



DEPARTMENT OF GROWTH MANAGEMENT
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 (required) Marshall Sova
Phone: (386)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: Parcel #11128-000 Nature
of Complaint: Derelict vehicles

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? ☒ Yes No If yes, who? Carlos Wilson 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: Feb. 12 2025 Via: Person Case Number Assigned 25-00000030
Notes:

Case Data Sheet for case # 25-00000030

Parcel# 11128-000

Address: Vacant lot

Owner: Carlos Wilson

Date of first inspection: 02/12/2025

1st Notice of Violation sent: 02/13/2025 *3/18 Preliminary Denial*

2nd inspection date: _____

2nd Notice of Violation sent: *Denial 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: *5/1/25*

Notice posted in City Hall:

Mailing Cost/Date: \$9.69 2/13/2025

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/6/2025

Parcel: << 00-00-00-11128-000 (39527) >>

Owner & Property Info

Owner	WILSON CARLOS 815 NE JACKSON AVE LAKE CITY, FL 32055		
Site			
Description*	NE DIV: ALL BLOCK 31 MCELROYS S/D EX E 60 FT THEREOF. 524-579, 524-586, QC 1300-2184, QC 1485-314,		
Area	0.631 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	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	\$8,255	Mkt Land	\$8,255
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$8,255	Just	\$8,255
Class	\$0	Class	\$0
Appraised	\$8,255	Appraised	\$8,255
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$8,255	Assessed	\$8,255
Exempt	\$0	Exempt	\$0
Total	county:\$8,255 city:\$8,255	Total	county:\$8,255 city:\$8,255
Taxable	other:\$0 school:\$8,255	Taxable	other:\$0 school:\$8,255

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
2/25/2023	\$100	1486 / 314	QC	V	U	11
8/17/2015	\$100	1300 / 2184	QC	V	U	11

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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	27,518.000 SF (0.631 AC)	1.0000/1.0000 1.0000/6000000 /	\$0 /SF	\$8,255

© 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: 00-00-00-11128-000 (39527) | VACANT (0000) | 0.631 AC

NE DIV: ALL BLOCK 31 MCELROY'S S/D EX E 60 FT THEREOF. 524-579, 524-586, QC 1300-2184, QC 1485-314,

WILSON CARLOS

Owner: 815 NE JACKSON AVE
LAKE CITY, FL 32055

Site:

Sales 2/25/2023 \$100 V (U)
Info 8/17/2015 \$100 V (U)

Mkt Lnd

Ag Lnd

Bldg

XFOB

Just

2025 Working Values

\$8,255	Appraised	\$8,255
\$0	Assessed	\$8,255
\$0	Exempt	\$0
\$0	Total	county:\$8,255
\$8,255	Taxable	city:\$8,255
		other:\$0
		school:\$8,255

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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000030 2nd 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: **Carlos Wilson**

Address: **Parcel #11128-000 Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:

Date: **02/12/2025** Complaint ☐ CE Personnel Observation ☒
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 <i>premises</i> , 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 <i>approved</i> spray booth.



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Violation Code	Corrective Action
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 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.

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 June 5, 2025**_____



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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: Carlos Wilson Relationship owner: _____

On date: May 1, 2025 time being: _____

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



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CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000030

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Name: **Carlos Wilson**

Address: **Parcel #11128-000 Lake City, FL 32055**

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 02/12/2025	Complaint ____ CE Personnel Observation <u> X </u>
	Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

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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 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**_____



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

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

Name: Carlos Wilson Relationship owner: _____

On date: March 12, 2025 time being: _____

Personal Service ☒ _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

Refused to sign ☒, drop service _____

Hand Delivered 3/18/25

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



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NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000030

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: **Carlos Wilson**

Address: **Parcel #11128-000 Lake City, FL 32055**

INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY: Complaint ____ CE Personnel Observation <u> X </u> Date: 02/12/2025 Complainant: Marshall Sova CE Personnel: Marshall Sova
---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Violation Code

Violation Description

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Violation Code	Corrective Action
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 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: **March 13, 2025** _____



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

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

Name: 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 requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



