

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Florida Statute 166.0415 Effective July 01, 2021

### **Code Enforcement Complaint Form**

Date of complaint: Feb. 12, 2025	Name (require		
Phone: (386)719-5746	Address: 205	N. Marion Ave Lake City, FL 32055	Email:
Do you wish to be contacted al Address of Complaint: 815 NE J of Complaint: Derelict vehicles	bout this complaint	t? Yes No Best Time To Call:	Nature
long has the complaint been go	oing on? Unknown		HowHowDo you know
who the person(s) involved are	2 Yes No If yes w	ho? Rufus Wilson/Rufus Wilson Jr C/O Carlos Wilson J	
frames that the complaint is hat that you would like to us to kn	ppening? Yes No	If yes, when? Now Is there an	y other information
	**** Below Into	ernal Use Only ****	
Date Received: Feb. 12 2025 Notes:	Via: Person	Case Number Assigned 25-00000029	

Case Data Sheet for case #	25-00000029	
Case Data Sheet for case #		

Parcel#
Address: 815 NE Jackson Ave
Owner: Rufus Wilson/Rufus Wilson Jr c/o Carlos Wilson
Date of first inspection: 02/12/2025
1st Notice of Violation sent: 02/13/2025 Possowny Orivars 3/18
2 <sup>nd</sup> inspection date:
2 <sup>nd</sup> Notice of Violation sent: Porceoutly Parameter 5/1/25
Date of Public Notice placed on property: 5/27/25
Notice of Mag. Hearing sent: 5/1/25
Notice on City of Lake City website on:
Notice posted in City Hall:
Mailing Cost/Date: \$9.69 2/13/2025
Mailing Cost/Date:
Mailing Cost/Date:
Total Mailing Cost:

Marshall Sova CEO/ City of Lake City



#### **Columbia County Property Appraiser**

Jeff Hampton

Owner

Assessed

Exempt

Taxable

Total

Parcel: @ 00-00-00-11004-000 (39382) 📀

Owner & Property Info Result: 30 of 35 WILSON RUFUS

RUFUS WILSON JR 815 NE JACKSON AVE C/O CARLOS WILSON LAKE CITY, FL 32055 815 NE JACKSON AVE, LAKE CITY

Site NE DIV: NW1/4 BLOCK 46. ORB 709-378, DC 749-2001, (WILL-ORB 774-1813). Description\* S/T/R 29-3S-17 0.337 AC Area Tax District 1 Use Code\*\* SINGLE FAMILY (0100)

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

\*The <u>Use Code</u> 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 epecific zoning information.

**Property & Assessment Values** 2025 Working Values 2024 Certified Values Mkt Land \$6,615 Mkt Land \$6,615 \$0 Ag Land \$0 Ag Land \$37,558 Building \$37.558 Building \$3,600 \$3,600 XFOB XFOB \$47,773 Just \$47,773 Just \$0 Class \$0 Class \$47,773 Appraised \$47,773 Appraised \$0 SOH/10% Cap \$0 SOH/10% Car

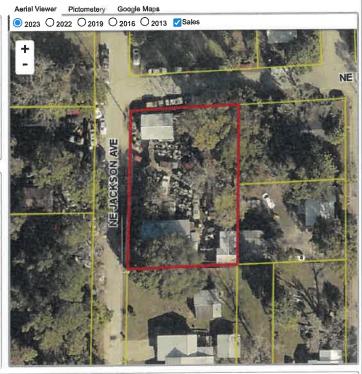
> \$47,773 Assessed \$0 Exempt

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

county:\$47,773 city:\$47,773 Total

other:\$0 school:\$47,773 Taxable

2025 Working Values updated: 2/6/2025



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

\$47,773

county:\$47,773 city:\$47,773

other:\$0 school:\$47,773

\$0

Building Characteristics					
Bldg Sketch	Description*	Year Bit	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1935	1675	2325	\$37,558

Extra Features & Out Buildings					
Code	Desc	Year Blt	Value	Units	Dims
0020	BARN.FR	2004	\$1,000.00	1.00	0 x 0
0020	BARN.FR	2004	\$500.00	1.00	0 x 0
0166	CONC.PAVMT	2011	\$100.00	1.00	0 x 0
0020	BARN,FR	2015	\$2,000.00	1,00	0 x 0

▼ Land Bi	reakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SER (MKT)	14,700,000 SF (0.337 AC)	1.0000/1.0000 1.0000/.9000000 /	\$0 /SF	\$6,615

Search Result: 30 of 35

© 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: 2/6/2025 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: 00-00-00-11004-000 (39382) | SINGLE FAMILY (0100) | 0.337 AC NE DIV: NW1/4 BLOCK 46. ORB 709-378, DC 749-2001, (WILL-ORB 774-1813).

