 3/31/25 the City website was posted with the upcoming hearing scheduled for May 1,2025. Notices were sent to respondent as well.	Donnell White	04/02/2025 08:53:24 AM
Investigation On March 6,2025 at the Magistrate Hearing the respondent was unable to make responses due to technical difficulties with his equipment. The hearing was rescheduled to the next hearing available May 1,2025.	Donnell White	04/02/2025 08:52:05 AM
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:50:40 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:53 PM
Investigation On 1/23/25 sent letter of Zoom availability for hearing.	Donnell White	01/23/2025 01:36:38 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025. Certified Mail # 9589071052701815112602	Donnell White	01/16/2025 02:44:16 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:14:21 AM
Initial Inspection On 12/16/24 observed the property has a dilapidated roof with apparent holes and damage. Interior ceiling and walls are also damaged with evidence of leakage (water stain markings and broken drywall). On 12/17/24 the NOV was sent via certified mail with a compliance due date of 1/17/25.	Donnell White	12/16/2024 03:43:59 PM



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

Item ii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/16/24 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 833 SW Poplar Lane Nature
of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

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

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

Date Received: 12/16/24 Via: Person Case Number Assigned 202400000093
Notes:

Case Data Sheet for case # 2400000093Parcel# 12557-000Address: 833 SW Poplar LaneOwner: Huntlee Investments IncDate of first inspection: 12/16/241st Notice of Violation sent: 12/17/242nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

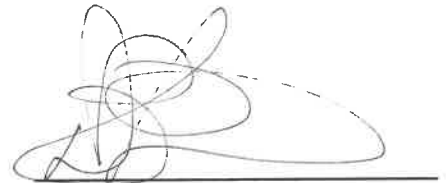
Notice posted in City Hall:

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

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

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

2025 Wo

Item ii.

updated: 12/12/2024

Owner & Property Info

Result: 1 of 1

Owner	HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE FORT WHITE, FL 32038
Site	328 SW MCFARLANE AVE, LAKE CITY
Description*	W DIV: LOTS 28, 29 & 30 BLOCK 5 MCFARLANE PARK S/D EX BEG ORB 453-324, 757-2178, 762-1561, 835-790,
Area	0.361 AC
Use Code**	MULTI-FAM <10 (0800)
S/T/R	31-3S-17
Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$16,538	Mkt Land	\$16,538
Ag Land	\$0	Ag Land	\$0
Building	\$136,450	Building	\$136,450
XFOB	\$1,572	XFOB	\$1,572
Just	\$154,560	Just	\$154,560
Class	\$0	Class	\$0
Appraised	\$154,560	Appraised	\$154,560
SOH/10% Cap	\$2,009	SOH/10% Cap	\$0
Assessed	\$154,560	Assessed	\$154,560
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$152,551 city:\$152,551 other:\$0 school:\$154,560	Total Taxable	county:\$154,560 city:\$154,560 other:\$0 school:\$154,560

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

Sales History

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

Building Characteristics

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

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$300.00	1.00	0 x 0
0060	CARPORT F	1993	\$800.00	1.00	12 x 21
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$84.00	96.00	8 x 12
0294	SHED WOOD/VINYL	1993	\$88.00	100.00	10 x 10

Land Breakdown

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

Search Result: 1 of 1

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

by: GrizzlyLogic.com

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

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



An aerial photograph of a residential property. A red rectangular boundary line outlines the main property, which contains a large house with a blue roof, a smaller building, and a large tree. A yellow rectangular boundary line is also visible, enclosing a larger area including the red-outlined property and surrounding land. The street name 'SW MCFARLANE AVE' is written vertically on the right side of the image.

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

NOTES:

Columbia County, FL

2025 Working Values

Appraised	\$154,560
-----------	-----------

Assessed	\$154,560
----------	-----------

Exempt	\$0
--------	-----

Total city: \$154,560

school:\$154,560

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

GrizzlyLogic.com

GrizzlyLogic.com

Columbia County Tax Collector

Item ii.

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

Tax Record

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

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

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

[Prior Years Payment History](#)

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

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

Item ii.

POPLAR
LANE

Item ii.



4/15/25

POPLAR
LANE

Item ii.



4/15/25

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, May 1, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 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 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,

NOTICE OF HEARING

SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055
Case # 240000095

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

Code Enforcement Board of Lake City, Florida on (day) Thursday

at 10:00 a.m. 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 not

compliance in accordance with the Notice of Violation(s) are brought into

This case will not go before the Special Magistrate if the violation(s) are brought into

compliance in accordance with the Notice of Violation(s) are brought into

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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, May 1, 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 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day of APRIL 2025, personally appeared, Marshall S. York, a duly qualified Notary Public in and for the State of Florida, who 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 17th day of APRIL 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: 459 NW Palm Drive AND 205 N Marion Ave, Lake City, FL 32055.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, May 1, 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>

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 for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made.

includes the testimony and evidence upon which the appeal is to be based.

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

AFFIDAVIT OF NOTICE BY MAILING

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

2. On the 7th day of APRIL, 2025, I personally observed the accused violators and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 405 NW Palm Drive AND 205 N Marion Ave, Lake City.

NOTICE OF HEARING

205 N. Monroe Ave.
Tallahassee, Florida 32304
Case No. 12-000007
Depositions - 000001 to 000008
NOTICE OF HEARING
You are hereby notified and commanded to appear before the Special Magistrate for a deposition hearing on (day) Tuesday, 2/25/08 at (time) 9:30 a.m. in Courtroom 10, 205 N. Monroe Ave., Tallahassee, Florida 32304. Failure to appear may result in a finding of contempt of court.

[illegible]

APPAINTMENT NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLLAMA
BLUFORD ME, this day, 17th day of APRIL 2023, personally appeared, Marshall Sosa,
Crime Information Officer, who, after being first duly sworn on oath, deposes and says:
I am a Code Enforcement Inspector for the City of Lake City, Florida.

7 On the 17th day of APRIL 2025, I personally observed the accused violators and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 313 NE Washington Street AND 205 N Marion Ave, Lake City, FL 32055

SPECIAL AGENT IN CHARGE

CITY OF LIMA PERU

LACRUZ, FERNANDO

TABLE NO. 7055

NOTICE OF HEARING

Case No. 24-000967

Representative: "Atty at Law"

INVESTIGATION REPORT

[illegible][illegible]

It is the RESPONSIBILITY of the RESPONDENT to establish a compensatory imperative and establish up to \$2500 per day for the violation.

Your failure to appear at the hearing will result in a finding of guilt and a conviction up to \$2500 per day for the violation and retention.

This case will not go before the Special Magistrate if the violator is brought to court in accordance with the Rules of Criminal Court.

I advised the respondent of the requirement to appear at the hearing and retention.

[illegible]

1. *Handwritten text, mostly illegible due to blurring and angle.*



Huntlee Investments Inc.

code Enforcement Board of Lake City, Florida on (day) Thursday,
the 1 day of May, 20 25, at (time) 5:30
The hearing will take place at City Hall, 305 N. Marion Ave., 2nd floor, Council

ward 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.

It is the RESPONSIBILITY of the MANAGEMENT to establish a Criminal/ACTS Inspection...
In case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

STATE OF FLORIDA
AFFIDAVIT OF NOTICE BY POSTING

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

LOWINO ADDRESS 811 SW Poplar Lane AHD 205 N. Martin Ave. Lake City, FL 32055.

NOTICE OF HEARING

CE OF HEARING: You are hereby notified and commanded to appear before the
Independent Board of Lake County, Florida on (day) Thursday

cern Lake City, Florida, at which time evidence and testimony will be presented to said jury. You have the right to examine all evidence and to present evidence and testimony to your behalf concerning said violation.

ALPHABET OF NOTICE BY POSTING

BEFORE ME this day, 17th day of April 2025, personally appeared, Don Wynn, Civil
 Justice Officer, who, after being first duly sworn on oath, deposes and says:

NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE
 FOLLOWING ADDRESS: 104 SE Broward Blvd AND NW 14th Ave, Suite 101, Ft. Lauderdale, FL 33305
 If you wish to file a written response, please contact the undersigned at the following address:
 104 SE Broward Blvd AND NW 14th Ave, Suite 101, Ft. Lauderdale, FL 33305

RECEIVED
JAN 15 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

NOTICE OF HEARING

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-09-2001 BY SP-6 BTJ/KJS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-09-2001 BY SP-6 BTJ/KJS

ADDITIONAL INFORMATION: THE FOLLOWING INFORMATION IS FOR THE USE OF THE USER ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PUBLISHER.

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

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Case Type	IPMC - International Prop Maint Code	Case Date	02/27/2017	Case Status	InActive
Case Number	2017-00000047	Name		Location	
Resolution Date	10/18/2017	Reported By	neighbor	Parcel Number	13740000
Days Open	233	Business Name		Parcel Address	354 SE BROWN ST LAKE CTTY, FL 32025
		Central Name		Improvement	DEFAULT - HUNTLEE INVESTMENTS INC
Case Description	over 15 mattresses and various household items left at curb	Parcel Owner Name	HUNTLEE INVESTMENTS INC	Service Address	354 SE BROWN ST LAKE CTTY, FL 32025
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	BEVERLY JONES	Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	1330 SW MAIN BLVD LAKE CTTY, FL 32025
		Comments		Address	
Activities				Cited Party Address	
		Date		Notes/Activity	
		02/27/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000139 Failed
		05/04/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000093 Failed
			Violation	83-9 horticultur - Horticulture waste	Total Fees: \$0.00
			Violation	Sec. 83-8 - Prohibited and unlawful acts.	Total Fees: \$0.00
			Violation	Sec. 83-9. - Residential solid waste service standards	Total Fees: \$0.00
		05/04/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		05/30/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000118 Failed
		06/06/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000141 Failed
			Violation	22-191 - SECTION 22-191 PUBLIC NUISANCE	Total Fees: \$0.00
			Violation	83-9 horticultur - Horticulture waste	Total Fees: \$0.00
			Violation	Sec. 83-8 - Prohibited and unlawful acts.	Total Fees: \$0.00
			Violation	Sec. 83-9. - Residential solid waste service standards	Total Fees: \$0.00
		06/06/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		07/03/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000199 Failed
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING

Page 1 of 2



08/01/2017 10/18/2017	Inspections Inspections	Beverly Jones Beverly Jones	REINSPECTION, 2017-00000248 Failed REINSPECTION, 2017-00000441 Passed
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Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:50:40 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:53 PM
Investigation On 1/23/25 sent letter of Zoom availability for hearing.	Donnell White	01/23/2025 01:36:38 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025. Certified Mail # 9589071052701815112602	Donnell White	01/16/2025 02:44:16 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:14:21 AM
Initial Inspection On 12/16/24 observed the property has a dilapidated roof with apparent holes and damage. Interior ceiling and walls are also damaged with evidence of leakage (water stain markings and broken drywall). On 12/17/24 the NOV was sent via certified mail with a compliance due date of 1/17/25.	Donnell White	12/16/2024 03:43:59 PM

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2400000093Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 1 day of May, 2025, at (time) 5:30 p.m. The hearing will take place at City Hall, 205 N Marion Ave., 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

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

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

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

Name Huntlee Investments Inc Relationship Owner

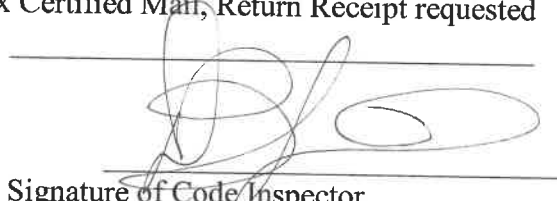
On date 3/25/25 time being 1:45 ☐ Personal Service
☒ Certified Mail, Return Receipt requested

☐ Posted on property and at City Hall

☐ First class mailing

☐ Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

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

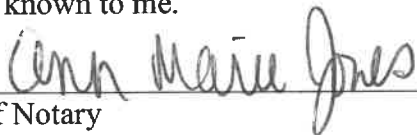
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL. 32055.


 Don White -Code Enforcement Inspector

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

[SEAL]




 Signature of Notary

Ann Marie Jones
 Print or Type Name

My Commission expires: September 23, 2028

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2400000093Respondent Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 20 25, 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.

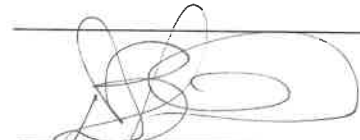
****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance inspection****

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 Huntlee Investments Inc Relationship
Owner

On date 1/16/25 time being 10:50 Personal Service
Posted on property and at City Hall ☒ Certified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-000000093 – 2ND Notice

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

Name: Huntlee Investments Inc
Address: 833 SW Poplar Lane

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

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

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

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

Due date: 2/16/25



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

Warning

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

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

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

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

Name: Huntlee Investments Inc Relationship owner: _____

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

Personal Service ☐


Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☐

Refused to sign ☐, drop service ☐

Don White

Print Name of Code Inspector


 Signature of Code Inspector



January 23, 2025

To whom it may concern:

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

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

Handwritten signature and date: 1/23/25



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000093

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

Name: Huntlee Investments Inc
Address: 833 SW Poplar Lane

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

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings:8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

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

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

Due date: _____ 1/17/25 _____



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

Warning

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

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

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

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

Name Huntlee Investments Inc

Relationship owner:

On date: 12/17/24

time being: 8:00 A.M.

