



Notes Listing

Case Notes - IPMC - 2024-00000022

Date Descending

Run on 04/23/2024 02:14:43 PM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	04/23/2024 02:14:36 PM
On April 23, 2024 I re-inspected the property and the owner has mowed the property. The southeast corner and northeast corner is sill overgrown.		
Initial Inspection	Marshall Sova	04/03/2024 04:18:26 PM
On April 3, 2024 I observed the property located at 413 SE Melrose Way overgrown. Photos were taken and placed into the case file.		
This property is a repeat offender with 3 prior cases: 2018-00000051 Trash debris left at curb 2020-00000173 Overgrowth 2022-00000034 Overgrowth		
With this property being a repeat offender I elected a Special Magistrate Hearing for May 2, 2024. I prepared a NOV and a NOH and mailed it certified to the Owner on April 3, 2024. I also posted the property with a Public Notice sign advertising the hearing and affidavit of notice by posting.		



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: April 3, 2024 Name (required) Marshall Sova
Phone: 386-719-5746 Address: 205 N. Marion Avenue Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 413 SE Melrose Way Lake City, FL 32025 Nature
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Brigham & Nicole Bedenbaugh 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: April 3, 2024 Via: Person Case Number Assigned 24-00000022

Notes:

Case Data Sheet for case # 24-00000022

Parcel# 13498-000

Address: 413 SE Melrose Way

Owner: Brigham & nNcole Bedenbaugh

Date of first inspection: 04/03/2024

1st Notice of Violation sent: 04/03/2024

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: 4/3/24

Notice of Mag. Hearing sent: 4/3/24

Notice on City of Lake City website on: 4/3/24

Notice posted in City Hall: 4/3/24

Mailing Cost/Date: \$8.69 04/03/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 3/28/2024

Parcel: << 00-00-00-13498-000 (42031) >>

Owner & Property Info

Result: 6 of 18

Owner	BEDENBAUGH BRIGHAM BEDENBAUGH NICOLE 413 SE MELROSE WAY LAKE CITY, FL 32025		
Site	413 SE MELROSE WAY, LAKE CITY		
Description*	S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377.		
Area	0.183 AC	S/T/R	33-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2023 Certified Values		2024 Working Values	
Mkt Land	\$7,600	Mkt Land	\$7,600
Ag Land	\$0	Ag Land	\$0
Building	\$103,078	Building	\$103,078
XFOB	\$1,400	XFOB	\$1,400
Just	\$112,078	Just	\$112,078
Class	\$0	Class	\$0
Appraised	\$112,078	Appraised	\$112,078
SOH Cap [?]	\$4,147	SOH Cap [?]	\$0
Assessed	\$112,078	Assessed	\$112,078
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$107,931 city:\$107,931 other:\$0 school:\$112,078	Total Taxable	county:\$112,078 city:\$112,078 other:\$0 school:\$112,078

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
4/1/2020	\$100	1409/0377	WD	I	U	11
2/20/2017	\$0	1331/0784	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1959	1471	1571	\$103,078

*Bldg Desc determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0296	SHED METAL	2004	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8,000.000 SF (0.183 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,600

Search Result: 6 of 18

© 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 Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/28/2024 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: 00-00-00-13498-000 (42031) | SINGLE FAMILY (0100) | 0.183 AC

S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377,

Owner:
BEDENBAUGH BRIGHAM
BEDENBAUGH NICOLE
 413 SE MELROSE WAY
 LAKE CITY, FL 32025
Site:
 413 SE MELROSE WAY, LAKE
 CITY

2024 Working Values			
Mkt Lnd	\$7,600	Appraised	\$112,078
Ag Lnd	\$0	Assessed	\$112,078
Bldg	\$103,078	Exempt	\$0
XFOB	\$1,400	county:	\$112,078
Just	\$112,078	city:	\$112,078
		other:	\$0
		Total	school:\$112,078
		Taxable	