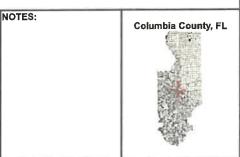
2025 Working Values **WILSON RUFUS RUFUS WILSON JR** \$47,773 \$6,615 Appraised Owner: 815 NE JACKSON AVE \$47,773 Assessed Ag Lnd \$0 C/O CARLOS WILSON Bldg \$37,558 Exempt \$0 LAKE CITY, FL 32055 \$3,600 county:\$47,773 **XFOB** city:\$47,773 815 NE JACKSON AVE, LAKE Total \$47,773 Just

Sales

CITY

Site:

NONE Info



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GrizzlyLogic.com GrizzlyLogic.com

Taxable

other:\$0

school:\$47,773



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

## NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE

CASE # 25-00000029 2<sup>nd</sup> violation w/NOH

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: Rufus Wilson/Rufus Wilson Jr. co Carlos Wilson

INITIAL INSPECTION

Complaint \_\_ CE Personnel Observation \_\_X\_\_
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



Violation Code

#### DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	
IPMC 302.8 Motor vehicles.	Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the due
violor venicles.	
	date a Special Magistrate hearing will be scheduled.
	A Special Magistrate hearing is scheduled for June 5, 2025. You are required to attend in person or through Zoom. The Special Magistrate can assess fines and could place a lien on
	the property.
	une property.
	This notice constitutes a warning to discontinue the above violation, and to bring the
violation into co	ompliance on or before the date listed below:

Corrective Action



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 t	o (Name of person and relationship):
Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carl	os Wilson Relationship owner:
On date: May 1, 2025 time being: _8:22 am	
Personal Service _X	
Posted on property_X and at City Hall _X	
Certified Mail, Return Receipt requestedFirst cla	ass mailing
Refused to sign, drop service	
	2 2 2 4 A
Marshall Sova	2ndf///
Print Name of Code Inspector	Signature of Code Inspector



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

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## NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000029

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Complainant: Marshall Sova CE Personnel: Marshall Sova

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Violation Code

PMC 302.8

Motor vehicles.

Vehicles need to be removed off of the property and city street to prevent a blighting issue in the community. If the vehicles are not removed from the property by the due date a Special Magistrate hearing will be scheduled.

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: April 12, 2025



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:

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I hereby certify that I delivered the foregoing notice to Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carlo	os Wilson Relationship owner:	
On date: March 12, 2025 time being: Personal Service _X Posted on property and at City Hall	HAND DRIVERED 3/18/25	
Certified Mail, Return Receipt requestedFirst cla Refused to sign, drop service		
Marshall Sova Print Name of Code Inspector	Signature of Code Inspector	



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

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# NOTICE OF VIOLATION CODE ENFORCEMENT – SPECIAL MAGISTRATE CASE # 25-00000029

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Violation Code

Corrective Action

IPMC 302.8

Motor vehicles.

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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: March 13, 2025



