

Case #: 921

Case Date: 09/23/24

Case Type:

Complainant Name: Code Enforcement

Complainant Address: 1442 Jackson Ave

Complainant Phone: 8506386350

Description: Abandoned materials, excessive grass, weeds, and vegetation

Status: Active

Assigned To: Tamara Donjuan

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
00000000-00-2944-0000	1257 PLUM AVE	33 5 13 1 ORB 242 P 1943 1 AC.	CHRISTOPHER & KRYSTAL WHITE		Low Density Residential

Activities

Date	Activity Type	Description	Employee	Status
09/23/2024	Inspection	Abandoned materials, excessive grass, weeds, and vegetation.	Tamara Donjuan	Completed
09/23/2024	Re-Inspection	Property is still not in compliance. Posting property and city hall allowing 7 days to comply.	Tamara Donjuan	Completed
10/08/2024	Posting	Abandoned materials have been removed but the other violations still remain	Tamara Donjuan	Completed
11/14/2024	Posting for Hearing		Tamara Donjuan	Assigned

Violations

Date	Violation	Description	Notes	Status
09/23/2024	22-2.n.4 NUISANCE - Definitions: Nuisance	Any accumulation of rubbish, trash, junk and other abandoned materials, metals, lumber or other things.		Active
09/23/2024	22-2.n.5 NUISANCE - Definitions: Nuisance	Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.		Active
09/23/2024	22-3.6 NUISANCES - Conditions and Conduct	The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.		Active
09/23/2024	22-4. NUISANCES - Maintenance of Private Property	No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.		Active

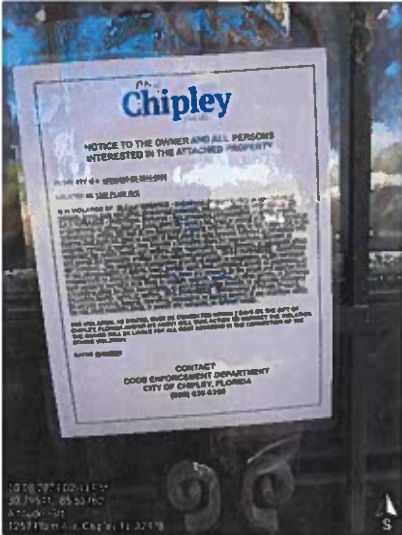
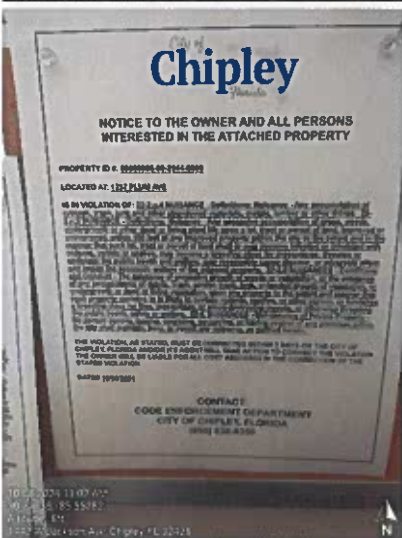

Notes

Date	Note	Created By:
2024-11-14	Posting property and city hall for code enforcement hearing. Will dismiss if property is brought into compliance. Unable to locate the certified mail receipt or green card. But property has been posted prior to this	Tamara Donjuan

hearing being set.

2024-11-14	Met with the owner and went over the violations on the property. I told Mrs. White if they bring the property into compliance that I would dismiss the hearing.	Tamara Donjuan
2024-10-08	Posting property and city hall allowing 7 days to comply. Spoke to the tenant about the violations when I was posting the property.	Tamara Donjuan
2024-09-23	Certified mail sent to the owner with photo and violations allowing 7 days to comply.	Tamara Donjuan

Uploaded Files

Date	File Name
10/08/2024	
10/08/2024	
09/23/2024	

Washington County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

Maps have been compiled from the most authentic information available and is to be used for assessment purposes only. Washington County Property Appraiser's Office assumes **NO** responsibility for the errors and/or omission contained herein. **THIS MAP IS NOT A SURVEY**

Parcel Summary

Parcel ID	00000000-00-2944-0000
Location Address	1257 PLUM AVE CHIPLEY 32428
Brief Tax Description	33 5 13 1 ORB 1181 P 707 1 AC IN NWC OF LOT 5 BLK I, (Note: Not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	33-5-13
Tax District	Chipley (2)
Millage Rate	20.4678
Acreage	1.031
Homestead	Y