Sales Info
 4/1/2020 \$100 1 (U)
 2/20/2017 \$0 1 (U)

NOTES:

Columbia County, FL



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GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 36022

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13498-000		See Below	See Below	001

BEDENBAUGH BRIGHAM
 BEDENBAUGH NICOLE
 413 SE MELROSE WAY
 LAKE CITY FL 32025

00-00-00 0100/0100.18 Acres S DIV:
 LOT 2 BLOCK A OLIVIA ADDITION NO 1.
 DC 1111-2115, DC 1319-1962, PB
 1331-784, WD 1409-377,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	107,931		\$107,931	\$528.86
BOARD OF COUNTY COMMISSIONERS	7.8150	107,931		\$107,931	\$843.48
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	112,078		\$112,078	\$83.83
LOCAL	3.2170	112,078		\$112,078	\$360.55
CAPITAL OUTLAY	1.5000	112,078		\$112,078	\$168.12
SUWANNEE RIVER WATER MGT DIST	0.3113	107,931		\$107,931	\$33.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	107,931		\$107,931	\$0.01
Total Millage		18.4914	Total Taxes		\$2,018.45

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26

Taxes & Assessments		\$2,329.71
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IF PAID BY	3/31/2024	4/30/2024	5/20/2024	5/31/2024
PLEASE PAY	\$2,329.71	\$2,399.60	\$2,442.10	\$2,442.10



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

IPMC 302.4 Weeds.	Please mow and clean property up to prevent blighting issues. Mandatory appearance in front of the Special Magistrate on May 2, 2024 due to repeat offender.

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: **Mandatory appearance in front of Special Magistrate on May 2, 2024** _____



DEPARTMENT OF GROWTH MANAGEMENT
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 to (Name of person and relationship):

Name: Brigham & Nicole Bedenbaugh Relationship owner: _____

On date: April 3, 2024 time being: 2:45 pm _____


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

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

4/3/24

HONORARY



7021 0350 0000 5416 1560
7021 0350 0000 5416 1560

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 \$ <u>4.40</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.15</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.44</u>	
Total Postage and Fees \$ <u>8.19</u>	
Sent To <u>KRIGNAM REGIONAL BRANCH</u>	
Street and Apt. No., or PO Box No. <u>413 SE MARCOS WAY</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32085</u>	

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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:

4/2/24
 BRIGHAM NIKOLE BEANSBAUGH
 413 SE MELROSE WAY
 LAKE CITY FL 32025



9590 9402 8680 3310 5143 84

2. Article Number (Transfer from envelope label)

7021 0350 0000 5416 1560

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™

Domestic Return Receipt

Certified Mail

- A receipt (this portion of delivery)
- Electronic verification of signature)
- A record of delivery (insig for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail, First-Class Mail® service or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is with Certified Mail service of Certified Mail service insurance coverage and certain Priority Mail International services.
- For an additional fee, an endorsement on the mailpiece may be requested.
- Return receipt services: of delivery (including electronic version, Form 3800, April 2017)

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

NOTICE OF HEARING

Case No.: 24-0000002
Respondent: Original & Nicole Burtelbaugh

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of May 2024 at (time) 5:30 a.m. 9:00
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.

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 RESPONDENT to schedule a Compliance 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: Original & Nicole Burtelbaugh Relationship: Owner
On date: April 3, 2024 time being: 2:45 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshal: Steve Signature of Code Inspector: [Signature]
Print Name of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient _____ Date _____

POSTING CITY HALL
4/3/24

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE**

NOTICE OF HEARING

Case No.: 24-0000002
Respondent: Generative (Steve) LLC

agement

Hearing Notices has been updated.