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

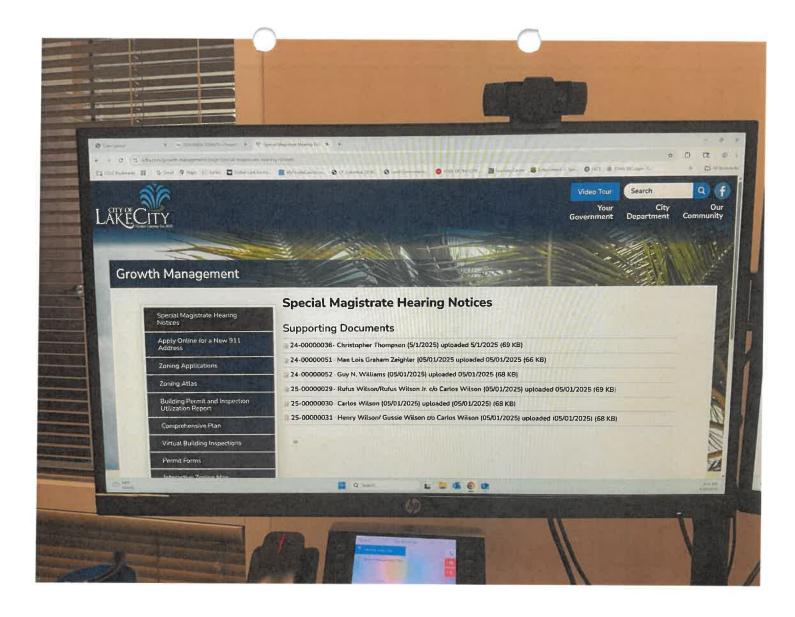
#### Warning

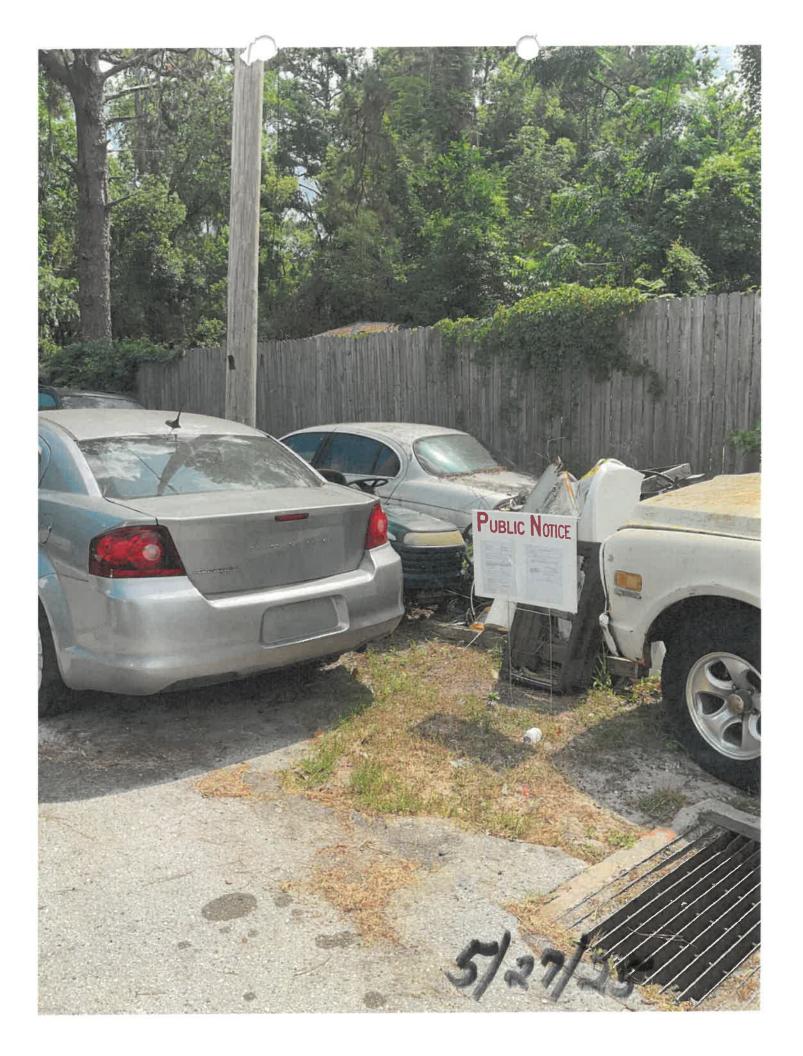
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