[View Map](#)

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
WHITE CHRISTOPHER L
WHITE KRYSTAL DIANE
1257 PLUM AVE
CHIPLEY, FL 32428

Valuation

		2024 Preliminary Values
Building Value		\$90,300
Extra Features Value		\$5,781
Land Value		\$11,625
Land Agricultural Value		\$0
Agricultural (Market) Value		\$0
Just (Market) Value		\$107,706
Assessed Value		\$102,585
Exempt Value		\$50,000
Taxable Value		\$52,585
Save Our Homes or AGL Amount		\$5,121

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000100 - SFR	155	FF	155	290

Building Information

Type SFR
 Total Area 3,552
 Heated Area 2,392
 Exterior Walls CONC BLK
 Roof Cover COMP SHNGL
 Interior Walls PLY/PANEL
 Frame Type
 Floor Cover VINYL TILE; CARPET

Heat
 Air Conditioning NONE IN CV DATA
 Bathrooms 2
 Bedrooms 0
 Stories 0
 Actual Year Built 1954

Extra Features

Code	Description	Length x Width	Units
1855	CONCRETE PAVING RES	25 x 20 x	500
1855	CONCRETE PAVING RES	11 x 60 x	660
1840	FIREPLACE RES	0 x 0 x	1
1814	6' CHAIN LNK FNC RES	0 x 0 x	882
1818	6' PRIVACY FENCE	0 x 0 x	727
1800	DU/G-1	20 x 18 x	360

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	7/22/2020	\$100	QC	1181/707	Improved	GRAY DONALD PATRICK	WHITE CHRISTOHER LEE & KRYSTAL DIANE
N	7/22/2020	\$100	QC	1181/705	Improved	GRAY DONALD PATRICK	GRAY DONALD PATRICK
N	6/1/1989	\$0	00	242/1943	Improved		

Tax Collector Site

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160).
 For international addresses, please use the xlsx, csv or tab download formats.