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☐

Refused to sign ☐, drop service ☐

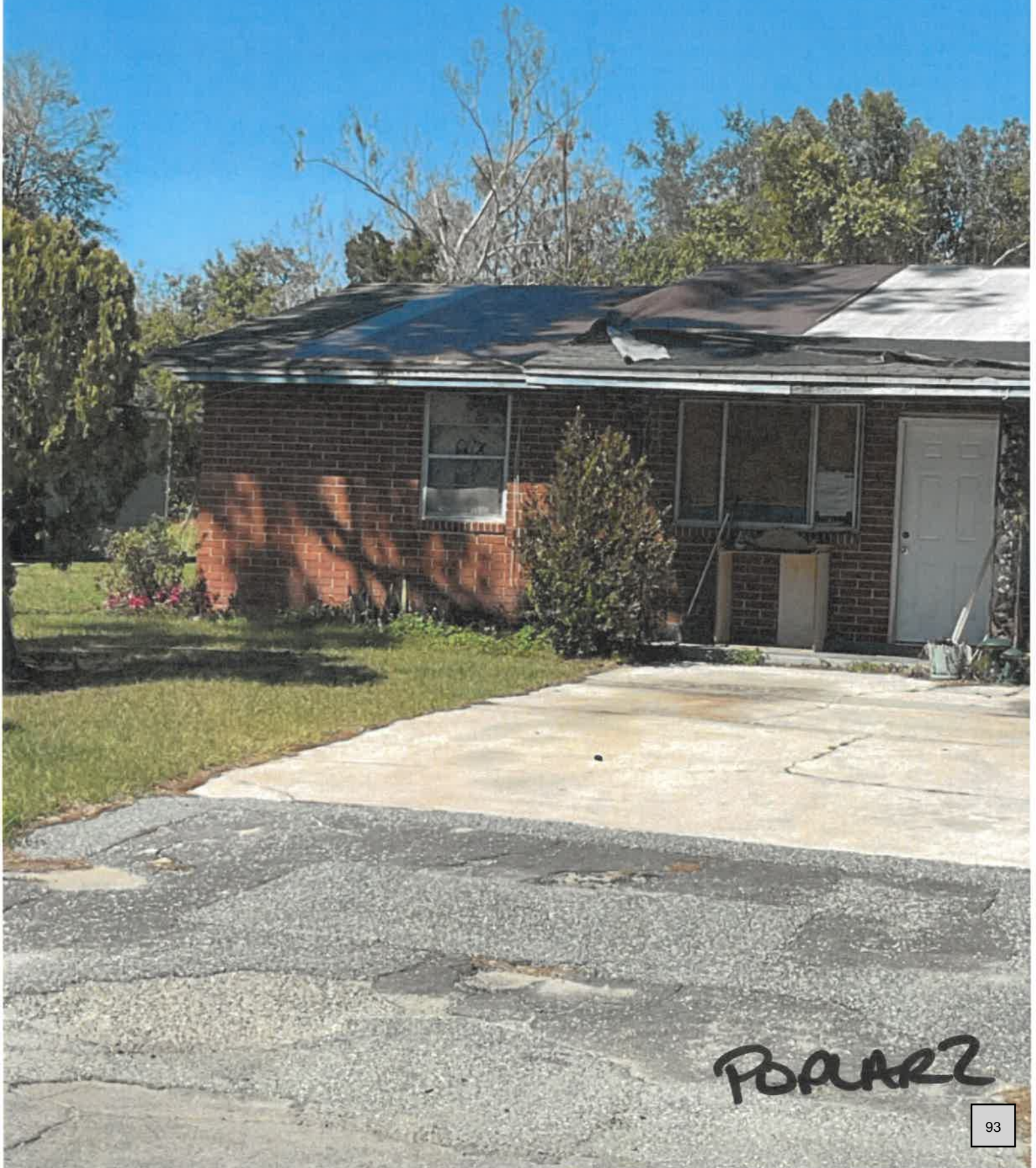
Don White

Print Name of Code Inspector

Signature of Code Inspector



POPULAR!



POAARZ



POPULAR 3



POPLAR 4



2/25/25

[illegible][illegible]

2/25/25



12/16/24



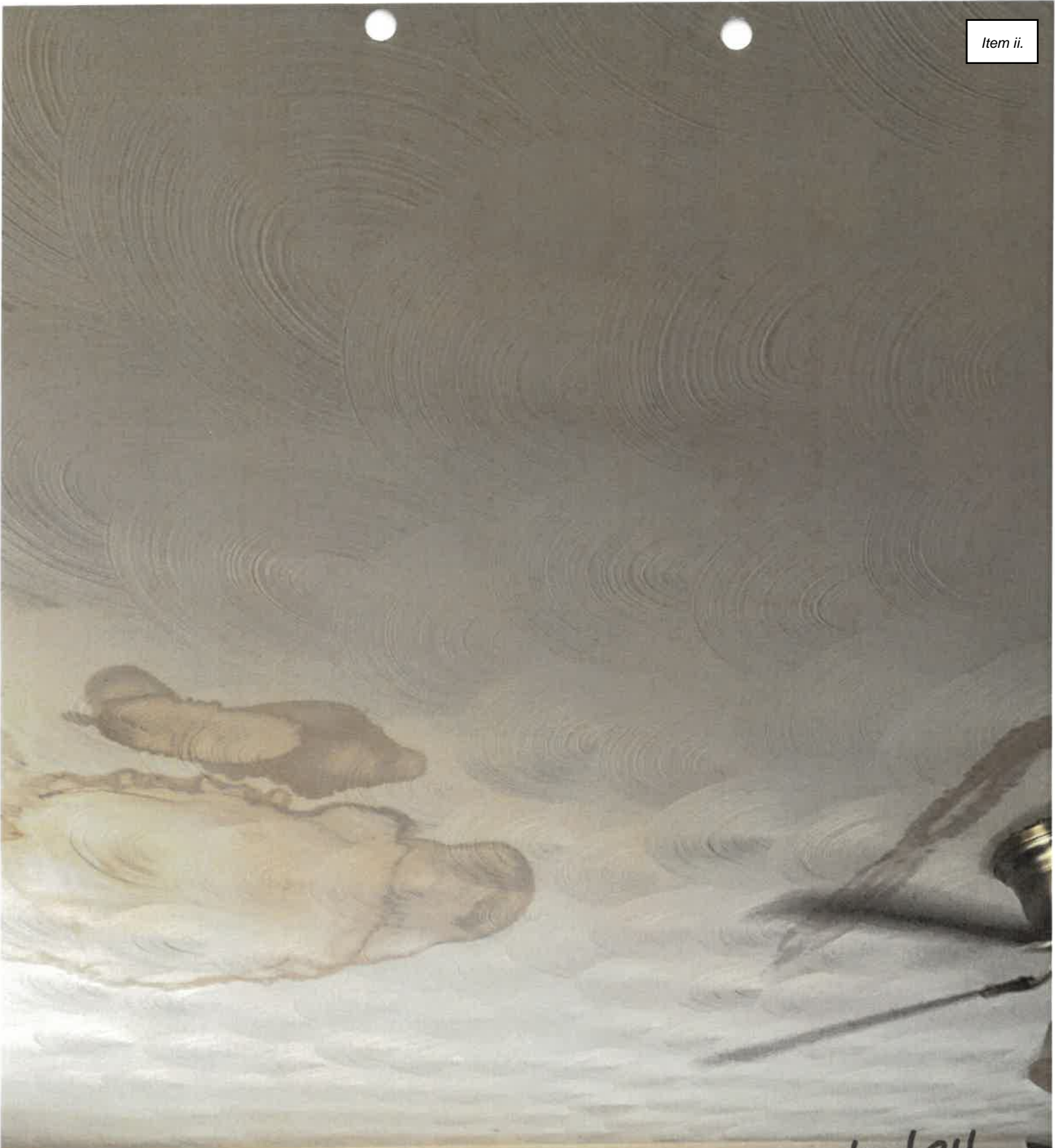


12/16/24



12/16/24

12/16/24



12/16/24



12/16/24



12/16/24

12/16/24



12/16/24



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 8577 3244 7294 00



2. Article Number (Transfer from service label)

9589 0710 5270 1815 1126 02

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

☐ Yes
☐ No

3. Service Type

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

Domestic Return Receipt

Certified Mail

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

Important Reminders:

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

PS Form 3800, January 2019

2ND
=
NOTICE



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-000000093 – 2ND Notice

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

Name: Huntlee Investments Inc
Address: 833 SW Poplar Lane

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

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
305.3 Interior surfaces.	Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Water damage results from leaking roofs, plumbing fixtures and water pipes, and also damaged or open windows and doors that permit rain to enter. Any damaged interior surfaces are required to be repaired and the cause of the damage must be corrected.



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

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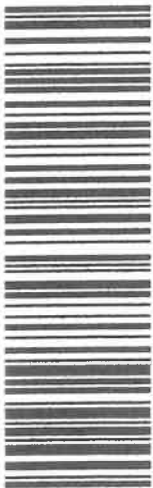
Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to be replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
305.3 Interior surfaces.	All damaged interior ceiling and walls to be repaired to comply with all building codes. The due date for correction is 2/16/25.
304.1.1	Permit pulled for building one & two. Building one is almost ready for inspection. Dry wall repaired and painted on building two.
	Tarps are in place to prevent water damage while roofing is being completed
305.3	Plumbing fixtures repaired

Shirley Thiele

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

Due date: 2/16/25

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



9589 0710 5270 1815 1127 32

9589 0710 5270 1815 1127 32

JTS INC
AVE

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

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

OFFICIAL USE

Certified Mail Fee

\$4.85

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

☐ Return Receipt (hardcopy) \$4.20
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$6.00

Total Postage and Fees

\$10.85

Sent To

HUNTLEE INVESTMENTS, LLC

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

1200 SW RIVERSIDE AVE

City, State, ZIP+4®

PORT WHITE, FL 32038

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

Postmark
Here

(93)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HUNTLEE INVESTMENTS INC
1208 SW RIVERSIDE AVENUE
FORT WHITE, FL 32038



9590 9402 9016 4122 8449 19

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1127 32

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ 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 s
■ A receipt (this portion of the mailpiece)
■ 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® service, or Priority Mail® service.
■ Certified Mail service is not available for international mail.
■ Insurance coverage is not available for Certified Mail service.
■ Insurance coverage is not available for Certified Mail service.
■ For an additional fee, and endorsement on the mailpiece, you can request a hard copy of delivery (including the return receipt service).
■ You can request a hard copy of delivery (including the return receipt service).
■ Receipts attach PS Form 3800, January 2019

93

93

Item ii.

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

CERTIFIED MAIL



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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
For delivery information, visit our website at www.usps.com.
OFFICIAL USE
Domestic Mail Only

Certified Mail Fee \$ 1.35	
Extra Services & Fees (check box, add fee if appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy)
<input type="checkbox"/>	Return Receipt (electronic)
<input type="checkbox"/>	Certified Mail Restricted Delivery
<input type="checkbox"/>	Adult Signature Required
<input type="checkbox"/>	Adult Signature Restricted Delivery
Postage \$ 65	
Total Postage and Fees \$ 66.35	
Sent to	
HUNT INVESTMENTS INC	
1286 SW Riverside Avenue	
Off. State, ZIP+4 [®] 32055	
Postmark Here	

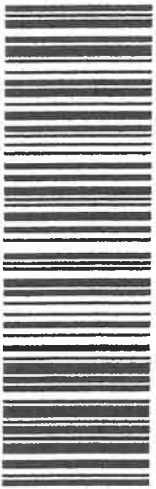
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HUNT INVESTMENTS INC
1286 SW Riverside Avenue
32055

2ND = NOTICE

Inc

CERTIFIED MAIL



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

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

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

OFFICIAL USE

Certified Mail Fee \$4.05	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$.85
Total Postage and Fees	\$ 9.65

Sent To	HUNTLEE INVESTMENTS INC
Street and Apt. No., or PO Box No.	1700 SW RIVERSIDE AVE
City, State, ZIP+4®	FORT WORTH, TX 76103

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HUNTLEE INVESTMENTS INC
1238 SW RIVERSIDE AVE
FORT WHITE, FL 32030



9590 9402 8577 3244 7298 44

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1112 16

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:		

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail 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®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- With Certified Mail service, you can request a hard copy of delivery receipt (including electronic version). For complete PS Form 3811, January 2020, attach PS Form 3811.

File Attachments for Item:

iii. CE Case # 24-00000095, Huntlee Investments Inc., as owner, Huntlee Investments Inc., as respondent, gives address as 354 SE Brown Street Lake City, FL 32055, located on parcel # 00-00-00-13740-000.

Violations:

1. IPMC 304.1.1 Unsafe conditions
2. IPMC 302.1 Sanitation



Subject	Author	Last Changed Date/Time
Investigation On 3/25/25 NOH was sent to respondent notifying of 5/1/25 Magistrate hearing.	Donnell White	04/15/2025 12:51:15 PM
Investigation On 3/31/25 the City website was posted with the upcoming hearing scheduled for May 1,2025. Notices were sent to respondent as well.	Donnell White	04/02/2025 08:53:58 AM
Investigation On March 6,2025 at the Magistrate Hearing the respondent was unable to make responses due to technical difficulties with his equipment. The hearing was rescheduled to the next hearing available May 1,2025.	Donnell White	04/02/2025 08:51:34 AM
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:42:52 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:05 PM
Investigation On1/16/25 while continuing the investigation of case 095 found there is an active lien on the property. Due to non-compliance on 7/29/17 the lien began and accrued until the verified compliance date of 10/17/17. The lien remains unpaid/unsatisfied to date.	Donnell White	01/23/2025 09:56:17 AM
Investigation Certified mail # 9589071052701815112640	Donnell White	01/16/2025 02:30:44 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025.	Donnell White	01/16/2025 02:29:25 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:15:37 AM
Initial Inspection On 12/16/24 observed conditions at property to be in violation of city ordinance. The roof and interiors of building are in a dilapidated state. The outside of the property is unsanitary with trash and rubbish. On 12/17/24 a NOV was prepared and sent via certified mail. The compliance date of 1/17/24 is set and noted.	Donnell White	12/17/2024 12:29:21 PM



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

Item iii.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/17/24 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email:
whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 354 SE Brown Street Nature
of Complaint: Dilapidated / damaged roof / interior ceiling leaking and damaged walls

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

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

Date Received: 12/16/24 Via: Person Case Number Assigned 202400000095
Notes:

Case Data Sheet for case # 2400000095Parcel# 13740-000Address: 354 Se Brown StreetOwner: Huntlee Investments IncDate of first inspection: 12/16/241st Notice of Violation sent: 12/17/242nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

Notice posted in City Hall:

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

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

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

NOTES:

2025 Working Values

Mkt Lnd	\$11,780	Appraised	\$146,236
Ag Lnd	\$0	Assessed	\$146,236
Bldg	\$133,156	Exempt	\$0
XFOB	\$1,300		county:\$146,236
Just	\$146,236	Total	city:\$146,236
		Taxable	other:\$0

Sales	11/6/1995	\$65,000	I (U)
Info	8/1/1983	\$70,000	I (Q)

1110

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

GrizzlyLogic.com

GrizzlyLogic.com

12/16/24, 10:43 AM

Columbia County Property Appraiser

2025 Working Values
updated: 12/12/2024

Columbia County Property Appraiser

Jeff Hampton

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

Owner & Property Info

Result: 1 of 0

Owner: HUNTLEE INVESTMENTS INC
5357 SOUTHPOINT DR SUITE 101
JACKSONVILLE, FL 32216

Site: 354 SE BROWN ST, LAKE CITY

Description: S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. 519-288, 813-884.

Area: 0.27 AC S/T/R: 32-3S-17

Use Code: MULTI-FAM <10 (0800) Tax District: 1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's Office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$11,780	Mkt Land	\$11,780
Ag Land	\$0	Ag Land	\$0
Building	\$133,156	Building	\$133,156
XFOB	\$1,300	XFOB	\$1,300
Just	\$146,236	Just	\$146,236
Class	\$0	Class	\$0
Appraised	\$146,236	Appraised	\$146,236
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$146,236	Assessed	\$146,236
Exempt	\$0	Exempt	\$0
Total	county:\$146,236 city:\$146,236	Total	county:\$146,236 city:\$146,236
Taxable	other:\$0 school:\$146,236	Taxable	other:\$0 school:\$146,236

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/6/1995	\$65,000	813 / 884	WD	I	U	09
8/1/1983	\$70,000	519 / 288	WD	I	Q	

Building Characteristics

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

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$700.00	1.00	0 x 0
0258	PATIO	0	\$300.00	1.00	0 x 0
0261	PRCH, UOP	2011	\$300.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0800	MULTI-FAM (MKT)	11,780.000 SF (0.270 AC)	1.0000/1.0000 1.0000/1	\$1 /SF	\$11,780

Search Result: 1 of 0

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

by: GrizzlyLogic.com

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

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

Tax Record

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

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

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

[Prior Years Payment History](#)

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

Item iii.

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

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, May 1, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 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 17th day of APRIL 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: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,

Item iii.