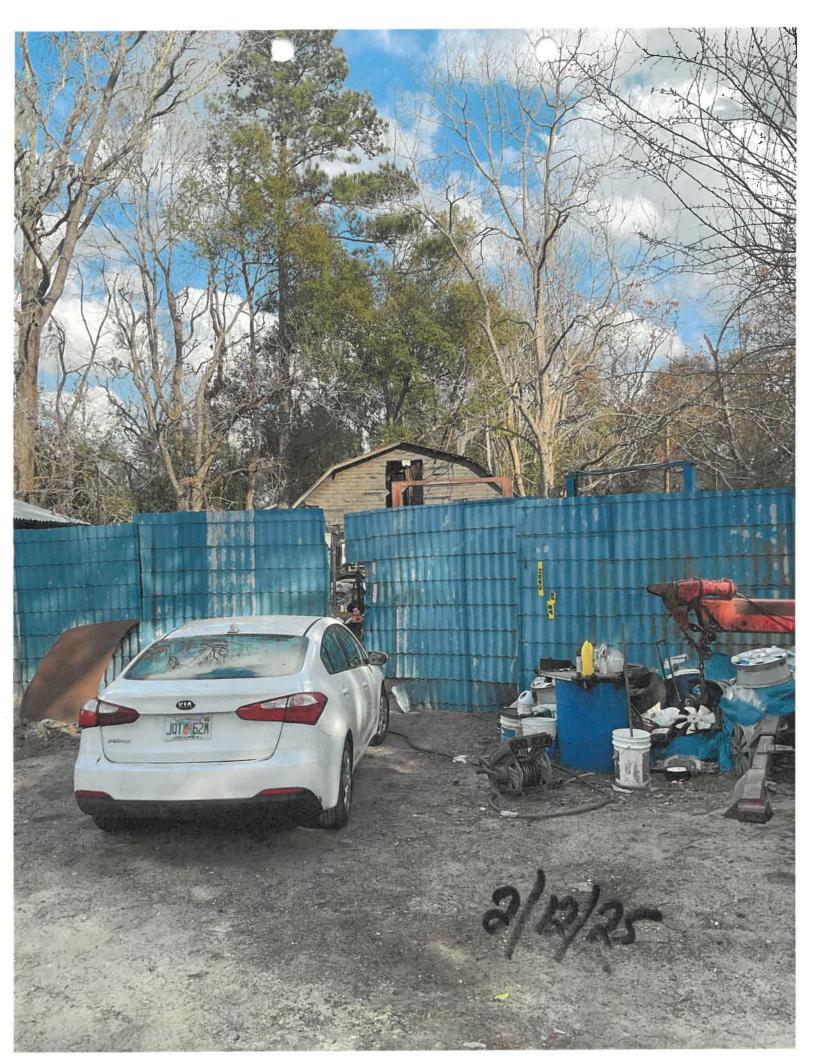
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- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
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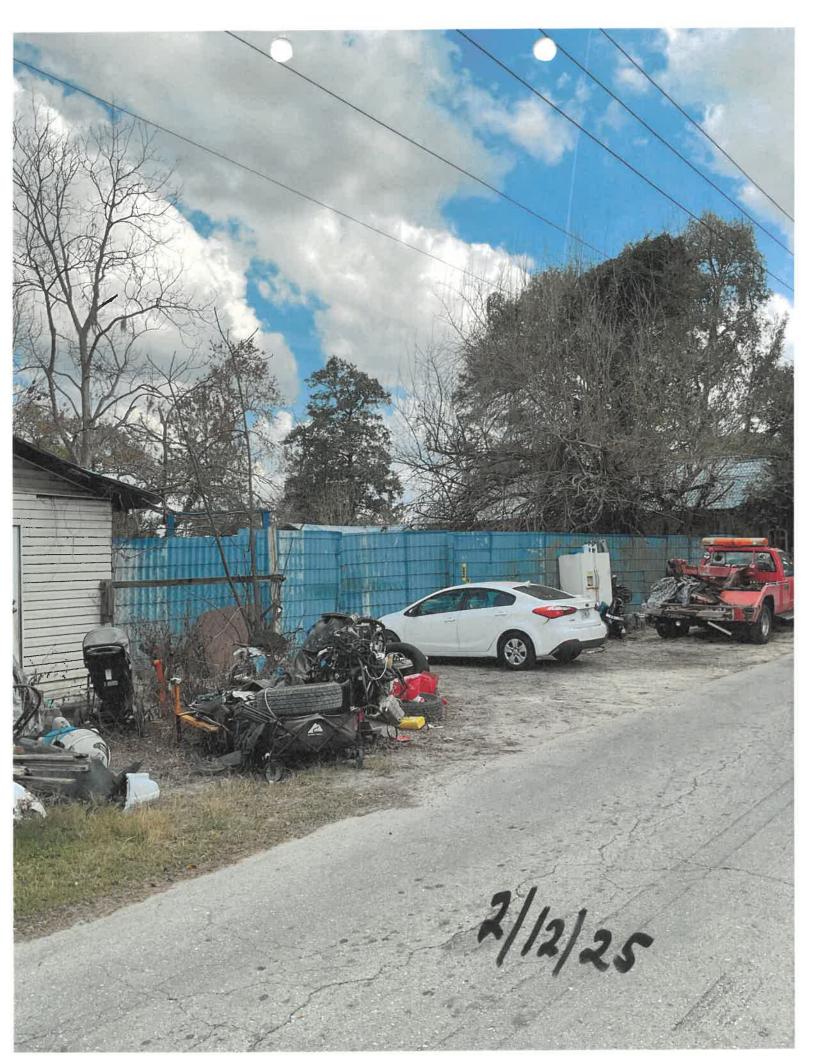
I hereby certify that I delivered the foregoing notice to (Name of pers	on and relationship):
Name: Kicker Rufus Wilson/Rufus Wilson Jr. C/O Carlos Wilson	Relationship owner:
On date: February 13, 2025 time being: 9:30 am	_
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requestedX_First class mailing	-
Refused to sign, drop service	
Marshall Sova	
Warshan Bova	of Code Inspector
I fillt Name of Code hispector	of code inspected