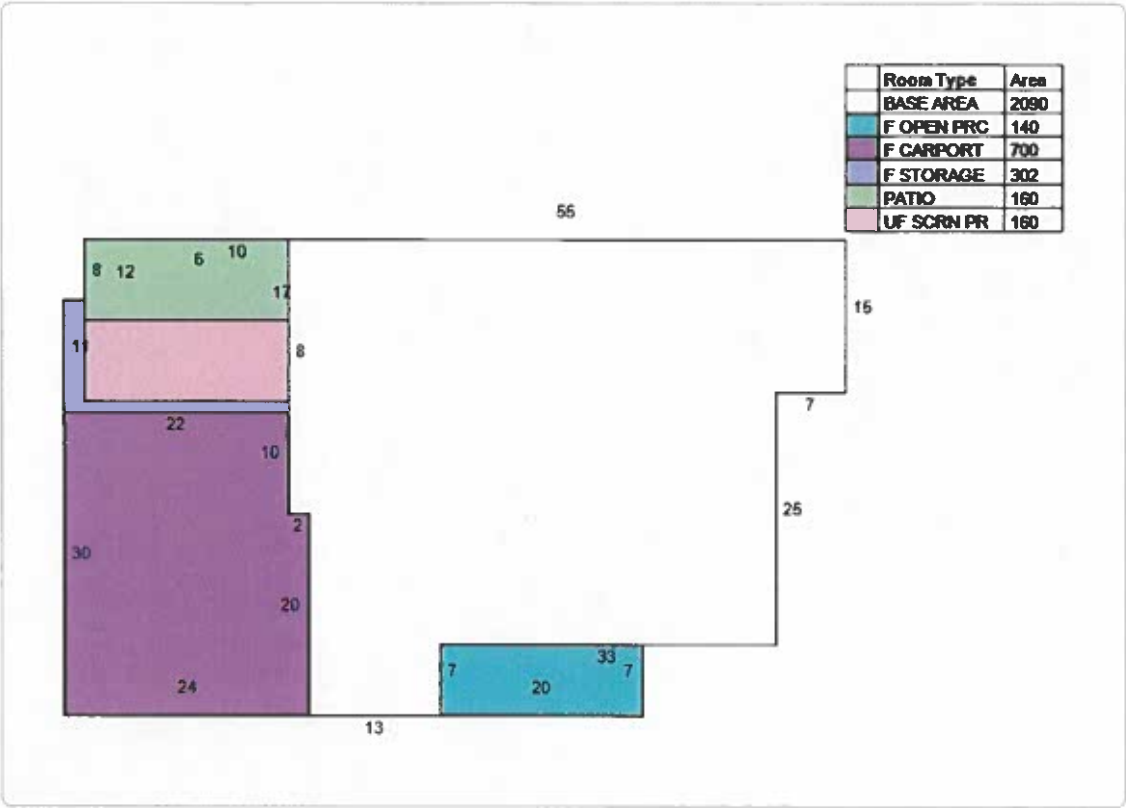
Download

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels 0

Sketches



Map



Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/23/2024, 5:32:51 AM

Contact Us

Developed by
 Schneider
GEOSPATIAL



City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Violation

09/23/2024

CHRISTOPHER & KRYSTAL WHITE
1257 PLUM AVE
CHIPLEY, FL 32428

Re: 1st Notice of Violation:
Case # 921

Dear Property Owner: The following city code violation(s) have been found to exist on your property located at:
1257 PLUM AVE Parcel. # 00000000-00-2944-0000

Items of City Code violations:

22-2.n.4 NUISANCE - Definitions: Nuisance

Any accumulation of rubbish, trash, junk and other abandoned materials, metals, lumber or other things.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Corrective action:

Remove all abandoned materials, excessive grass, weeds, vegetation, and continue to maintain the property. Contact Public Works for a special pick up 850-638-6346 a fee may apply. Remove all the vines from both fences and mow the property including the back.

The City of Chipley strives to obtain compliance through the voluntary process. Violation(s) must be brought into compliance within 7 days from date of this letter. **Please be advised that non-compliance at the end of this period may result in fines and other penalties. Once compliance is met the alleged violator must contact City of Chipley Code Enforcement so an inspection can be completed. The Code Officer will not verify compliance unless called by the alleged violator.**

Your prompt cooperation in this matter is appreciated. **If you have any questions or need additional information, please contact me at (850) 638-6350.**

TC 0.5-

Tamara Donjuan
Code Enforcement Officer





09.23.2024 09:35 AM
30.79551, -85.53786
Altitude: -24ft
1257 Plum Ave, Chipley, FL 32428





**NOTICE TO THE OWNER AND ALL PERSONS
INTERESTED IN THE ATTACHED PROPERTY**

PROPERTY ID #: 00000000-00-2944-0000

LOCATED AT: 1257 PLUM AVE

IS IN VIOLATION OF: 22-2.n.4 NUISANCE - Definitions: Nuisance - Any accumulation of rubbish, trash, junk and other abandoned materials, metals, lumber or other things. 22-2.n.5 NUISANCE - Definitions: Nuisance - Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property. 22-3.6 NUISANCES - Conditions and Conduct - The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare. 22-4. NUISANCES - Maintenance of Private Property - No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

THE VIOLATION, AS STATED, MUST BE CORRECTED WITHIN 7 DAYS OR THE CITY OF CHIPLEY, FLORIDA AND/OR ITS AGENT WILL TAKE ACTION TO CORRECT THE VIOLATION. THE OWNER WILL BE LIABLE FOR ALL COST ASSESSED IN THE CORRECTION OF THE STATED VIOLATION.