These notices shall be posted in a conspicuous place on the premises of the building or structure to which the work is being performed, and shall be posted in a conspicuous place on the premises of the building or structure to which the work is being performed, and shall be posted in a conspicuous place on the premises of the building or structure to which the work is being performed.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

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AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA
BEFORE ME, this day of April, 2025, personally appeared, Don White, Code Enforcement Officer, who after being duly sworn on oath, deposes and says:
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2. On the 17th day of April, 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

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

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate at the following hearing on Thursday, May 1, 2025 at 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate. 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 the hearing through the City of Lake City. Florida and have the authority to impose any fine or penalty as provided in the City Code. IF YOU WANT TO APPEAL ANY DECISION MADE BY THE CITY OF LAKE CITY, FLORIDA, YOU MUST HAVE A VERBATIM RECORD OF THE PROCEEDINGS MADE. YOU MUST HAVE A VERBATIM RECORD OF THE PROCEEDINGS MADE. YOU MUST HAVE A VERBATIM RECORD OF THE PROCEEDINGS MADE.

STATE OF FLORIDA
COUNTY OF COLUMBIA

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

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

NOTICE OF HEARING

Case # 240000095

Violations: Inappropriate use of public space

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on Thursday, May 1, 2025 at 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the 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 COMPLY WITH THE NOTICE OF HEARING.
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

AFFIDAVIT OF NOTICE BY POSTING

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COUNTY OF COLUMBIA
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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

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205 N Marion Ave
Lake City, Florida 32055

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SPECIAL MAGISTRATE
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205 N Marion Ave
Lake City, Florida 32055

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NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

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

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COUNTY OF COLUMBIA

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

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (date) May 1, 2025 at (time) 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony in your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Court platform. The City of Lake City, Florida will have the technology available to you. You may attend through Zoom and present your case to the Special Magistrate. **PLEASE HAVE YOUR OWN RECORDING, WRITING, OR PRINTING EQUIPMENT WITH YOU FOR THE SPECIAL MAGISTRATE TO REVIEW YOUR RECORDING OF THE HEARING. YOU WILL BE REQUIRED TO PROVIDE A VERBATIM RECORD OF THE HEARING AT THE SPECIAL MAGISTRATE HEARING.**

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SPECIAL MAGISTRATE
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205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

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If you have any questions concerning your upcoming hearing, please contact the City of Lake City at (386) 719-5768.

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It is the RESPONSIBILITY of the RESPONDENT to schedule a verbatim transcription of the hearing.

You will not be given the opportunity to appeal the decision of the Special Magistrate.

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

NOTICE OF HEARING

Case # 240000095
Husler Investments Inc.

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (date) Thursday, May 1, 2025 at (time) 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony in your behalf concerning said violation.

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It is the RESPONSIBILITY of the RESPONDENT to schedule a verbatim transcription of the hearing.

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COUNTY OF COLUMBIA

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NOTICE OF HEARING

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

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

(Signature)

My Commission Expires August 19, 2025

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

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

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

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

(Signature)

My Commission Expires August 19, 2025

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

NOTICE OF HEARING
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

(Signature)

My Commission Expires August 19, 2025

Item iii.

BROWN ST



4/15/25

BROWN ST

Item iii.



4/15/25

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2400000095

Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 1 day of May, 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 Huntlee Investments Inc Relationship Owner

On date 3/25/25 time being 1:45 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 # 24-00000095 – 2ND Notice

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

Name: Huntlee Investments Inc
Address: 354 SE Brown Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: 12/16/24 Complaint X CE Personnel Observation X
Complainant: CE Personnel: Don White

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
302.1 Sanitation.	<i>Exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.

SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2400000095Respondent Huntlee Investments Inc

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

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

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

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

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

Name Huntlee Investments Inc Relationship
Owner


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

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

First class mailing

Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date


AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

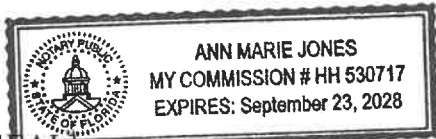
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 354 SE Brown Street AND 205 N Marion Ave, Lake City, FL. 32055.

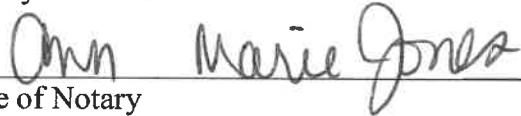


Don White -Code Enforcement Inspector

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



[SEAL]



Signature of Notary

___Ann Marie Jones___
 Print or Type Name

My Commission expires: September 23, 2028



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roofing components and damaged ceiling and walls shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings.
302.1 Sanitation.	All areas must be cleaned and maintained free of garbage, rubbish and debris.

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

Due date: 1/17/24



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

Warning

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

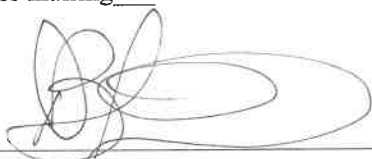
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing,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

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

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

Name: Huntlee Investments Inc Relationship owner: _____
 On date: 1/17/24 time being: 1:00 P.M.
 Personal Service _____
 Posted on property _____ and at City Hall _____
 Certified Mail, Return Receipt requested X First class mailing _____
 Refused to sign _____, drop service _____

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



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

Item iii.

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000095 – 2ND Notice

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

Name: Huntlee Investments Inc
Address: 354 SE Brown Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 12/16/24

Complaint X
Complainant:

CE Personnel Observation X
CE Personnel: Don White

Violation Code

Violation Description

304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
302.1 Sanitation.	<i>Exterior property and premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.



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

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

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

Due date: 2/16/25



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

Warning

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

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

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

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

Name: Huntlee Investments Inc Relationship owner: _____

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

Personal Service ☐

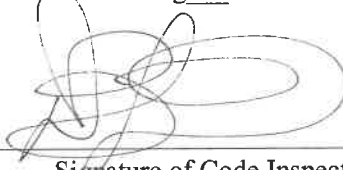
Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒

Refused to sign ☐, drop service ☐

First class mailing ☐

Don White
 Print Name of Code Inspector


 Signature of Code Inspector



January 23, 2025

To whom it may concern:

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

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1/23/25



1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000095

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

Name: Huntlee Investments Inc
 Address: 354 SE Brown Street

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Date: 12/16/24 Complaint X CE Personnel Observation X
 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>

BROWN
STREET

316
Brown Street

316/25

316125



3/6/25



3/6/25







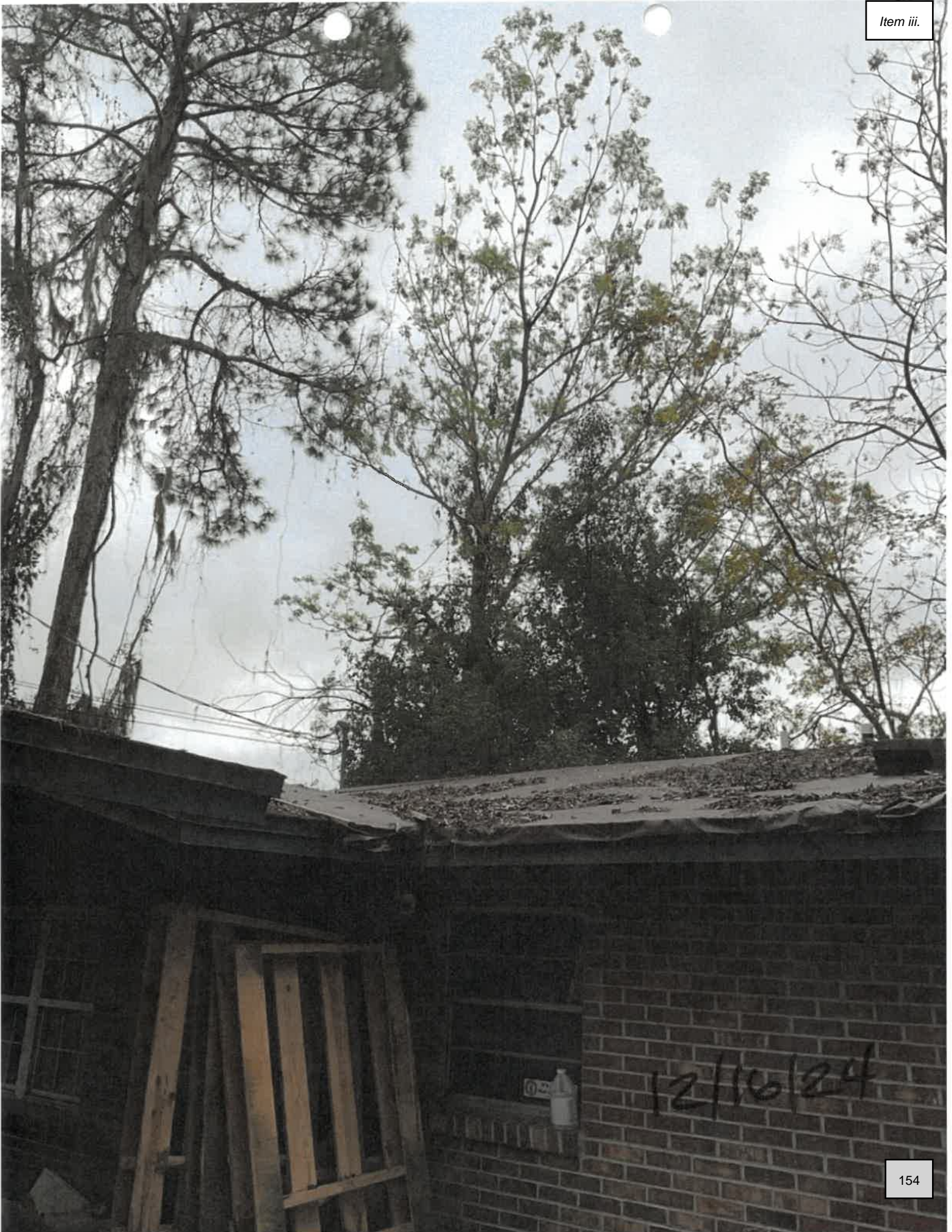




12/16/24



12/16/24

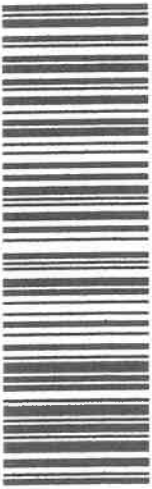






Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 Property and City Hall were posted with Public Notice.	Donnell White	02/25/2025 03:42:52 PM
Investigation On 1/28/25 received signed certified mail receipt card form 2nd NOV and NOH.	Donnell White	01/28/2025 03:40:05 PM
Investigation On 1/16/25 while continuing the investigation of case 095 found there is an active lien on the property. Due to non-compliance on 7/29/17 the lien began and accrued until the verified compliance date of 10/17/17. The lien remains unpaid/unsatisfied to date.	Donnell White	01/23/2025 09:56:17 AM
Investigation Certified mail # 9589071052701815112640	Donnell White	01/16/2025 02:30:44 PM
Investigation On 1/16/25 second NOV and NOH were prepared and sent via certified mail. NOH is set for March 6,2025.	Donnell White	01/16/2025 02:29:25 PM
Investigation On 12/27/24 - Received signed claim ticket from certified letter.	Donnell White	12/27/2024 09:15:37 AM
Initial Inspection On 12/16/24 observed conditions at property to be in violation of city ordinance. The roof and interiors of building are in a dilapidated state. The outside of the property is unsanitary with trash and rubbish. On 12/17/24 a NOV was prepared and sent via certified mail. The compliance date of 1/17/24 is set and noted.	Donnell White	12/17/2024 12:29:21 PM

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



9589 0710 5270 1815 1127 25
9589 0710 5270 1815 1127 25

TS INC
VE

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) \$ 4.85
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.65

Total Postage and Fees

\$ 9.64

Postmark
Here

Sent To

HUNTLEE INVESTMENTS INC

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

1286 SW RIVERSIDE AVE

City, State, ZIP+4®

MORT WHITE, FL 32038

(95)

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 9016 4122 8449 26

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1127 25

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

☐ 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
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™

95

Domestic Return Receipt

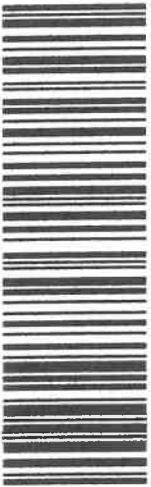
Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® service.
- First-Class Mail® First-Class 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 Certified Mail service.
- For an additional fee, and endorsement on the mail, the following services are available: Return receipt service, of delivery (including the electronic version, for which you can request a hard copy PS Form 3811, January 2020 PSN 7530-02-000-9053)

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



9589 0710 5270 1815 1126 40

9589 0710 5270 1815 1126 40

S INC

AVENUE

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.00

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

☐ Return Receipt (hardcopy) \$ 4.00
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.65

Total Postage and Fees

\$ 4.65

Sent To

HUNTLEE INVESTMENTS INC

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

1288 SW RIVERSIDE AVENUE

City, State, ZIP+4®

FORT WHITE, FL 32038

Postmark
Here

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

2ND
NOTICE

2ND
NOTICE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

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

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

2. Article Number (Transfer from service label)

9590 9402 8577 3244 7293 94

9589 0710 5270 1815 1126 40

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

Domestic Return Receipt

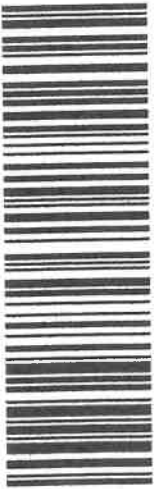
Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® 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.
- Certified Mail service is not available for certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, return receipt services, of delivery (including the return receipt service), you can request a hard copy of the receipt.
- For a 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 1815 1112 30

9589 0710 5270 1815 1112 30

DUTS INC
AVENUE

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

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

OFFICIAL USE

Certified Mail Fee \$4.85	Postmark Here
Extra Services & Fees (check box, add fees as appropriate) \$4.85	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$6.50	
Total Postage and Fees \$11.35	
Sent To HUNTLEY INVESTMENTS INC Street and Apt. No., or PO Box No. 1288 SW RIVERSIDE AVENUE City, State, ZIP+4® LAKE WHITE, FL 32038	

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8577 3244 7298 68

2 Article Number (Transfer from service label)

9589 0710 5270 1815 1112 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

☐ Adult Signature Restricted Delivery

☐ Adult Signature Restricted MailTM

☐ 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

☐ Priority Mail Express[®]

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certified Mail[®] First-Class Mail[®] or Priority Mail[®] service.
- Certified Mail service is international mail.
- Insurance coverage is provided with Certified Mail service of Certified Mail service.
- Insurance coverage and certain Priority Mail[®] items.
- For an additional fee, an endorsement on the mailpiece may be obtained.
- Return receipt service of delivery (including electronic version). For complete PS Form 3811, Receipt attach PS Form 3800, January 2020.