View Edit Revisions Clone content

Special Magistrate Hearing Notices

Supporting Documents

- 24-00000009 - Generation Group LLC 04/01/2024) uploaded 04/01/2024 (68 KB)
- 24-00000022 - Brigham & Nicole Bedenbaugh (04/03/2024) uploaded 04/03/2024 (69 KB)

POSTING WEBSITE
4/3/24

Magistrate Hearing

Application for a New 911

Applications

Atlas

Permit and Inspection
in Report

Comprehensive Plan

Fees Schedule

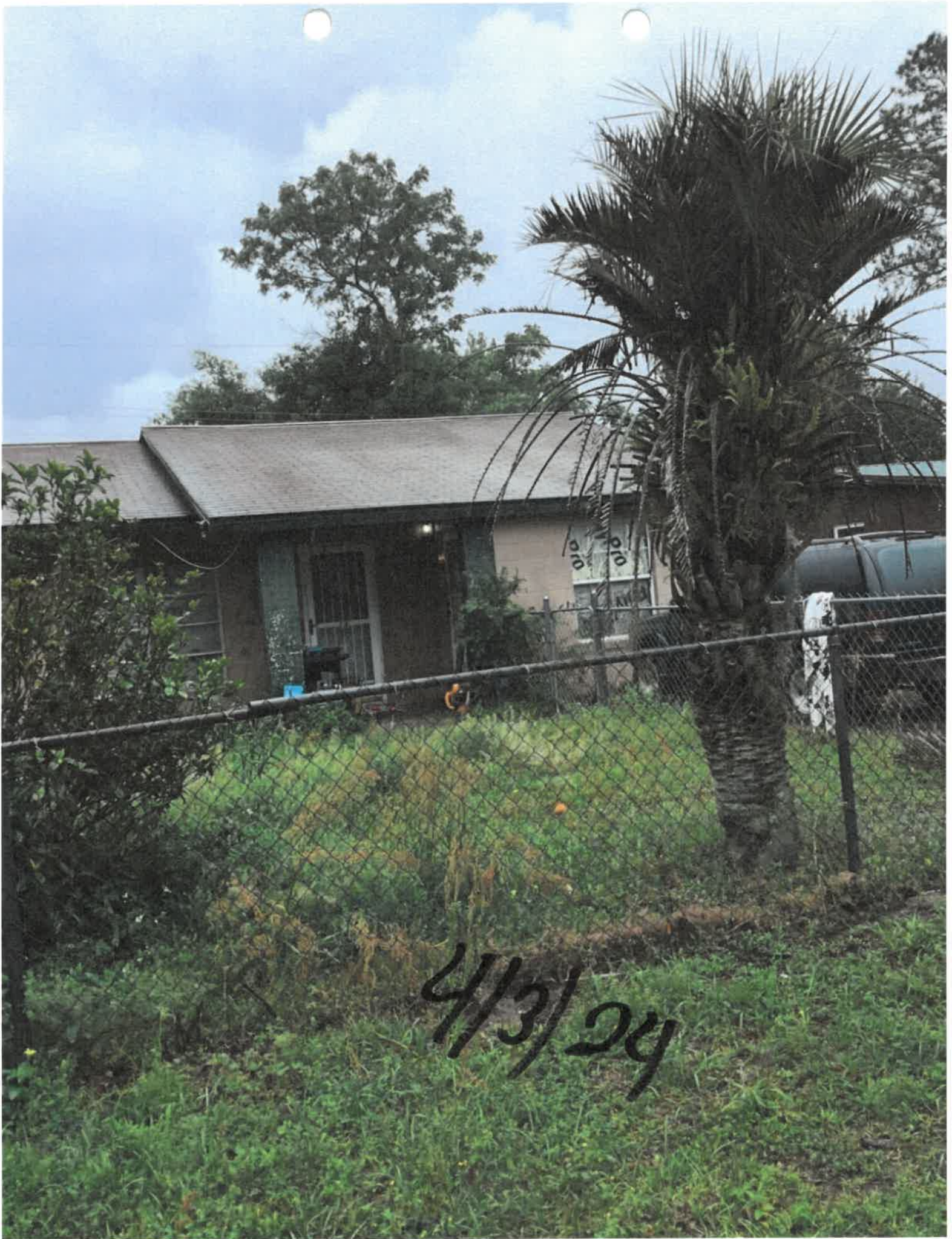