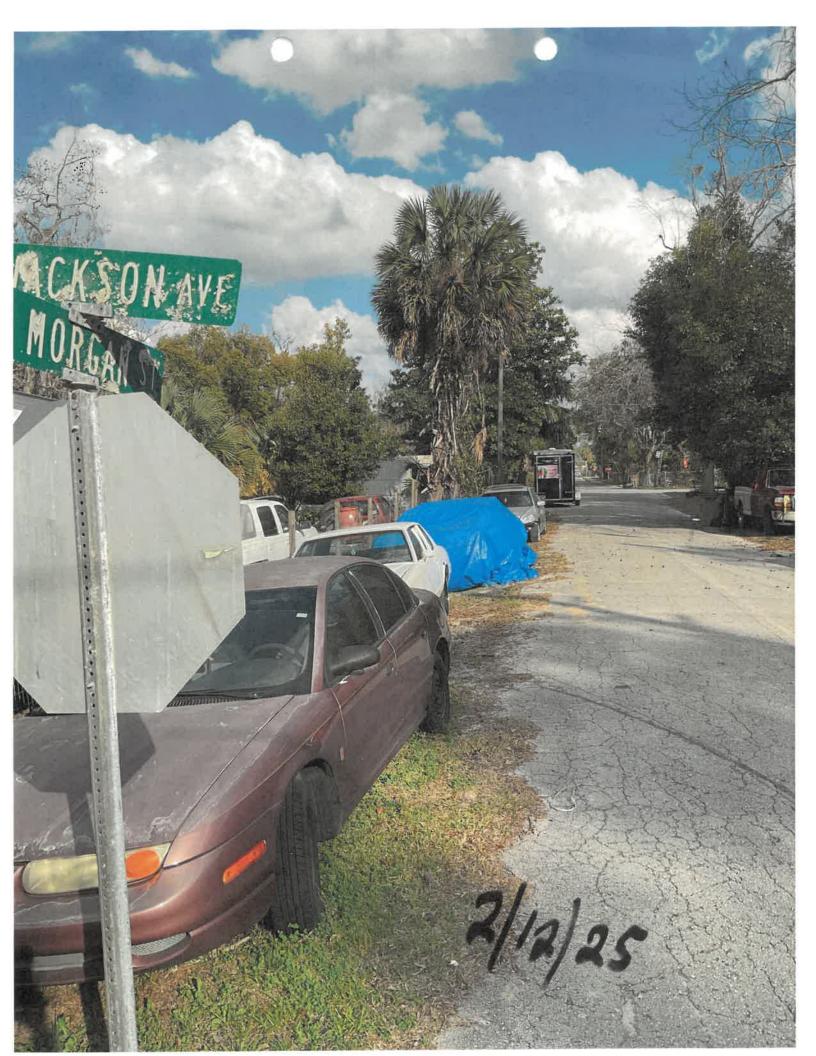












#### **SPECIAL MAGISTRATE**

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

### NOTICE OF HEARING

Case No.: 25-00000029
Respondent: Rufus Wilson/Rufus Wilson Jr./c/o Carlos Wilson