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

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	All roof materials to be replaced and / repaired to comply with all building codes and ordinances. The current follow up due date is 2/16/25.
302.1 Sanitation.	All areas must be cleaned and maintained free of garbage, rubbish and debris. The current follow up due date is 2/16/25.
	304.1.1 Permit pulled for building one to replace roof. Roofs are tarped to stop incidental leaks.
	302.1 Areas are raked and cleaned and debris removed.
	<i>[Signature]</i>

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

Due date: 2/16/25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8577 3244 7298 68

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1112 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Laura Hunter Item iii. ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

☐ Mail Restricted Delivery
(X)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8577 3244 7293 94

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1126 40

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Glenn J. Hunter ☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

☐ Mail Restricted Delivery
(X)

Domestic Return Receipt

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) \$4.85
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

.65

Total Postage and Fees

\$9.64

Sent To

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

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

See Reverse for Instructions

LAKE CITY, FL

JAN 16 2025

USPS 32055-9

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LAKE CITY, FL

164

DEC 17 2024

CASE#
2017-000000047

LIEN
~ \$2460

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



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

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES
GEORGE WARD

CITY MANAGER
WENDELL JOHNSON

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.


STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2017-00000047 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 18th day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

v.

HUNTLEE INVESTMENTS, INC.,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on August 10, 2017, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

Findings of Fact

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

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

Conclusions of Law

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

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

Order

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

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


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

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


Jennifer B. Springfield

Copies to:

JohnsonW@lcfla.com

hofertr@lcfla.com

Inst. Number: 201712017217 Book: 1344 Page: 1416 Page 1 of 5 Date: 9/21/2017 Time: 9:31 AM
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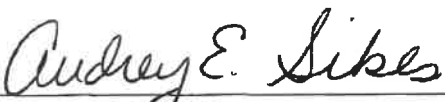
STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2017-00000047 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 18th day of September 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.


AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2017-00000047

PETITIONER,

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HUNTLEE INVESTMENTS, INC.,

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4. Respondent failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.

Order

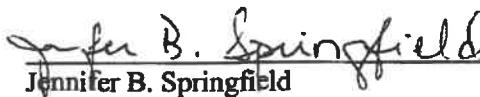
1. Within fourteen (14) days of the date of this Order, Respondent shall take all actions necessary to remove all of the mattresses, trash and debris on the subject Property, including the proper disposal of any hazardous materials, as stated and described herein and in accordance with Petitioner's Code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

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


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

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


Jennifer B. Springfield

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



Case Datasheet

Case Type	IPMC - International Prop Maint Code	Case Date	02/27/2017	Case Status	InActive
Case Number	2017-00000047	Name		Location	
Resolution Date	10/18/2017	Reported By	neighbor	Parcel Number	13740000
Days Open	233	Business Name		Parcel Address	354 SE BROWN ST LAKE CITY, FL 32025
Case Description	over 15 mattresses and various household items left at curb	Central Name		Improvement	DEFAULT - HUNTLEE INVESTMENTS INC
		Parcel Owner Name	HUNTLEE INVESTMENTS INC	Service Address	354 SE BROWN ST LAKE CITY, FL 32025
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	BEVERLY JONES	Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	1330 SW MAIN BLVD LAKE CITY, FL 32025
		Comments		Address	
				Cited Party Address	
Activities		Date	Type	User	Notes/Activity
		02/27/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000139 Failed
		05/04/2017	Inspections	Beverly Jones	INITIAL INSPECTION, 2017-00000093 Failed
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
		05/04/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		05/30/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000118 Failed
		06/06/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000141 Failed
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
			Violation		Total Fees: \$0.00
		06/06/2017	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
		07/03/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000199 Failed
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING
		07/14/2017	Corrective Action	Beverly Jones	NOTICE OF HEARING



Case Datasheet

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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF VIOLATION

Case # 2017-00000047

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

INITIAL	BEVERLY WISMAN	02/27/2017	OVER 15 MATTRESSES AND TRASH DEBRIS, STACKED, SCATTERED. PILE OF UNBAGGED LEAVES COMPLAINTANT FOUND NEEDLES IN TRASH.
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Violation Code	Violation Description	Corrective Action
22-191	SECTION 22-191 PUBLIC NUISANCE	Leaves must be bagged or containerized all mattresses must be removed from property and all debris must be removed. Contact dept of Health to dispose of any needles.
83-9 horticultur	Horticulture waste	
Sec. 83-9.	Residential solid waste service standards	
Sec. 83-8	Prohibited and unlawful acts.	

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

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

	<p>infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container belonging to another without proper authority. (12) Bury refuse, waste matter, rubbish or garbage, including but not limited to, old buildings and structures, whether or not such materials are biodegradable, on any parcel of private property within the city unless properly permitted by required agencies and the city. (13) Burn or cause to be burned any refuse or waste anywhere within the city limits, except as otherwise provided by law. (14) Overload a commercial municipal solid waste container or refuse cart so that it cannot be safely handled by automated or semi-automated equipment. (15) Place bulky waste out for collection within five feet of utility poles, mailboxes or other permanent vertical structures, on top of surface level utility meters, or directly under overhead obstructions less than 20 feet in height. (16) Block or prevent access to a commercial municipal solid waste container or refuse cart such that it cannot be collected by automated equipment at any time during normal collection hours. (17) Fail to obtain the city's permission to place a municipal solid waste container in the city. (18) Operate any vehicle in the city used in connection with tree trimming, landscaping, lot clearing or lawn maintenance without prominently displaying the business name, occupational license number and business telephone number on the vehicle. (19) Fail to collect donated or discarded materials from a nonpermanent donation center such that donated or discarded materials are on the ground around the donation center for a period exceeding 24 hours. (20) Commit any act prohibited or to fail to do any act required by this chapter or the solid waste regulations. (21) Open, remove, untie, or to interfere with the orderly and legitimate collection of any refuse container or to collect, disturb or scatter refuse stored in containers placed for collection and disposal, unless authorized to do so by the city. (22) Remove any material placed in either a city-owned commercial or residential municipal solid waste container, unless such person: a. Had unintentionally placed such materials in the dumpster; b. Is a duly authorized sanitary municipal solid waste system collector engaged in the performance of duties; c. Is a law enforcement officer removing the material in the performance of duties; or d. Is otherwise authorized by law to do so. (b) Penalties. A violation of this section shall be punishable by a fine of \$100.00.</p>
Sec. 83-9.	<p>(a) Each residential dwelling shall receive a city-authorized garbage container. Each container shall bear a serial number, which has been assigned to a street address, and the container shall remain at the assigned property regardless of whether the resident sells or moves. Utility customers terminating or transferring the utility account and not leaving the assigned residential refuse container shall be charged a fee for the container as determined by the city. Householders may request an additional residential container for a fee as determined by the</p>

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

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

Type of Corrective Action

Due Date

WARNING NOTICE

03/20/2017

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

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

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

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

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

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

Name HUNTLEE INVESTMENTS Relationship OWNER

On date 2/27/17 time being _____ Personal Service

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


First

class mailing

Refused to sign, drop service

BEVERLY WISMAN

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE

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

NOTICE OF VIOLATION

Case # 2017-00000047

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

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

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

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

	<p>horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (i) No horticulture waste shall be placed for collection against or within ten feet of any wall, fence, vehicle, electric pole, down guys, utility lines, traffic control device, telephone interface junction panel, water valve box, manhole, tree, or any other obstruction so as to impede collection. (j) No garbage or other solid waste materials shall be placed for collection commingled with horticulture waste. Commingled waste of this nature shall constitute a contaminated waste pile and will only be removed by "special pickup" service. (k) Accumulations of residential yard waste, trash or other refuse cleared from vacant property, or of construction and demolition debris, or other such rubble or refuse deposited on either vacant or occupied property, will not be picked up by as part of regularly scheduled weekly collection of solid waste, whether or not such refuse accumulations are the result of fire, windstorm, or other forces of nature, or of actions of an owner, tenant, or contractor. If an owner or tenant requests the city to remove and dispose of such refuse accumulation, and the city agrees, such owner or tenant shall pay to the city a "special service" fee based upon the total cost of labor, materials, equipment and disposal expense incurred or used therefor. (l) Waste placed for collection in violation of any section of this chapter shall be tagged with written notice stating that the occupant of the premises must remove same within 48 hours. If the occupant fails to remove the waste, the city will pick up this accumulation and the occupant will be charged for a "special pickup" service. The special pickup fee will be charged with the occupant's monthly utility bill</p>
Sec. 83-8	<p>(a) It shall be prohibited and unlawful for any person to: (1) Place hazardous wastes, infectious wastes, septic tank wastes, or dead animals placed in any manner for collection by the city. (2) Allow accumulation of garbage or trash on any premises within the city for a period more than seven days. Failure to remove any such existing accumulation of garbage or trash within 48 hours after due notice thereof shall be deemed a violation of this chapter. Exceptions are: a. Where severe weather or "acts of God" make it impossible for the municipal solid waste collector normally providing collection services at the premises to perform collection services using normal collection equipment. b. Official holidays interrupt the normal seven-day collection cycle, in which case collections may be postponed to the next working day of the municipal solid waste collector. (3) Place municipal solid waste for pick up in plastic bags only without depositing such bags in a residential municipal solid waste container, refuse cart, compactor or commercial municipal solid waste container. (4) Cause uncontainerized municipal solid waste to be placed on streets, alleyways, sidewalks or storm drains. (5) Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection. (6) Produce or accumulate any construction and demolition debris, tree branches or similar debris while acting in the capacity of a contractor (such as a tree surgeon, lawn maintenance crew, landscaper or building contractor) without removal of the same to a designated disposal area. (7) Commingle any municipal solid waste or non-biodegradable material with yard waste. (8) Cause garbage, trash, recyclable material and/or horticulture waste to be stored in any public place at any time. (9) Cause garbage, trash, recyclable material, or horticulture waste to be stored upon any private property other than that owned or occupied by the individual, except with the written consent of the owner or occupant. (10) Place garbage, trash, recyclable material, or horticulture waste out for collection by any street, alley, service drive, easement or right-of-way not serviced by city authorized collection trucks. (11) Place garbage, trash, recyclable material, or horticulture waste in a</p>

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

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

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

Type of Corrective Action
NOTICE OF VIOLATION

Due Date
05/20/2017

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

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

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

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

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

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

Name HUNTLEE INVESTMENTS Relationship OWNER

On date 5/4/17 time being Personal Service

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

First class mailing

Refused to sign, drop service

BEVERLY WISMAN JONES

Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

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

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

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

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

Name HUNTLEE INVESTMENT INC Relationship OWNER

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

Posted on property and at City Hall

XCertified Mail, Return Receipt requested

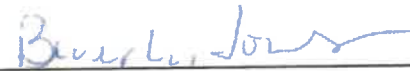
First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES

Print Name of Code Inspector



Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF VIOLATION

Case # 2017-00000047

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

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

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

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

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

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

stored at the residence in a discernable manner.

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

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

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

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

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

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

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

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

Name HUNTLEE INVESTMENTS INC Relationship owner

On date 6/5/17 time being Personal Service


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

First class mailing 70151520000182775069

Refused to sign, drop service

BEVERLY JONES

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2017-00000047

Respondent HUNTLEE INVESTMENTS INC

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

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

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

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

Name HUNTLEE INVESTMENT INC Relationship OWNER

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

Posted on property and at City Hall

XCertified Mail, Return Receipt requested

First class mailing

70132630000117327900

Refused to sign, drop service

BEVERLY JONES

Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date

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

Florida Department of State

DIVISION OF CORPORATIONS

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

Florida Profit Corporation
HUNTLEE INVESTMENTS, INC.

Filing Information

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

Principal Address

1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Changed: 04/23/2003

Mailing Address

1330 SW MAIN BLVD.
LAKE CITY, FL 32025

Changed: 04/23/2003

Registered Agent Name & Address

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

Name Changed: 02/20/2001

Address Changed: 04/23/2003

Officer/Director Detail**Name & Address****Title P**

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

Title VP

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

Annual Reports

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

Document Images

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

Florida Department of State, Division of Corporations

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF VIOLATION

Case # 2017-00000047

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

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

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

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

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

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

stored at the residence in a discernable manner.

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

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

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

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

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

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

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

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

Name HUNTLEE INVESTMENTS INC Relationship owner

On date 6/5/17 time being Personal Service

Posted on property and at City Hall X Certified Mail, Return Receipt requested
First class mailing 70151520000182775069

Refused to sign, drop service

BEVERLY JONES
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

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

[Click Here To Pay Now](#)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hunter Inv Inc -
Glenn Hunter
1330 SW Main Blvd
Lake City FL 32055

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Martha Evans ☐ Agent
B. Received by (Printed Name) ☐ Address
Martha Evans ☐ Date of Delivery
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

PS Form 3811, July 2013

7015 1520 0001 8277 5069

Domestic Return Receipt

Columbia County Tax Collector

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

Tax Record

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

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R13740-000	REAL ESTATE	2016
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Mailing Address HUNTLEE INVESTMENTS INC 1330 SW MAIN BLVD LAKE CITY FL 32025 </div> <div style="width: 45%;"> Property Address 354 BROWN SE LAKE CITY GEO Number 000000-13740-000 </div> </div>		
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail Millage Code Escrow Code NO EXEMPTIONS 001 Legal Description (click for full description) 00-00-00 0800/0800 .27 Acres S DIV LOT 69 & 31 FT OFF W SIDE OF LOT 68 BLOCK J CANOVA S/D. ORB 519-288, 813-884.		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount Taxable Value Taxes Levied
CITY OF LAKE CITY	4.9000	109,221 0 \$109,221 \$535.18
BOARD OF COUNTY COMMISSIONERS	8.0150	109,221 0 \$109,221 \$875.41
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	109,221 0 \$109,221 \$81.70
LOCAL	4.5040	109,221 0 \$109,221 \$491.93
CAPITAL OUTLAY	1.5000	109,221 0 \$109,221 \$163.83
SUWANNEE RIVER WATER MGT DIST	0.4093	109,221 0 \$109,221 \$44.70
LAKE SHORE HOSPITAL AUTHORITY	0.9620	109,221 0 \$109,221 \$105.07
Total Millage		21.0383 Total Taxes \$2,297.82
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$599.52
Total Assessments		\$599.52
Taxes & Assessments		\$2,897.34

Prior Years Payment History

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

Land Breakdown

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

Columbia County Property Appraiser

updated: 6/6/2017

1 of 1

DISCLAIMER

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

Columbia County Property Appraiser

updated: 6/6/2017

2016 Tax Year

Parcel: 00-00-00-13740-000

<< Next Lower Parcel Next Higher Parcel >>

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

2016 TRIM (pdf)

Interactive GIS Map

Print

Search Result: 1 of 1

Owner & Property Info

Owner's Name	HUNTLEE INVESTMENTS INC		
Mailing Address	1330 SW MAIN BLVD LAKE CITY, FL 32025		
Site Address	354 SE BROWN ST		
Use Desc. (code)	MULTI-FAMI (000800)		
Tax District	1 (City)	Neighborhood	870317
Land Area	0.270 ACRES	Market Area	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. S DIV LOT 89 & 31 FT OFF W SIDE OF LOT 88 BLOCK J CANOVA S/D. ORB 519-288, 813-884.		



