



**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF GREEN COVE
SPRINGS, FLORIDA**

ORDER OF VIOLATION - IMPOSITION OF LIEN AND CONTINUATION OF FINES

City of Green Cove Springs, FL

Vs.

FKH SFR PropCo H LP c/o Ryan Tax Service

600 Galleria Pkwy Ste. 300

Atlanta, GA 30339

Code Enforcement Case : CEBD-24-0035

CMR#:9589 0710 5270 1552 5632 79

CFN # 2025023224

OR BK: 4932 PG: 165 Pages1 of 2

Recorded:5/21/2025 11:00 AM Doc: LN

Tara S. Green, Clerk and Comptroller, Clay County, FL

Rec: \$18.50

Deputy Clerk BlankenshipT

The Special Magistrate of the City of Green Cove Springs, Florida states as findings of fact and conclusions of law in the present case, the following:

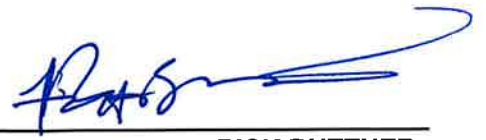
- (1) That on May 15th, 2024, a hearing was held whereby FKH SFR PropCo H LP c/o Ryan Tax Service was found to be in violation of the Green Cove Springs City Code regarding property Parcel No. 05-06-26-015234-006-14, also known as 3531 Summit Oaks Dr. Green Cove Springs, FL 32043, (the "Property")
- (2) That FKH SFR PropCo H LP c/o Ryan Tax Service is the owner of the property in Green Cove Springs, Florida with the parcel No. 05-06-26-015234-006-14 (the "property").
- (3) That the Property owner was properly notified of said violations and given a reasonable time to bring the property into compliance.
- (4) That the Property owner was properly notified of the hearing held on May 15th, 2024.
- (5) That on May 15th, 2024, hearing the Property owner was given until May 29th, 2024, to bring the property into compliance.
- (6) An Administrative Fine of One Hundred Dollars (\$100) was assessed.
- (7) That a Daily Fine of Twenty-Five Dollars (\$25) per day was ordered for each day the Property remained out of compliance after May 29th, 2024.
- (8) That as of May 21st, 2025, the Administrative Fine of one hundred dollars (\$100) has NOT been paid. The Daily Fines have accumulated to the amount of Nine Thousand, One Hundred Dollars, (\$9,100.00) and the property is Not in compliance with the total amount accrued as of today's hearing **\$9,100.00** and fines are still running.

ACCORDINGLY, it is hereby ORDERED AND ADJUDGED that

(A) FKH SFR Prop Co H LP c/o Ryan Tax Service is assessed **\$9,100.00** on the current Daily and Administrative Fines. A Lien shall be placed on the property for this amount and fines will keep running until compliance is met.

(B) A certified copy of this Order Imposing Fine and Lien shall be recorded in the public records of Clay County, Florida and shall continue as a Lien against the Property upon which the violation exists and upon any other real or personal property owned by FKH SFR Prop Co H LP c/o Ryan Tax Service, pursuant to Section 162.09, F.S.

DONE AND ORDERED this 21ST DAY OF MAY 2025, in Green Cove Springs, Clay County, Florida.



**RICK BUTTNER,
SPECIAL MAGISTRATE
CITY OF GREEN COVE SPRINGS, FLORIDA**

Attest:



PUBLIC NOTARY, STATE OF FLORIDA