#### NOTICE OF HEARING

You are hereby notified and comman	nded to appear before the Special Magistrate for a Code
Enforcement Violation hearing on (day)	Thursday the 5th day of
June , 20 25 ,	at (time) 5:30 a.m./p.m.
City, Florida, at which time evidence and concerning the violation. You have the ri	05 N. Marion Ave, 2 <sup>nd</sup> floor, Council Chambers, Lake testimony will be presented to the Special Magistrate ght to examine all evidence and to cross-examine all mony on your behalf concerning said violation.
The City of Lake City, Florida will have Magistrate through Zoom and present your <b>DOCUMENTS</b> , <b>RECORDS</b> , <b>WRITING SPECIAL MAGISTRATE TO REVIEW</b>	siding over your hearing through the Zoom platform. the technology available for you to view the Special case to the Special Magistrate. IF YOU HAVE ANY SS, OR PHOTOGRAPH YOU WISH FOR THE AND CONSIDER, YOU MUST PROVIDE THESE AST TWENTY-FOUR (24) HOURS PRIOR TO
If you have any questions concern Inspector at (386)719-5746.	ing your upcoming hearing, please contact the Code
Your failure to appear at the hearin said violation up to \$250.00 per day/per vio	g may result in a civil fine being imposed on you for plation each day the violation continues.
It is the RESPONSIBILITY of the RESP	CONDENT to schedule a Compliancy inspection.
This case will not go before the S compliance in accordance with the Notice of	pecial Magistrate if the violation(s) are brought into of Violation.
I hereby certify that I delivered the foregoin	ng notice to (Name of person and relationship):
Name Rufus Wilson/Rufus Wilson Jr./c/o Carlos Wilson	Relationship Owner
On date May 1, 2025	time being 8:34 am
<ul><li>■ Personal Service</li><li>□ Certified Mail, Return Receipt requested</li><li>□ Refused to sign, drop service</li></ul>	<ul><li>■ Posted on property and at City Hall</li><li>□ First class mailing</li></ul>
Marshall Sova	Intel 11
Print Name of Code Inspector	Signature of Code Inspector
I acknowledge receipt of a copy of this N	otice of Hearing
Signature of Respondent/Recipient	Date

#### AFFIDAVIT OF NOTICE BY POSTING

#### STATE OF FLORIDA

#### **COUNTY OF COLUMBIA**

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

- 1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 2. On the 27th day of MAY 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: 815 NE Jackson Avenue AND 205 N Marion Ave, Lake City, FL. 32055.

NAME OF THE PARTY.	ALINA GILL
	MY COMMISSION # HH 166737
	EXPIRES: August 19, 2025
	Bonded Thru Notary Public Underwriter

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 27th day of MAY 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

## 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, June 5, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

#### **NOTICE OF HEARING**

Case No.: 25-0000029
Respondent: Rufus Wilson/Rufus Wilson Jr./clo Carlos Wilson

#### NOTICE OF HEARING

Enforcement Violation hearing on (day)  June  , 20 <sup>25</sup> , at  The hearing will take place at City Hall, 205  City, Florida, at which time evidence and test	N. Marion Ave, 2 <sup>nd</sup> floor, Council Chambers, Lake stimony will be presented to the Special Magistrate to examine all evidence and to cross-examine all				
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 RESPO	NDENT 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):				
	Relationship Owner me being 8:34 am Posted on property and at City Hall  First class mailing				
Marshall Sova	22/1/1/				
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				



May 1, 2025

#### To whom it may concern:

The Special Magistrate Hearing will be held on June 5, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> 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