Property & Assessment Values

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

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

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

Sales History

Show Similar Sales within 1/2 mile

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

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00
2	DUPLEX (002700)	1973	COMMON BRK (19)	1479	1543	\$48,037.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

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

CITY OF LAKE CITY

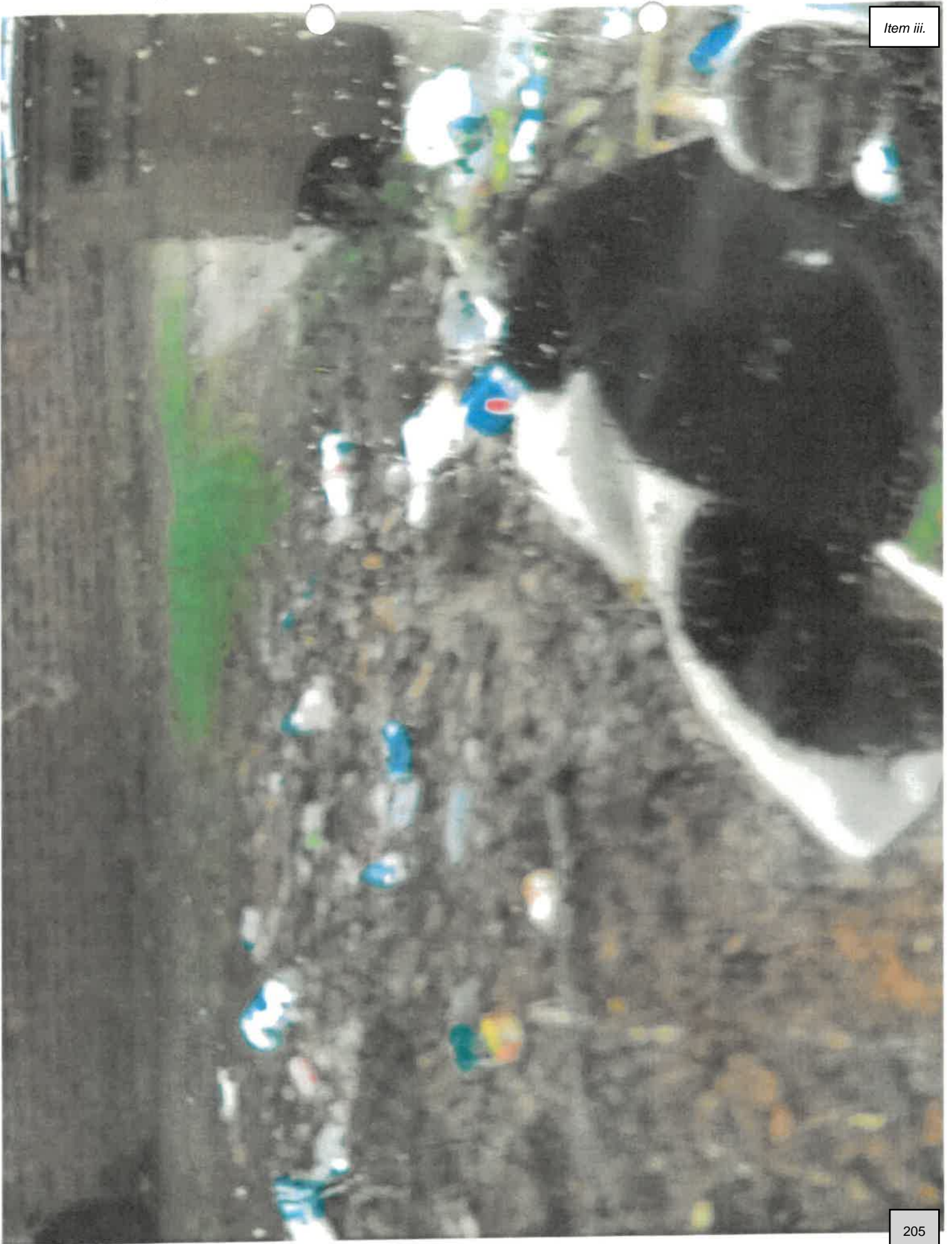
Case Data-code enforcementCase # 17-6847Initial Inspection: 2-27-17Warning Notice mailed: 2-27-17Re-Inspection: 5/4/17Notice of Violation: 5/4/17 / 7/14/17Notice of Hearing: 7/14/17Green card returned: yesUnclaimed mail: n/aPosted Property and City Hall: n/aCost of Mail: \$ 6.24

Notes:

3545E Brown 13740-000

complaint: Bryan Tucker









File Attachments for Item:

iv. Case # CE 24-00000077, James H. Johnston & Janet A. Johnston, as owners, James H. Johnston & Janet A. Johnston as respondents, gives address as 495 NW Palm Drive Lake City, FL 32055, located on parcel # 31-3S-17-05976-001.

Violations:

1. IPMC 301.3 Vacant Structures and Land
2. IPMC 304.1.1 Unsafe conditions
3. IPMC 304.1 General



Case Notes - IPMC - 2024-00000077

Date Descending
Run on 04/15/2025 10:50:47 AM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	04/15/2025 10:30:17 AM
On April 15, 2025 I posted the NOH and Affidavit of Posting at the property and City Hall. Photos were taken.		
Investigation	Marshall Sova	04/07/2025 04:14:38 PM
On April 7, 2025 the green card was returned to me as delivered on 4/2/25 and signed for by James Johnston.		
Investigation	Marshall Sova	03/31/2025 03:36:48 PM
On March 31, 2025 I posted the NOH on the City of Lake City's website. I also sent the NOV and NOH by certified mail to the property owners.		
Investigation	Marshall Sova	03/12/2025 03:20:04 PM
On March 12, 2025 I posted the property as a unsafe structure. Photos were taken and placed into the case file. I also learned that the owner of the property pulled a permit on Dec. 31, 2024 and the permit was issued on January 2, 2025 for storm repair. No work has been done on this property as of March 12, 2025.		
I will prepare a 2nd NOV and prepare a NOH to appear in front of the Special Magistrate on May 1, 2025.		
Investigation	Marshall Sova	12/31/2024 01:31:33 PM
On Dec. 31, 2024 I met with Jimmy Johnston about this case. He is in the middle of purchasing this property. He gave me the documents proving this and it is attached to the case file. A extension date of 1/31/2025 was given.		
Investigation	Marshall Sova	12/30/2024 04:05:16 PM
On December 30, 2024 the certified green card was returned to me as delivered on December 7, 2024. It was signed for by Rick Parks.		
Investigation	Marshall Sova	12/05/2024 08:42:42 AM
On December 5, 2024 the NOV was returned to me as a vacant.		
I prepared a 2nd NOV and mailed it certified to a different address on 12/5/2024.		
15626 NW 140th St. Alachua, FL 32615		
9589 0710 5270 1815 1113 39		
Initial Inspection	Marshall Sova	11/26/2024 02:02:16 PM
On November 26, 2024 I received a phone call from Kevin Smith in reference to the property located at 495 NW Palm Drive. Mr. Smith stated that a tree had fallen on the house a while back and the owner has not done any work to have the structure repaired.		
I inspected the property and the house has major structural damage to the front porch and the middle of the structure. Elements of the weather are penetrating into the structure causing more damage. Photos were taken and placed into the case file.		
I prepared a NOV and mailed it certified to the property owner with a compliance date of December 26, 2024.		



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: November 26, 2024 Name (required) Kevin Smith
Phone: (404)325-3494 Address: 481 NW Palm Drive Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 495 NW Palm Drive Lake City, FL 32055 Nature
of Complaint: Structural damage to structure from falling tree

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Rick Dewayne Parks II 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: Nov. 26, 2024 Via: Phone Case Number Assigned 24-00000077
Notes:

Case Data Sheet for case # 24-00000077Parcel# 05976-001Address: 495 NW Palm DriveOwner: Rick Dewayne Parks IIDate of first inspection: 11/26/20241st Notice of Violation sent: 11/26/242nd 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 11/26/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 31-3S-17-05976-001 <https://search.ccpafl.com/parcel/05976001173S31>
495 NW PALM DR

Owners

JOHNSTON JAMES H
JOHNSTON JANET A
756 SW ITCHETUCKNEE AVE
LAKE CITY, FL 32024

Legal Description

LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D

491-820 598-119, 969-430, WD 1137-1806,
WD 1351-932, WD 1439-1172, WD 1530-186

Use: 0700: MISC IMPROVED

Subdivision: GWEN LAKE



Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05976-001 (26097) >>

Owner & Property Info

Result: 53 of 80

Owner	PARKS RICK DEWAYNE II 495 NW PALM DRIVE LAKE CITY, FL 32055		
Site	495 NW PALM DR, LAKE CITY		
Description*	LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 491-820 598-119, 969-430, WD 1137-1806, WD 1351-932, WD 1439-1172,		
Area	0.28 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	Tax District	1

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

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

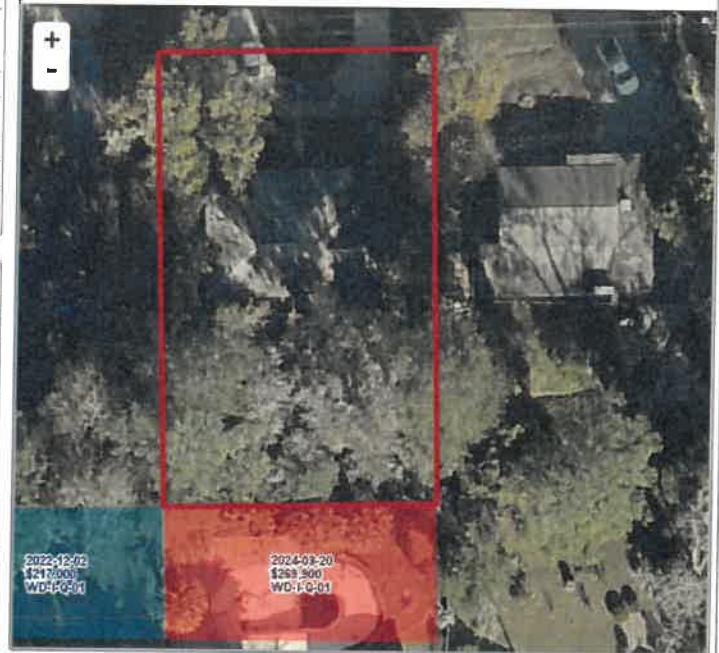
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$13,918	Mkt Land	\$13,918
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$7,840	XFOB	\$7,840
Just	\$21,758	Just	\$21,758
Class	\$0	Class	\$0
Appraised	\$21,758	Appraised	\$21,758
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$21,758	Assessed	\$21,758
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,758 city:\$21,758 other:\$0 school:\$21,758	Total Taxable	county:\$21,758 city:\$21,758 other:\$0 school:\$21,758

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

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/8/2021	\$177,000	1439 / 1172	WD	I	Q	01
1/10/2018	\$115,000	1351 / 932	WD	I	Q	01
11/23/2007	\$100	1137 / 1806	WD	V	Q	01
12/4/2002	\$12,000	969 / 430	WD	V	Q	
7/1/1986	\$8,300	598 / 119	WD	V	Q	01
6/1/1982	\$6,000	491 / 820	WD	V	Q	

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2008	\$840.00	60.00	5 x 12
0166	CONC.PAVMT	2008	\$2,000.00	1.00	0 x 0
0285	SALVAGE	2008	\$5,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	12,208.890 SF (0.280 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 / SF	\$13,918

Search Result: 53 of 80

© 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: 11/21/2024 and may not reflect the data currently on file at our office.



Columbia County Property Appraiser

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

PARCEL: 31-3S-17-05976-001 (26097) | MISC IMPROVED (0700) | 0.28 AC

LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 491-820 598-119, 969-430, WD 1137-1806, WD 1351-932, WD 1439-1172,

PARKS RICK DEWAYNE II

Owner: 495 NW PALM DRIVE
LAKE CITY, FL 32055

Site: 495 NW PALM DR, LAKE CITY

Sales 6/8/2021 \$177,000 I (Q)
1/10/2018 \$115,000 I (Q)
Info 11/23/2007 \$100 V (Q)

2025 Working Values

Mkt Lnd	\$13,918	Appraised	\$21,758
Ag Lnd	\$0	Assessed	\$21,758
Bldg	\$0	Exempt	\$0
XFOB	\$7,840		
Just	\$21,758	Total	county:\$21,758
		Taxable	city:\$21,758
			other:\$0
			school:\$21,758

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/21/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



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

NOV 27 2024
Item iv.

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000077 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: **James H. Johnston**

Address: **495 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **11/26/2024**

Complaint _X_ CE Personnel Observation _____
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
IPMC 304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
IPMC 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. ❖ The exterior of structures must perform four primary functions: <ul style="list-style-type: none">• It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.• It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.• It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.



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

	<ul style="list-style-type: none"> It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
IPMC 304.1.1 Unsafe conditions.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
IPMC 304.1 General.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.



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

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

Due date: **Attend Special Magistrate Hearing May 1, 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: James H. Johnston Relationship owner: _____

On date: April 1, 2025 time being: 10:00 am _____

Personal Service _____

Posted on property ☒ and at City Hall ☒

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000077 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: **James H. Johnston**

Address: **495 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 11/26/2024	Complaint <u> X </u> CE Personnel Observation <u> </u>
	Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
IPMC 304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
IPMC 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. ❖The exterior of structures must perform four primary functions: <ul style="list-style-type: none">• It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.• It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.• It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

	<ul style="list-style-type: none"> It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
IPMC 304.1.1 Unsafe conditions.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
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205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

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

Due date: **Attend Special Magistrate Hearing May 1, 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: James H. Johnston Relationship owner: _____

On date: March 17, 2025 time being: 11:00 am _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000077

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: **Rick Dewayne Parks II**

Address: **495 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **11/26/2024**

Complaint X CE Personnel Observation
Complainant: Kevin Smith CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
IPMC 304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
IPMC 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. ❖The exterior of structures must perform four primary functions: <ul style="list-style-type: none">• It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.• It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.• It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.



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

	<ul style="list-style-type: none"> It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
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IPMC 304.1 General.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.



