

Code Enforcement Case Details: 499 MLK Drive



- Property Owner: Estate of Martha Deal Pippin
- Property Address: 499 MLK Drive
- Lien Date: January 3, 2023
- Fine Amount: \$75 per day
- Total Fine as of 01/14/2024: \$28,200



12.17.2024 02:49 PM
30.79184, -85.53648
Altitude: 3ft
499 Martin Luther King Dr, Chipley, FL 32428





12.17.2024 02:49 PM

30.79183, -85.5366

Altitude: -2ft

499 Martin Luther King Dr, Chipley, FL 32428





12.17.2024 02:51 PM

30.79172, -85.5369

Altitude: 3ft

500 Martin Luther King Dr, Chipley, FL 32428





Legal Issues

- Unprobated Estate - Unknown Total Heirs
 - Home is occupied by one or more presumed heirs
 - **No public utilities are being accessed - this is a public nuisance under statute**
 - If the property was Homestead of Ms. Pippin, foreclosure may not be an option - not currently assessed as Homestead *but it was at her death*
 - If the property was Homestead, recovery of City's abatement costs may not be possible
 - For Unprobated Estate, we have to retain Attorney Ad Litem, add'l legal expenses
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Available Options



- Proceed with lien foreclosure, ignoring homestead presumption.
- Proceed in Circuit Court under Chapter 162 nuisance abatement (Court has contempt authority against heirs).
- Take no action and allow fines to accrue.
- Watchful Waiting for tax deed sale this summer.



Potential Next Steps

- Vote to proceed with lien foreclosure as usual
 - Pay outstanding taxes to avoid tax deed sale.
 - Prepare for foreclosure to be halted if the heirs have established homestead
- Vote to proceed with nuisance abatement
 - Pay outstanding taxes to avoid tax deed sale.
 - Obtain contractor quotes for cleanup (for Court).
 - Spend public dollars without any likely recovery of funds
- Take no action and allow fines to continue to accrue.
 - Lien is good for 10 years and may be re-recorded for another 10 years, potentially avoiding homestead protection at some point
- Watch and wait for tax deed sale this summer and see if property gets new owner.