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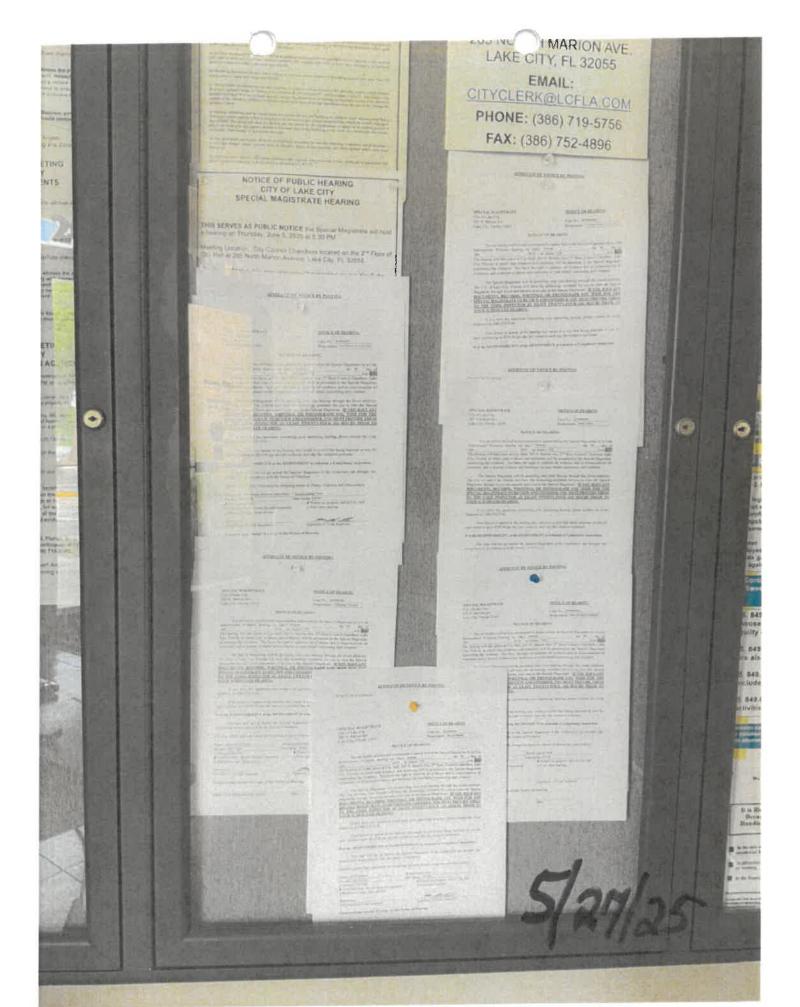
Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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

Res 3/10/25

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RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

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FIRST-CLASS

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FEB 13 2025

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U.S. Postal Service<sup>™</sup> CERTIFIED MAIL<sup>®</sup> RECEIPT Domestic Mail Only

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

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1815	Certified Mail Fee	
7	\$ 7.23	
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	Return Receipt (electronic) \$	Postmark
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5	Adult Signature Restricted Delivery \$	
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2/13/25

City of Lake City

code Enforcement

205 N. Marion Ave.
Lake City, Florida 32055

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.

e mailpiece,	
Attach this card to the back of the mailpiece, or on the front if space permits.	Article Addressed to:
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The Addressed to: KWar Ukan Ja.

Solo CALOS UNLON Mr.

815 No Tadson Mr.

9590 9402 8577 3244 7290 59 2. Article Number (Transfer from service label)

9589 0710 5270 1815 1131 PS Form 3811, July 2020 PSN 7530-02-000-8055

9

□ Priority Mail Express®
□ Registered Mail\*\*
□ Registered Mail\*\*
□ Registered Mail Restricted
□ Belivery
□ Signature Confirmation\*\*
□ Signature Confirmation

Nestricted Delivery

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A. Signature

6.4	
~	

☐ Agent ☐ Addressee

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

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

3. Service Type

| Adult Signature | Adult Signature | Contined Maile |
| Certified Maile | Contined Maile | Collect on Delivery | Collect on Serviced Delivery | Collect on Serviced Mail | Collect on Serviced Delivery | Collect on Serviced Mail | Collect on Delivery | Collect on Delive

Domestic Return Receipt

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