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

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

Due date: **December 26, 2024**



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: Rick Dewayne Parks II Relationship owner: _____

On date: November 26, 2024 time being: 2:15 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

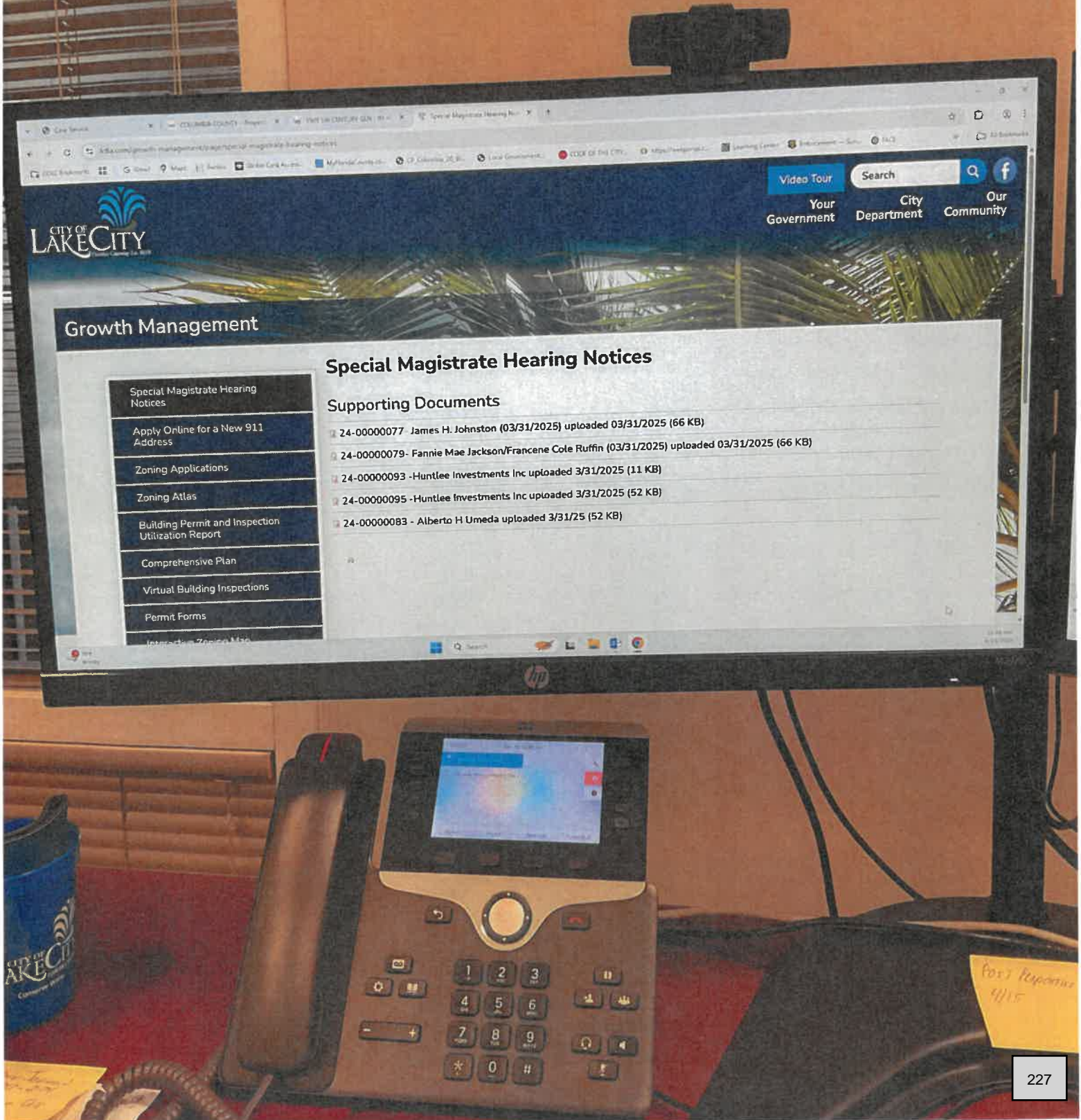
Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



228



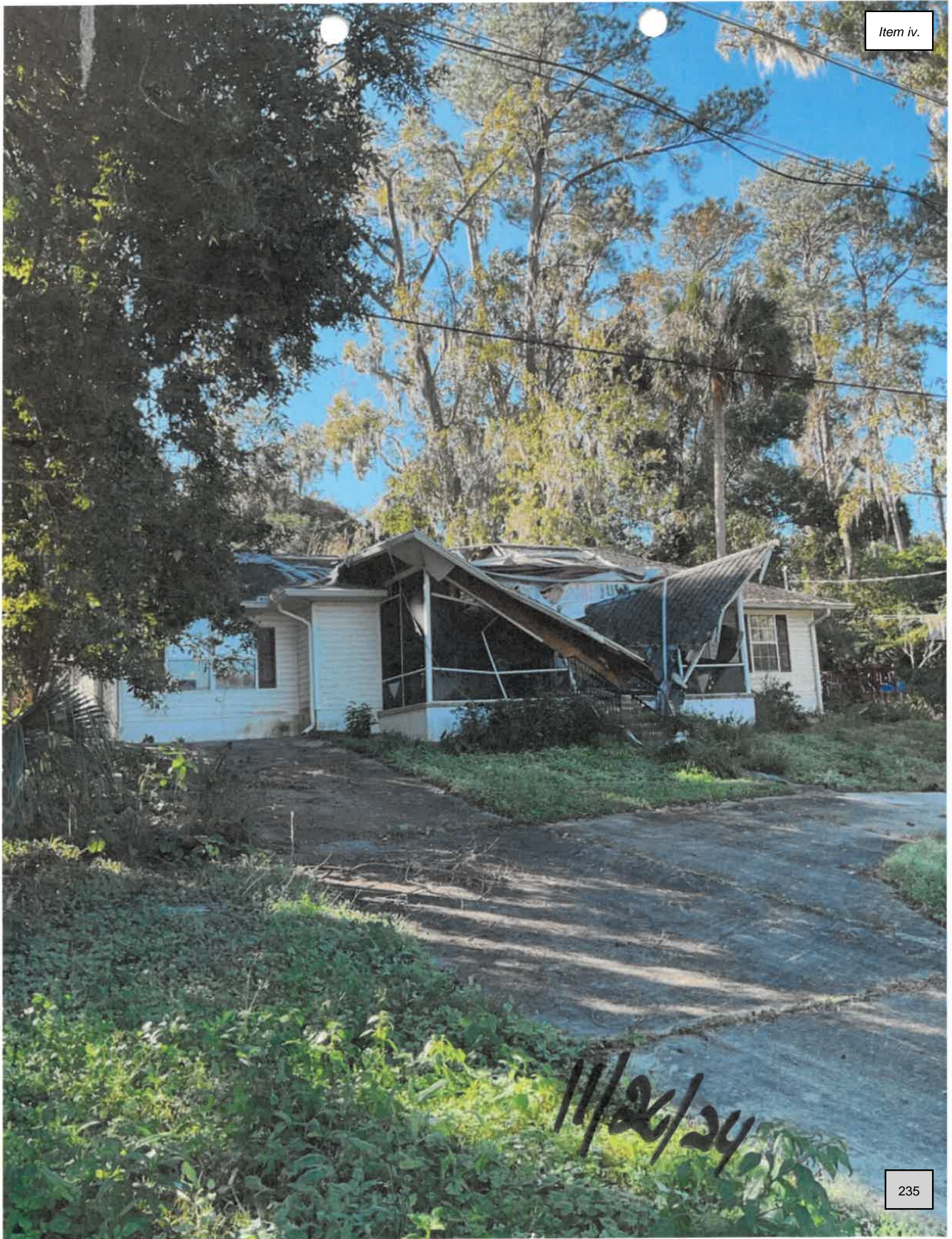












11/26/24







NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, May 1, 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, 17th day of APRIL 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 17th day of APRIL 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: 495 NW Palm Drive AND 205 N Marion Ave, Lake City, FL. 32055.

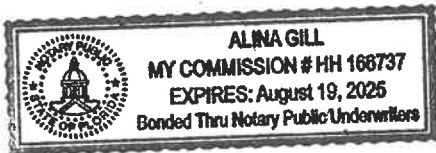
Marshall Sova
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
17th day of APRIL 2025, by Marshall Sova
 who is personally known to me.

Alina Gill
Signature of Notary

Alina Gill
Print or Type Name

My Commission expires: August 19, 2025



[SEAL]

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000077

Respondent: James H. Johnston

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 1st day of May, 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):

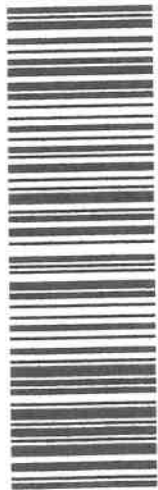
Name James H. JohnstonRelationship OwnerOn date April 1, 2025time being 2:30 pm☐ Personal Service☒ Posted on property and at City Hall☒ Certified Mail, Return Receipt requested☐ First class mailing☐ Refused to sign, drop serviceMarshall Sova

Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/RecipientDate



9589 0710 5270 2886 2506 13
9589 0710 5270 2886 2506 13

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

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

OFFICIAL USE

Certified Mail Fee
\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage
\$ 1.69
Total Postage and Fees
\$ 6.54

Sent to JAMES D JAMES JONAS
Street and Apt. No., or PO Box No.
79 SW LICKETUKE AVE.
City, State ZIP+4®
LAKE CITY FL 32024

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

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

Sent 4/1/25
NOV 4 NOV

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES H. JOHNSON
JAMES A. JOHNSON
175 SW 17th Street
Lake City, FL 32024



9590 9402 9016 4122 8448 10

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2506 13

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

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 date and time)
- Signature (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.
 - Of Certified Mail service, insurance coverage is available for certain Priority Mail items.
 - For an additional fee, an endorsement on the mailpiece can be obtained.
 - Return receipt services: of delivery (including time of delivery) (including time of delivery) (including time of delivery).
 - You can request a hard copy of the receipt (including time of delivery) (including time of delivery) (including time of delivery).
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 - You can request a hard copy of the receipt (including time of delivery) (including time of delivery) (including time of delivery).

PS Form 3800, January 2010

04/01/2025

To whom it may concern:

The Special Magistrate Hearing will be held on May 1, 2025 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

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

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova



City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

City of Lake City

Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type:	REROOF RESIDENTIAL				
2024-00000964	Permit Issued 01/02/2025	HOMETOWN HOMES LLC RICK PARKS II	LAKE CITY 05976-001 495 NW PALM DR LAKE CITY, FL 32055	\$221.55 \$221.55 \$0.00	storm damage repair
Estimated Value: \$22,000.00		Current Property Value: \$1.00		Improvement Square Footage: 1,650.00	

Detail Fees	Fee Category	Issued Quantity	Charge Amount	Collected Amount
	BUILDING PERMIT FEE		\$210.00	\$210.00
	DEPT BUSINESS & PROF REGS / BLDG CODE			
	ADMIN / INSP BD SURCHARGE		\$3.15	\$3.15
	DEPT OF COMM AFFAIRS / FLA BLDG COMMISSION			
	SURCHARGE		\$2.10	\$2.10
	Tech Fee		\$6.30	\$6.30
Totals		0	\$221.55	\$221.55

Events	Event Date	Event	User	Comments
	01/02/2025	Permit Issued	Ann Jones	storm damage repair
	12/31/2024	Permit Created	Ann Jones	New Permit Created

Payments	Transaction Date	Transaction Type	Adjustment Reason	Receipt Number	Received From	Amount
	12/31/2024	Payment, Monies Received		2025-00021924	HOMETOWN HOMES LLC, RICK	\$221.55
Totals						\$221.55

Inspections	Date	Inspection	Status
-------------	------	------------	--------

City of Lake City
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
12/31/2024 12/31/2024		RR IN PROGRESS RR FINAL		Created Created	
Application Checklists					
	Checklist Type		Submitted Date	Approved Date	Reviewed By
	plan review				
	No records.				
Related Professionals					
	Type	Name		Description of Work	
	No records.				
Parcel Information					
Jurisdiction and Parcel Number					
	Jurisdiction	LAKE CITY			
	Parcel	05976-001			
Parcel Mapping Information					
	LAKE CITY	LAKE CITY - LAKE CITY			
Property Classes					
	Current Property Classification				
	Current Zoning Classification				
	Current Exemption Classification				
Current Ownership Information					
	Last Ownership Change Date	12/31/2024			
	Primary Owner	Johnston Jimmy			
Primary Parcel Address					
	Primary Parcel Address	495 PALM DR LAKE CITY, FL 32055			
Legal Description					
Parcel Dimensions					

City of Lake City
Permit Listing

Permit / Application Number Status Issued To / Owner Dimension Length Width Parcel / Address Unit of Measure Description Permit Amount Location/Lot Number/Description

Improvement Information

Basic Improvement Information

Habitable Structure Yes
Owner Occupied Yes
Tenant Name / Description JAMES H. JOHNSTON
Improvement Type DEFAULT
Improvement Class
Improvement Usage
Occupancy Type
Year Built
Number of Stories

Improvement Service Address

Improvement Service Address 495 PALM DR
LAKE CITY, FL 32055

Improvement Dimension Information

Dimension Length Width Height Unit of Measure Description
No records.

Improvement Construction Specifications

Specification Material Description
No records.

Improvement Quantitative Specifications

Specification Quantity Unit of Measure
No records.

Improvement Utilization Specifications

Specification Utilized
No records.

Miscellaneous Information

User: Marshall Sovo

Pages: 3 of 5

3/12/2025 3:13:50 PM

City of Lake City
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
--------------------------------	--------	-------------------	------------------	---------------	---------------------------------

Parcel District Information

District Type	District
No records.	

Parcel Zoning History

Change Request Date	Status	Resolution Date	New Property Class	New Zoning Class	New Exemption Class
No records.					

Contractor Information

Basic Business Name

Business Name	HOMETOWN HOMES LLC
Current Business Address	HOMETOWN HOMES LLC
Permit Issued To	

Contractor Licenses

Current Licenses Locally Issued

License Type	License Number	License Status	Effective Date	Expiration Date
	1692	2	10/01/2024	09/30/2025

Current Licenses Non Locally Issued

License Type	Effective Date	Expiration Date	License Number	Registration Number
CERTIFICATE OF LIABILITY	11/20/2019	01/05/2026	N9BP865959	
CONTRACTORS LICENSE	11/20/2019	08/31/2026	CRC1328128	
OCC LICENSE	12/31/2024	09/30/2025	1692	
WORKMAN'S COMP	11/20/2019	01/01/2026	RT25MWC7330305302	

User: Marshall Sovo

Pages: 4 of 5

3/12/2025 3:13:50 PM

City of Lake City

Permit Listing

Permit / Application Number

Status

Issued To / Owner

Parcel / Address

Permit Amount

Location/Lot Number/Description

Contractor Miscellaneous Information

Business Hours

Day of Week

Opens At

Closes At

No records.

Business Contacts

Contact Name

Issue Permit To

Primary Phone Number

Type

Secondary Phone Number

Type

HOMETOWN HOMES LLC

Yes

(386) 365-5999

Permit Type:

REROOF RESIDENTIAL; 1 Permit(s)

Permit Amount: \$221.55

Paid Amount: \$221.55

Due: \$0.00

**495 Northwest Palm Drive
December 23, 2024
VALID PHOTO I.D.**

Attach copies of valid government issued Photo I.D. for each **Buyer** to this page.

(Copies must be clear and legible)

IMPORTANT REAL ESTATE INFORMATION

Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive, Lake City, FL 32055

TAX RE-PRORATION AGREEMENT: If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the prorations are final. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any.

Buyer understands that real estate taxes and fees are prorated on the settlement statement. If current year taxes are not yet due and payable at the time of closing, pro-rations are based upon the gross tax amount from the prior year, and the amount shown on the settlement statement is final. Taxes are not re-analyzed after the actual tax bill becomes known, even if the difference is substantial. Buyer understands and agrees that any shortfall in taxes is solely the responsibility of the buyer.

Buyer should not rely on the Seller's current property taxes as the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's Office for information. Should this property be subject to Non-Ad Valorem taxes, they may have been paid in advance by the seller resulting in a credit is due from buyer to seller on the settlement statement for the assessment period after the settlement date. Tax bills for Florida properties are issued on November 1st. Contact the county tax collector should the bill not be received timely as discounts for early payment may apply.

Buyer agrees that Green Line Title, Inc. is not liable for accurate estimation or proration of tax bills not yet issued. Recording fees may vary due to the exact number of pages to be recorded not being known at the time of closing. Therefore, the parties acknowledge hereto, that provided the recorded fee discrepancy is not more than \$30.00, the parties waive any right to such overage and understand that in the event of a shortage that Green Line Title, Inc. shall pay for such shortage up to \$30.00.

AGREEMENT TO COOPERATE: If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and/or the remittance of any additional sums.

HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS: The Buyer(s) acknowledge(s) the existence of any homeowner's and/or condominium association(s) and is aware that monthly, quarterly or annual maintenance assessments may be due to said association(s). Said association(s) may also have the authority to regulate and enforce community covenants and restrictions. The Buyer hereby acknowledges receipt of a copy of any association estoppel letters for the subject transaction.

MISCELLANEOUS: Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

DISBURSEMENT AUTHORIZATION, ETC.: Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

By: 

James H. Johnston

By: 

Janet A. Johnston

**ZONING AND BUILDING CODE COMPLIANCE, PENDING CODE ENFORCEMENT
VIOLATIONS, OPEN PERMITS**

DISCLOSURE

Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive, Lake City, FL 32055
File #: 24-158

It is hereby agreed and understood by the parties signing below that neither Old Republic Title Insurance Company nor Green Line Title, Inc., its agent, except as indicated below, has conducted any searches to ascertain the property; the improvements located thereon; or any proposed use of the property; complies with applicable City or County Building and Zoning Codes. This is including but not limited to, Miami-Dade County Ordinance 08-133 or any pending code enforcement issues and/or open permits except to the extent of any notice of a violation regarding any Building and Zoning Matter being recorded in the Official Records Books of the County containing the property listed on your title commitment, or except to the extent the City/County regulating those issues for the property had indicated as such in an unrecorded code lien search.

It is hereby further agreed and understood by the parties signing below that in the absence of a notice of violation regarding such matters being recorded in said Official Records Books or disclosed in an unrecorded lien search, no insurance coverage regarding any Building and Zoning Matter is being provided by any title policy issued in connection herewith and neither Old Republic Title Insurance Company nor Green Line Title, Inc., its agent, is responsible for any fees, costs or expenses arising from the existence of any Building and Zoning Matter including any fees, costs or expenses incurred in complying with any City or County Building and Zoning Code.

Any non-recorded Building, Code Violation, and Zoning Matter may seriously affect the Buyer's use and enjoyment of the property and entail substantial financial consequences; the Buyer is urged to conduct further due diligence regarding these matters.

For and in consideration of Green Line Title, Inc.'s agreement to close the transaction involving the Property and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged; the undersigned hereby releases and indemnifies Green Line Title, Inc., Seller of subject property, Old Republic Title Insurance Company, their successors, parent companies, subsidiaries, past, present and future officers, directors, employees and agents, from any all liability and cause(s) of action relating to, around, arising out of and/or in connection with any unrecorded or undisclosed Building, Code Violation, and Zoning Matters.

In witness whereof the parties have executed this agreement this: 23rd day of December, 2024

By: 
Buyer Signature

By: 
Buyer Signature

GREEN LINE TITLE, INC.
12950 Race Track Road, Suite 204
Tampa, FL 33626

Nick S. Kolev, Esq.
Direct Dial: (813) 343-8983
E-mail: nkolev@greenlinetitle.net

ATTORNEY NON-REPRESENTATION NOTICE

Re: Representation by Green Line Title, Inc.
Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive Lake City, FL
File #: 24-158

(Initials of Buyer(s)/Seller(s)): Green Line Title, Inc. ("The Company") has agreed to act solely as settlement agent in this transaction, which means that The Company does not represent any of the parties to the transaction. As settlement agent, The Company's duties are to: (i) prepare the necessary legal documents that will consummate the transaction referenced above; (ii) ensure that applicable settlement documents are properly executed; (iii) ensure that costs and expenses are allocated between the parties pursuant to the terms of the Contract; (iv) arrange for the payment and disbursement of closing proceeds and costs; (v) arrange for the recording of appropriate documents in the public records; and (vi) arrange for the issuance of the title insurance commitment and policy(ies). The Company owes you no fiduciary duty and no duty of attorney/client confidentiality.

By executing below you acknowledge that: (i) you understand that The Company does not represent you in any aspect of this transaction, and (ii) you have had the opportunity to employ counsel of your choice in connection with this transaction.

By:  Date: December 23, 2024
James H. Johnston

By:  Date: December 23, 2024
Janet A. Johnston

CLOSING AFFIDAVIT (Buyer)

Before me, the undersigned authority, personally appeared James H. Johnston ("Affiant"), who being by me first duly sworn on oath, deposes and says that:

1. **James H. Johnston**, Married, ("Buyer"), is purchasing the following described property from **Rick Dewayne Parks, II** ("Seller"), to wit:

Lot 8, Block 2, Gwen Lake "Estates", Unit Number 1, according to the map or plat thereof as recorded in Plat Book 2, Page 115, Public Records of Columbia County, Florida.

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.
5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

WITNESS

PRINT NAME: _____



James H. Johnston

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by James H. Johnston.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: _____

CLOSING AFFIDAVIT

(Buyer)

Before me, the undersigned authority, personally appeared Janet A. Johnston ("Affiant"), who being by me first duly sworn on oath, deposes and says that:

1. **Janet A. Johnston**, Married, ("Buyer"), is purchasing the following described property from **Rick Dewayne Parks, II** ("Seller"), to wit:

Lot 8, Block 2, Gwen Lake "Estates", Unit Number 1, according to the map or plat thereof as recorded in Plat Book 2, Page 115, Public Records of Columbia County, Florida.

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.
5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

WITNESS

PRINT NAME: _____

Janet A. Johnston
Janet A. Johnston

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by Janet A. Johnston.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: _____

Survey Waiver

I/We, the undersigned, being fully aware of the consequences of not having a survey completed on the subject property with the address of 495 Northwest Palm Drive, Lake City, FL, have elected **NOT** to order a survey.

I/We understand that our Title Insurance Policy **will not** cover any encroachments, restrictions, limitations, easements, defects, legal access rights, or any other matter which may have been discovered had a survey been ordered.

Date: December 23, 2024



James H. Johnston



Janet A. Johnston

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

WITNESS

PRINT NAME: _____



James H. Johnston

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by James H. Johnston.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: _____

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES N. JOHNSON
 JAMES A. JOHNSON
 756 SW 17CH5 TUCKER AVE.
 LAKE CITY, FL 32024



9590 9402 9016 4122 8448 10

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2506 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AS

Addressee

B. Received by (Printed Name)

James

C. Date of Delivery

4/2/25

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

3. Service Type

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

Domestic Return Receipt

Item iv.

DEL 4/2/25



9589 0710 5270 1815 1113 39
9589 0710 5270 1815 1113 39

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

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

OFFICIAL USE

Certified Mail Fee

\$4.85

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

☒ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$1.09

Total Postage and Fees

\$9.04

Sent To

Rich Paul, Jr.

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

15726 NW 140th St.

City, State, ZIP+4®

LAKEHURST FL 32015

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

NEW MARKS
12/5/24

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Rick Parks II
15626 NW 140TH ST.
ALACHUA, FL 32615



9590 9402 8577 3244 7299 67

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1113 39

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

COMPLETE THIS SECTION ON DELIVERY

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

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of delivery verification or electronic verification of delivery (including endorsement on the mail) for an additional fee, and certain Priority Mail items insurance coverage and of Certified Mail service with Certified Mail service)
- Insurance coverage is International mail.
- Certified Mail service is First-Class Mail® service or Priority Mail® service
- You may purchase Certified Mail service for a specified period.
- Important Reminders:
 - A record of delivery (including signature) that is retained for a specified period.

PS Form 3800, January

11/26/24
Returned As Vacant

11/26/24

Certified Mail

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

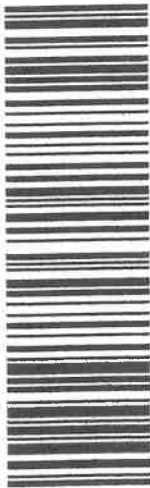
Important Reminders:

- First-Class Mail®[®] First-Class Mail® service or Priority Mail® service
- Certified Mail service is international mail.
- Insurance coverage is available with Certified Mail service.
- Insurance coverage and return receipt service are available for certain Priority Mail items.

For an additional fee, an endorsement on the mail can be obtained for the following services:

- Return receipt service: You can request that the electronic version of the receipt be attached to the PS Form 3800, January 2005

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



9589 0710 5270 1815 1110 32
9589 0710 5270 1815 1110 32

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 \$ as appropriate)

- ☒ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$1.29

Total Postage and Fees

\$9.24

Sent To

Red Palm Tr.
594 NW Glen Lake Ave.
Lake City, FL 32055

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

11/26/24

File Attachments for Item:

v. Case # CE 24-00000083, Alberto H. Umeda, as owner, Alberto H. Umeda, as respondent, gives address as 786 SW Grandview Street Lake City, FL 32055, located on parcel # 06-4S-17-07945-003.

Violations:

1. City Ordinance Sec. 83-8.5- Prohibited and unlawful acts



Subject	Author	Last Changed Date/Time
Investigation On 3/25/25 NOH was sent to respondent notifying of 5/1/25 Magistrate hearing.	Donnell White	04/15/2025 01:34:17 PM
Investigation On 3/31/25 NOH was posted to the City of Lake City website for the hearing held on 5/1/25.	Donnell White	04/02/2025 10:31:16 AM
Investigation On 3/26/25 received the signature card from the certified mailing signed by respondent.	Donnell White	03/31/2025 01:09:14 PM
Investigation On 3/10/25 received certified letter return to sender, address incorrect. On 3/10/25 a NOV and NOH were prepared and sent to the corrected address USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 5/1/25.	Donnell White	03/31/2025 01:07:58 PM
Investigation Subject: Investigation On 2/27/25 observed that no correction to or progress on correcting violation. On 2/27/25 a second NOV and NOH were prepared and sent USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 5/1/25.	Donnell White	03/11/2025 09:25:18 AM
Investigation On 1/3/25 certified letter was returned unclaimed. Resent on 1/6/25 to 7693 Tangerine Knoll Loop Winter Garden, FL. 9589071052701815111377	Donnell White	03/11/2025 09:22:38 AM
Investigation On 2/27/25 observed that no correction to or progress on correcting violation. On 2/27/25 a second NOV and NOH were prepared and sent USPS certified mail. Correction date 3/25/25 and Magistrate Hearing on 4/3/25.	Donnell White	02/27/2025 10:14:35 AM
Investigation Received an email correspondence dated 1/11/25, from Katia Grinkov. Katia stated in her email that they were having challenges with arranging to have the violation on the property corrected. Katia requested an extension of time to arrange to have all corrections made. An email response was sent on 1/13/25, extending the timeframe 30 days. The correction date is 2/23/25. The email response also indicated that after that date a hearing with the magistrate will be set.	Donnell White	01/13/2025 08:27:00 AM
Initial Inspection On 12/5/24 observed large fallen tree on property partially cut into large pieces and left in yard creating a blight in the community. Photos documenting and a case started, Notice of violation was prepared and sent certified mail. Correction due on 1/5/25.	Donnell White	12/05/2024 03:28:39 PM



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

Item v.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/5/24 Name (required) Don White
Phone: 3867195743 Address: 205 North Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 786 Grandview Street Nature of Complaint: Debris on property

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are? ☒ Yes ☐ No If yes, who? Alberto H Umeda 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: 12/5/24 Via: Person Case Number Assigned 202400000083
Notes:

Case Data Sheet for case # 2400000083Parcel# 07945003Address: 786 Grandview StOwner: Alberto H UmedaDate of first inspection: 12/5/241st Notice of Violation sent: 12/6/242nd inspection date: _____2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

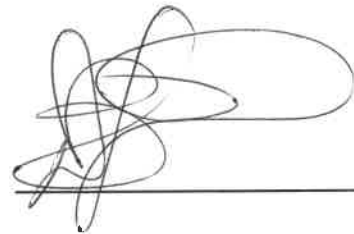
Notice posted in City Hall:

_____Mailing Cost/Date: \$9.64 12/5/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-4S-17-07945-003 (28961) >>

Owner & Property Info

Result: 1 of 2

Owner	UMEDA ALBERTO H 786 SW GRANDVIEW ST LAKE CITY, FL 32025		
Site	786 SW GRANDVIEW ST, LAKE CITY		
Description*	LOT 4 BLOCK 17 LAKE FOREST PLAT 2 UNIT 4, 660-328, 692-54, 749-1623, WD 1248-2351,		
Area	0.277 AC	S/T/R	06-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$138,230	Building	\$138,230
XFOB	\$1,490	XFOB	\$1,490
Just	\$158,220	Just	\$158,220
Class	\$0	Class	\$0
Appraised	\$158,220	Appraised	\$158,220
SOH/10% Cap	\$11,710	SOH/10% Cap	\$0
Assessed	\$158,220	Assessed	\$158,220
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$146,510 city:\$146,510 other:\$0 school:\$158,220	Total Taxable	county:\$158,220 city:\$158,220 other:\$0 school:\$158,220

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
1/28/2013	\$107,500	1248 / 2351	WD	I	Q	01
8/19/1991	\$65,000	749 / 1623	WD	I	Q	
7/21/1989	\$64,000	692 / 054	WD	I	Q	
8/29/1988	\$58,000	660 / 328	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1987	1486	2084	\$138,230

*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	\$540.00	1.00	0 x 0
0294	SHED WOOD/VINYL	0	\$300.00	1.00	0 x 0
0169	FENCE/WOOD	2011	\$600.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2011	\$50.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.277 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 1 of 2

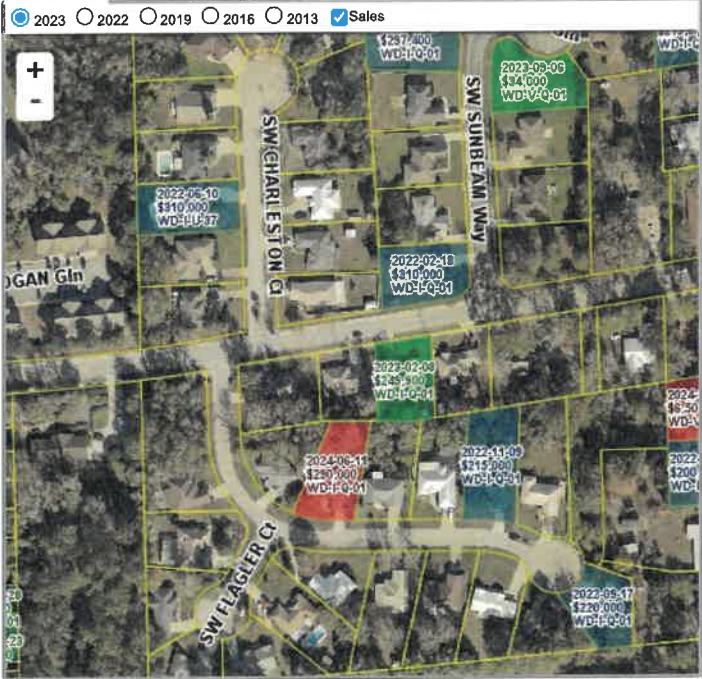
© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/5/2024 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Item v.