DATED 10/08/2024

**CONTACT:
CODE ENFORCEMENT DEPARTMENT
CITY OF CHIPLEY, FLORIDA
(850) 638-6350**



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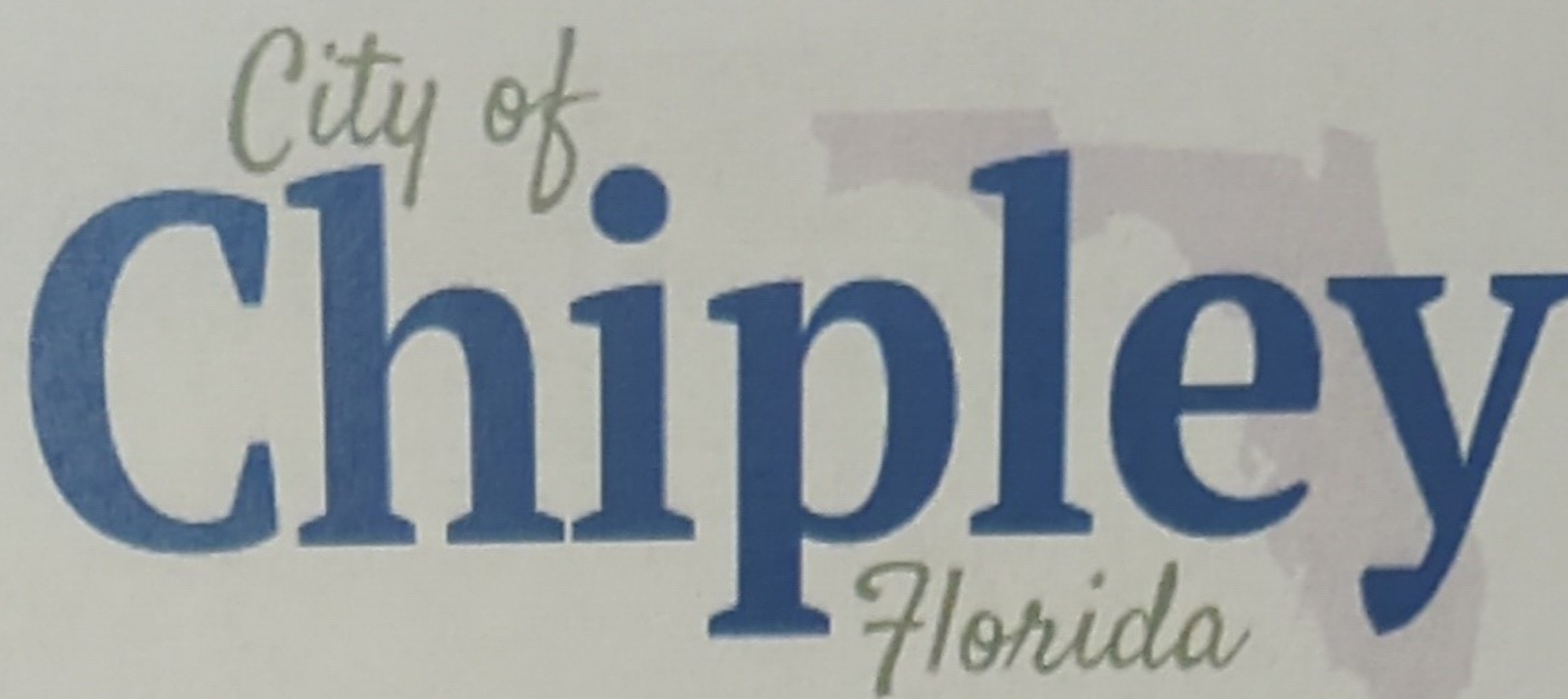
10.08.2024 02:43 PM

30.79541, -85.53762

Altitude: -3ft

1257 Plum Ave, Chipley, FL 32428





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DATED 10/08/2024

CONTACT:
CODE ENFORCEMENT DEPARTMENT
CITY OF CHIPLEY, FLORIDA
(850) 638-6350

10.08.2024 11:02 AM

30.77738, -85.55282

Altitude: -8ft

1442 W Jackson Ave, Chipley, FL 32428





City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

11/14/2024

CHRISTOPHER & KRYSTAL WHITE
1257 PLUM AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: **1257 PLUM AVE**
Parcel. # 00000000-00-2944-0000

Case #: 921

An on-site inspection was conducted on 11/14/2024, which indicated the property remains in non-compliance. On 09/23/2024, there was a notice of violations with corrections to be made within 7 days and property was posted on 10/08/2024 allowing 7 days for compliance.. **Notice of hearing on January 16, 2025 at 10:00 am at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.**

City Codes referred to:

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Tamara Donjuan
Code Enforcement Officer



City of Chipley

CITY HALL

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P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



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11/14/2024

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Tamara Donjuan
Code Enforcement Officer

11.14.2024 01:03 PM

30.77735, -85.55281

Altitude: -9ft

1442 W Jackson Ave, Chipley, FL 32428



GIGI AND PAPA'S HOUSE

Where memories are made



City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

11/14/2024

CHRISTOPHER & KRYSTAL WHITE
1257 PLUM AVE
CHIPLEY, FL 32428

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T. Donjuan

Tamara Donjuan
Code Enforcement Officer

B Y

K

-0478, -0613, -0769,
-3-A thru T-V thru Z
(Rev. 6/16/98)

11.14.2024 02:26 PM
30.79539, -85.53763
Altitude: -2ft
1257 Plum Ave, Chipley, FL 32428