Growth Management

Special Magistrate Hearing Notices

Apply Online for a New 911 Address

Zoning Applications

Zoning Atlas

Building Permit and Inspection Utilization Report

Comprehensive Plan

Virtual Building Inspections

Permit Forms

Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

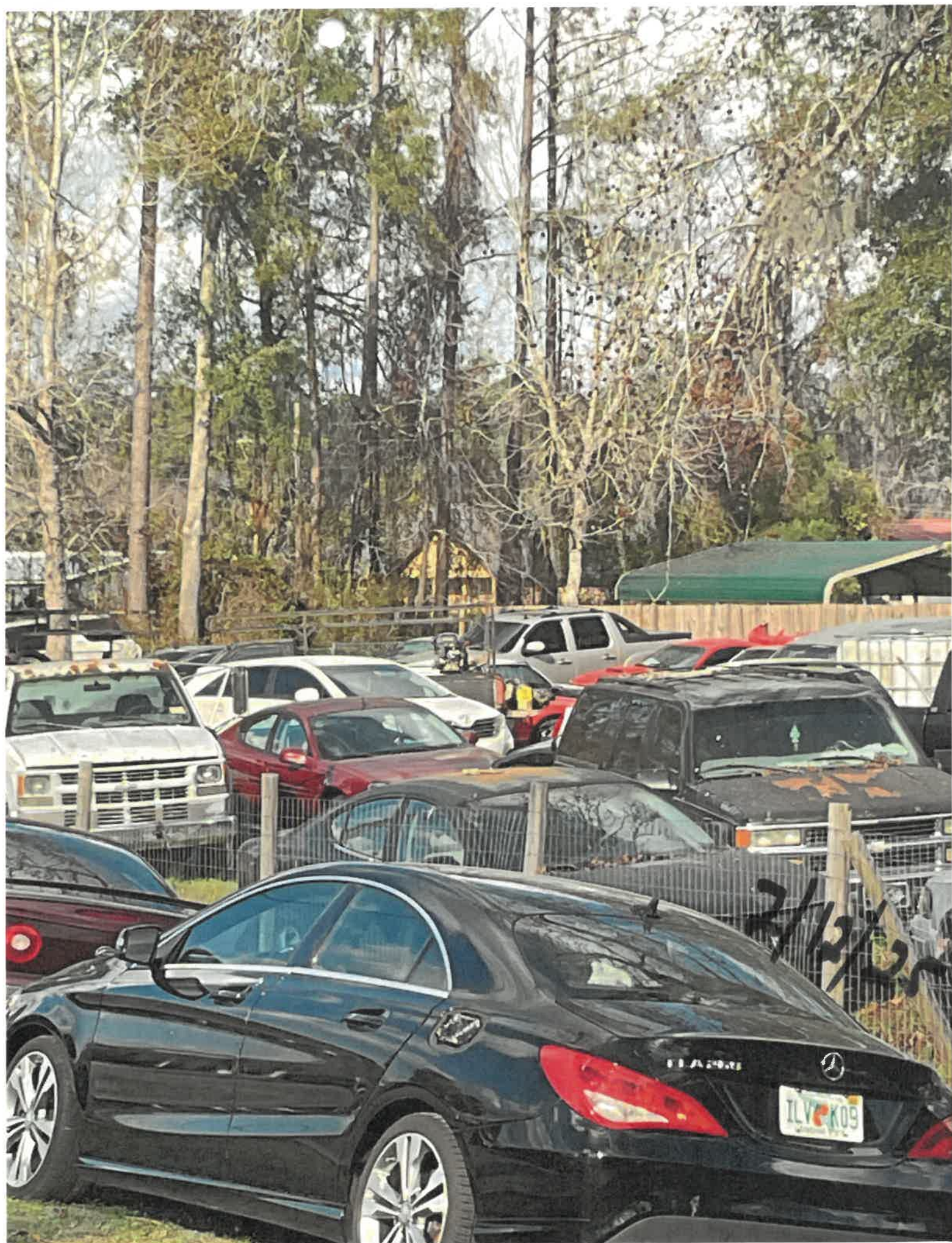
- 24-00000036- Christopher Thompson (5/1/2025) uploaded 5/1/2025 (69 KB)
- 24-00000051- Mae Lois Graham Zeighler (05/01/2025 uploaded 05/01/2025 (66 KB)
- 24-00000052- Guy N. Williams (05/01/2025) uploaded 05/01/2025 (68 KB)
- 25-00000029- Rufus Wilson/Rufus Wilson Jr. c/o Carlos Wilson (05/01/2025) uploaded 05/01/2025 (69 KB)
- 25-00000030- Carlos Wilson (05/01/2025) uploaded (05/01/2025) (68 KB)
- 25-00000031- Henry Wilson/ Gussie Wilson c/o Carlos Wilson (05/01/2025) uploaded (05/01/2025) (68 KB)