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

Columbia County Property Appraiser

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

PARCEL: 06-4S-17-07945-003 (28961) | SINGLE FAMILY (0100) | 0.277 AC
LOT 4 BLOCK 17 LAKE FOREST PLAT 2 UNIT 4. 660-328, 692-54, 749-1623, WD 1248-2351,

UMEDA ALBERTO H		2025 Working Values			
Owner:	786 SW GRANDVIEW ST	Mkt Lnd	\$18,500	Appraised	\$158,220
	LAKE CITY, FL 32025	Ag Lnd	\$0	Assessed	\$158,220
Site:	786 SW GRANDVIEW ST, LAKE	Bldg	\$138,230	Exempt	\$0
	CITY	XFOB	\$1,490	county:	\$158,220
Sales Info	1/28/2013	\$107,500	I (Q)	Total	city:\$158,220
	8/19/1991	\$65,000	I (Q)	Taxable	other:\$0
	7/21/1989	\$64,000	I (Q)		school:\$158,220
		Just	\$158,220		

NOTES:

Columbia County, FL



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GrizzlyLogic.com

GRANDVIEW
ST



4/15/25

Grandview
ST

Item v.



4/15/25

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, May 1, 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.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 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 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING
ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

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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) 749-5768.

STATEMENT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA
BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who after being first duly sworn to, depose and say:
I am a Code Enforcement Officer for the City of Lake City, Florida.
On the 17th day of April 2025, I personally observed the attached violations and issued a notice of violation and notice to appear for hearing at the following address: 313 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

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

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

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on day, Thursday, May 1, 2025 at 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses and to present evidence and testimony on your behalf concerning said violation.
If you fail 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 BARPOURNEY to meet in 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.

STATEMENT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA
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205 N Marion Ave
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If you have any questions concerning this hearing please contact the City Manager's Office at (386) 749-5768.
This notice is posted at the County Clerk's Office at the City of 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.
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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000005

Hunter Investments Inc

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on day, Thursday, May 1, 2025 at 5:30 PM. The hearing will take place at City Hall, 205 N Marion Ave, 2nd Floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses and to present evidence and testimony on your behalf concerning said violation.
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STATEMENT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA
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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000005

Hunter Investments Inc

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

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STATEMENT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA
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SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

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

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SPECIAL MAGISTRATE

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

NOTICE OF HEARINGCase # 2400000083Respondent Alberto H Umeda

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 1 day of MAY, 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 Alberto H Umeda Relationship Owner

On date 3/10/25 time being 9:25 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

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000083 – 2ND Notice

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

Name: Alberto H Umeda
Address: 786 SW Grandview Street

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

Violation Code	Violation Description
Sec. 83-8.5 - Prohibited and unlawful acts.	It shall be prohibited and unlawful for any person to (5)Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection.



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

Violation Code	Corrective Action
Sec. 83-8.5 - Prohibited and unlawful acts.	Have fallen tree cut up according to Waste Pro acceptable size for pick up and removal. Place in appropriate area for pick up by trash vendor.

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: 3/25/25



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: Alberto H Umeda

Relationship owner: _____

On date: 2/26/25time being: 10:30 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



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000083

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: Alberto H Umeda

Address: 786 Grandview Street

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: 12/5/24 Complaint X CE Personnel Observation X
 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
City Ordinance 83.8-5	<i>It shall be prohibited and unlawful for any person to: Cause uncontainerized grass, leaves, or other organic cuttings related to the maintenance of lawns or gardens to be placed out for collection.</i>



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
City Ordinance 83.8-5	Have fallen tree cut up according to Waste Pro acceptable size for pick up and removal. Place in appropriate area for pick up by trash vendor.

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

Due date: _____ 1/5/25 _____



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

Warning

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

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
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- (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: Alberto H Umeda Relationship owner: _____

On date: 12/5/24 time being: 10:30

Personal Service _____

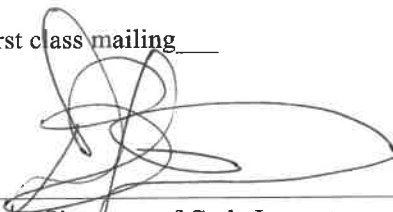
Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested 12/6/24 First class mailing _____

Refused to sign _____, drop service _____

Don White

Print Name of Code Inspector


 Signature of Code Inspector

Donnell White

From: Katia Grinkov <kgrinkov@me.com>
Sent: Saturday, January 11, 2025 11:35 AM
To: Growth Management
Subject: 786 SW Grandview

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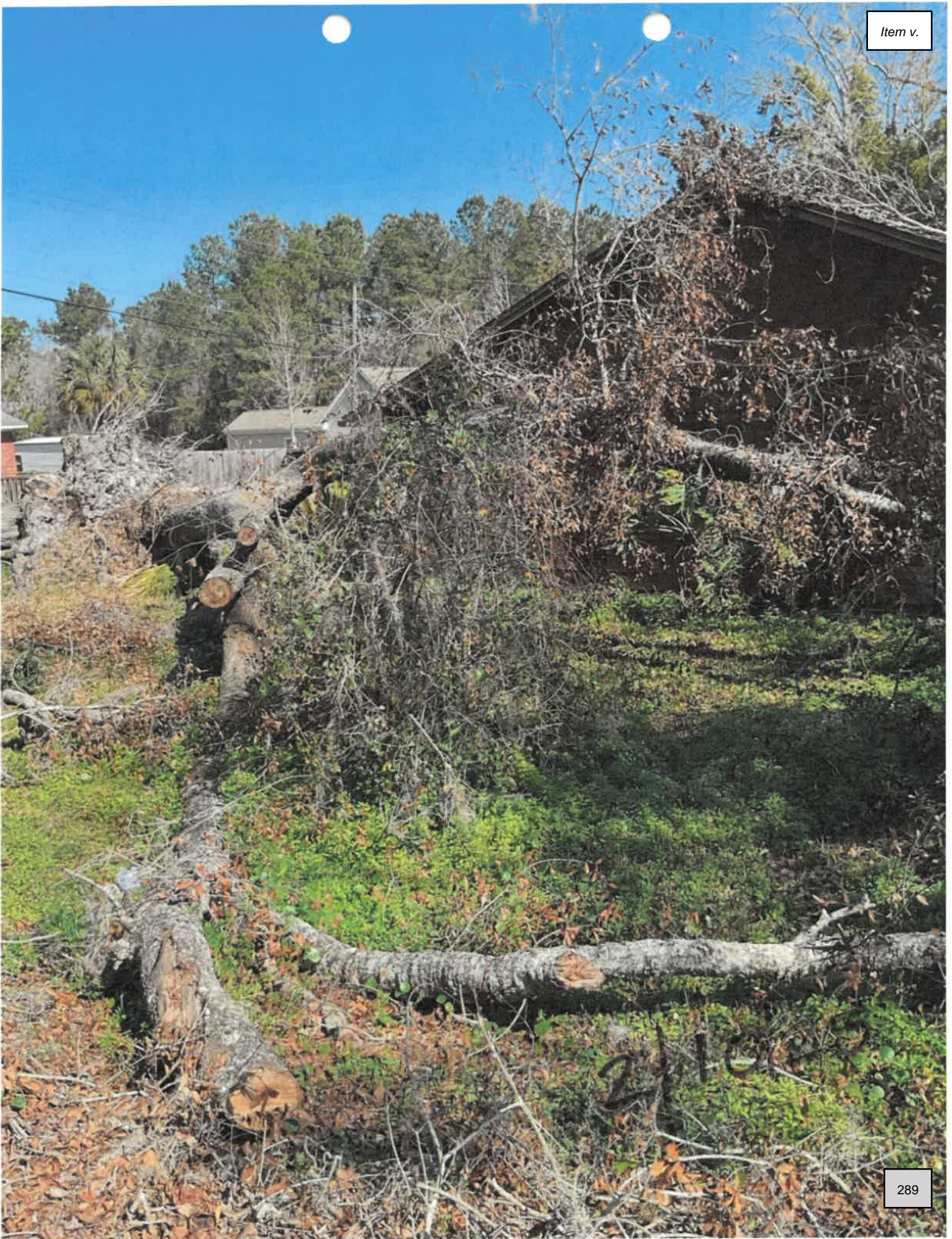
Sent from the iPhone of
Katia Grinkov
386-965-7925

2/10/185













2/10/25

210125

1215 124



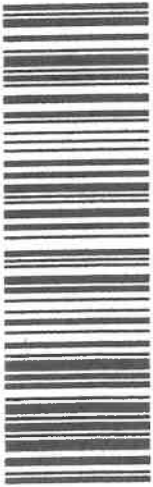








City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055



9589 0710 5270 1815 1134 56
9589 0710 5270 1815 1134 56

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.05

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

☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.65

Total Postage and Fees

\$ 4.64

Sent To

ALBERTO H UMEÑA

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

7693 TANGERINE KNOLL LOOP

City, State, ZIP+4®

WINTER GARDEN, FL 34787

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

See Reverse for Instructions

Postmark
Here

ADD LOOP
34787

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:

AUGUSTO H UMEÑA
7693 TANGIERNE KNOWLE
WINTER GARDEN, FL 34787



9590 9402 8577 3244 7288 09

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1134 56

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

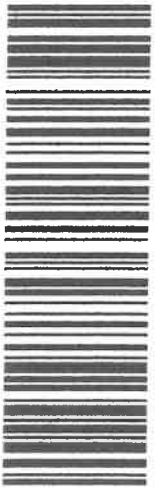
Certified Mail

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

Important Reminders:

- You may purchase Certified Mail® at the Post Office or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- Insurance coverage is not available for Certified Mail service with Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hard copy of the receipt (including the following services):
- Return receipt service of delivery (including the electronic version, for which you can request a hard copy PS Form 3811)
- Receipt attach PS Form 3800, January 2020

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



9589 0710 5270 1815 1129 61

9589 0710 5270 1815 1129 61

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.05

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

☐ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.65

Total Postage and Fees

\$ 9.64

Postmark
Here

Sent To

ALBERTO H UMEDA

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

7963 TANGERINE KNOLL LOOP

City, State, ZIP+4®

WINTER GARDEN, FL 34787

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ALBERTO H UMEBA
7963 TANGIERINE KNOLL LOOP
WINTER GARDEN, FL 34787



9590 9402 8577 3244 7292 88

2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

X

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

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☐ Signature Confirmation™

☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Certified Mail

- A receipt (this portion of 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 service.
- First-Class Mail® First-Class Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hard copy of delivery (including the return receipt service).
- Return receipt service, if requested, will be provided to you in the following services:
- You can request a hard copy of delivery (including the return receipt service).
- For an additional fee, and endorsement on the mailpiece, you can request a hard copy of delivery (including the return receipt service).
- Return receipt service, if requested, will be provided to you in the following services:

Receipt attach PS Form 3811, January 2020

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AUGUSTO H UMEÑA
786 GRANDVIEW STREET
LAKE CITY, FL 32025



9590 9402 8577 3244 7282 98

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1111 17

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

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

Domestic Return Receipt

Certified Mail

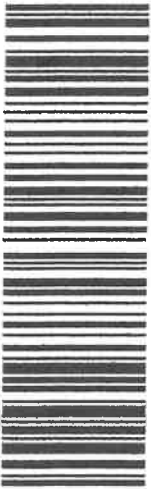
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Important Reminders:

- You may purchase Certified Mail® service, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is not with Certified Mail service.
- Insurance coverage and of Certified Mail service.
- Insurance coverage and certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece is required for the following services:
- Return receipt service of delivery (including You can request a hard copy of the receipt. For complete PS Form 3811, attach PS Form 3800, January 2020.

12/5/24

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



9589 0710 5270 1815 1111 17
9589 0710 5270 1815 1111 17

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.85

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

☐ Return Receipt (hardcopy) \$ 4.15
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 65

Total Postage and Fees

\$ 9.64

Sent To

ALBERTO H UMEDA

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

700 GRANDVIEW ST

City, State, ZIP+4[®]

LAKE CITY, 32025

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

12/24/25

Donnell White

From: Donnell White
Sent: Wednesday, March 19, 2025 9:10 AM
To: 'Katia Grinkov'
Cc: Scott Thomason
Subject: RE: 786 SW Grandview

Good morning,

We have not received any correspondence from any tree company regarding tree service being scheduled for the Grandview property. As my last email communicated the accommodation that could be made at that time and the urgency needed to have it addressed. The information on the tree company will need to be forwarded to this office so we may verify that the work is scheduled as you have stated. The work will need to be completed and verified as completed satisfactorily before May 1, 2025. The hearing date is May 1, 2025 if the work is completed prior the case will be completed and closed. In the event that the work and clean up is not completed, the property owner will need to be in attendance in person or by Zoom attendance.

Thank you in advance for addressing issue, Don White Code Enforcement Officer City of Lake City

-----Original Message-----

From: Katia Grinkov <kgrinkov@me.com>
Sent: Tuesday, March 18, 2025 4:57 PM
To: Donnell White <WhiteD@lcfla.com>
Subject: Re: 786 SW Grandview

This email didn't come through. It went to a junk folder. We got another letter I have sent in twice a letter from the tree company that he would be there in March. That was the absolute soonest he could arrive. He is doing the tree on the 24th. I did call and talk to somebody in Tallahassee originally about this, and they said that the governor had issued that there was extended periods that overrode any county or city ordinances or HOA's due to the extreme weight and amount of damages to the areas hit by the hurricanes directly. They said that it goes by the date that you accept your offer because tree companies would be busy and also the officer that came by with the governor's office, stated that due to scammers and overcharging in price gouging that people were allowed to wait for tree services that they knew were legitimate. My appointment was booked about two weeks after the storm hit. There is no way my husband can most likely be at the hearing. He is currently having to work out of country so either they will need to put me on the hearing or it would have to be rescheduled until later.

Sent from the iPhone of

Katia Grinkov
 386-965-7925

> On Jan 13, 2025, at 8:16 AM, Donnell White <WhiteD@lcfla.com> wrote:

>

> Good morning,

>

> Thank you for responding to the letter and I understand that the situation is difficult. The accommodation the we can make is to give you an additional 30 days from today January 13th 2025. The correction of the conditions at the property 786 SW Grandview will need to be completed by February 13th 2025. The ordinances of the city requires it to be addressed within the set timeframe after that date a hearing with the magistrate for further action to be taken.

>

> Don White

> Code Enforcement Officer

> City of Lake City

>

> -----Original Message-----

> From: Katia Grinkov <kgrinkov@me.com>

> Sent: Saturday, January 11, 2025 11:35 AM

> To: Growth Management <growthmanagement@lcfla.com>

> Subject: 786 SW Grandview

>

> I received a letter about the tree that went down during the hurricane. We have been on waitlist for several tree companies to do it the ones that we can afford Florida power came out and did a lot of cutting on the tree and threw stuff down and ditches and all alongside the road along with their electrical wires they said that all of that they were going to come and pick up and we have been unable to contact them since then. We received the letter today on Jan 11th with a deadline of January 5, which is obviously impossible. Most tree companies are telling me that they are still backed up and we could possibly be another month to two months waiting on them. I have also tried to make arrangements to have my brother come down from Maryland and cut it but he has to wait until he can take leave Which is blacked out right now because he may possibly have to go and help with the fires in California. My husband is also out of the country right now and I have been attempting to cut up small limbs, but I am not able to lift most of the stuff. I have asked the tree companies that we contacted if there's any way they can rush on it because we did get the letter and they have told me they will try but they cannot make me any promises outside of within Two months that they would probably be able to get it if nothing interferes with their current work such as rain, storms, or other uncontrollable issues.

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> Code Enforcement Officer

> City of Lake City

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