Forms



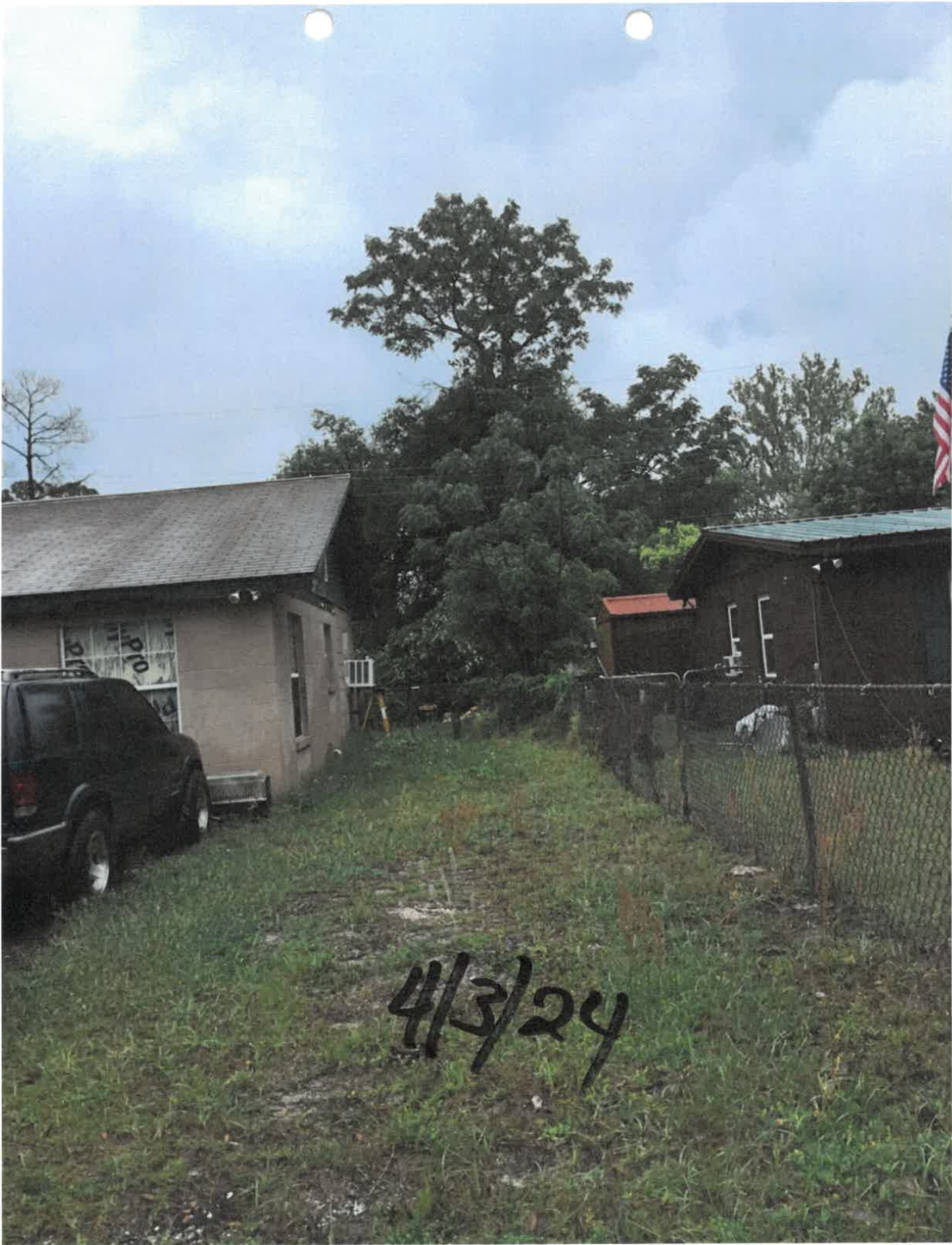
A photograph showing a public notice sign posted on a chain-link fence. The sign is white with red text at the top and a faded document below. In the background, there is a tan-colored house with several windows, some of which have white coverings. A large palm tree trunk is visible in the foreground, partially obscuring the fence. The ground is covered with green grass and some weeds.