FAX: (386) 752-4896

THE UNIVERSITY OF CHICAGO

5/27/25





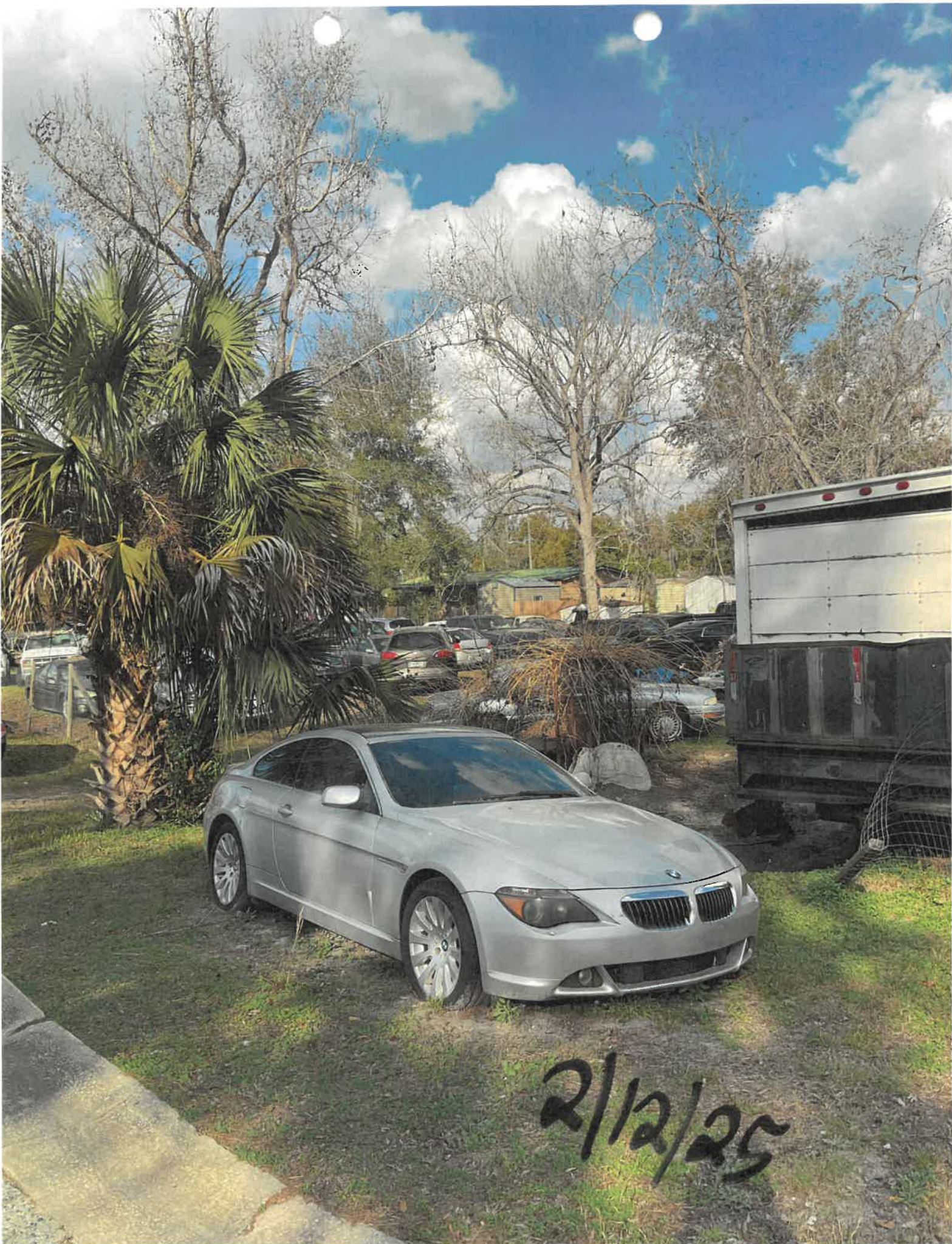


2/12/25





2/12/25



2/12/25

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

Case No.: 25-00000030
Respondent: Carlos Wilson

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 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.

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 Carlos Wilson Relationship Owner
On date May 1, 2025 time being 8:34 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

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, 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: Parcel # 11128-000 AND 205 N Marion Ave, Lake City, FL. 32055.



[SEAL]

Marshall Sova
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.

Alina Gill
Signature of Notary

____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 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

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

Case No.: 25-00000030
Respondent: Carlos Wilson

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 5th day of June, 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.

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 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

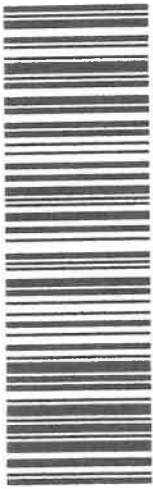
(386)719-5746

sovam@lcfla.com

Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • growthmanagement@lcfla.com

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



9589 0710 5270 1815 1131 59

FIRST-CLASS



US POSTAGE



ZIP 32055

02 7H

0006089559

\$ 009.64⁰

FEB 13 2025

*Carol Wilson
815 NE Jackson Ave.
Lake City Fla.*

Ref 3/10/25

326 DC 1 0003/05/25

NIXIE

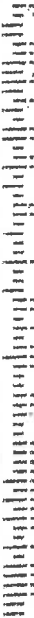
60

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32055>3918

SC: 32055331805

*2191-05534-05-36



FEB 14

LAKE CITY FL 32055

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



9589 0710 5270 1815 1131 59
9589 0710 5270 1815 1131 59

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 \$

Postage

\$1.65

Total Postage and Fees

\$9.64

Sent To

Cassidy, Mrs. J.

Street, Apt. No., or P.O. Box No.

815 NE Jackson Ave.

City, State, ZIP+4®

Lake City, FL 32055

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

Postmark
Here

2/13/25

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:

Carlos Wilson
815 N Jackson Ave.
Lake City, FL 32005



9590 9402 8577 3244 7290 66

2. Article Number (Transfer from service label)

9589 0710 6856
5270 1815 1131 59

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

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:

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

ed Mail
ed Mail Restricted Delivery

(\$500)

Domestic Return Receipt