PUBLIC NOTICE

POSTING OF PROPERTY
4/3/24



4/3/24



4/3/24



4/3/24



4/3/22

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000022
Respondent: Brigham & Nicole Bedenbaugh

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of May, 2024, 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.

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 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 Brigham & Nicole Bedenbaugh Relationship Owner
On date April 3, 2024 time being 2:45 pm
 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

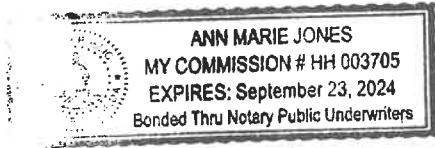
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 3rd day of April 2024, 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 3rd day of April 2024, 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: 413 SE Melrose Way and at 205 N Marion Ave, Lake City, FL. 32055



[SEAL]

Marshall Sova
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
__3rd__ day of April 2024, by Marshall Sova
who is personally known to me.

Ann Marie Jones
Signature of Notary

__Ann Marie Jones__
Print or Type Name

My Commission expires: *September 23, 2024*

Prior Code

Cases

413 SE Melrose

Way

Case Datasheet



Case Type: CITY - City Ordinances Case Date: 01/30/2018 Case Status: InActive

Case Number: 2018-00000051 Location: 13498000
 Resolution Date: 02/27/2018 Parcel Address: 413 SE MELROSE WAY LAKE CITY, FL 32025
 Days Open: 28 Improvement: DEFAULT - BASSETT VIOLET
 Case Description: trash debris carpet debris left at curb Service Address: 413 SE MELROSE WAY LAKE CITY, FL 32025

Reported By: Beverly A Jones Master Location
 Business Name: Utility Account
 Central Name: Location Text
 Parcel Owner Name: BASSETT VIOLET Cross Streets
 Cited Party Name: Beverly A Jones Mailing Address
 Utility Customer: (386) 628-1002 Business Address
 Animal: Parcel Owner: 413 SE MELROSE WAY LAKE CITY, FL 32025
 Inspector: Beverly A Jones Email Address: beviolet@gmail.com Cited Party Address
 Phone Number: Comments: Notes/Activity

Date	Type	User	Notes/Activity
01/30/2018	Inspections	Beverly Jones	INITIAL INSPECTION, 2018-00000103 Failed
02/27/2018	Inspections	Beverly Jones	REINSPECTION, 2018-00000293 Passed
02/27/2018	Inspections	Beverly Jones	REINSPECTION, 2018-00000299 Passed



Case Datasheet

CaseType	IPMC - International Prop Maint. Code	Case Date	10/09/2020	Case Status	InActive
Case Number	2020-00000173	Name		Location	13498000
Resolution Date	04/26/2021	Reported By	anonymous	Parcel Number	413 SE MELROSE WAY LAKE CITY, FL 32025
Days Open	199	Business Name		Parcel Address	413 SE MELROSE WAY LAKE CITY, FL 32025
Case Description	overgrowth	Central Name		Improvement	DEFAULT - BASSETT VIOLET
		Parcel Owner Name	BASSETT VIOLET	Service Address	413 SE MELROSE WAY LAKE CITY, FL 32025
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	Beverly A Jones	Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	413 SE MELROSE WAY LAKE CITY, FL 32025
Activities		Comments		Address	
		Date		Cited Party Address	
		Type	User	Notes/Activity	
		Violation	IPMC - 2018-302.4 Weeds	Total Fees:	\$0.00

**CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation**

City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746

Case # 2020-00000173

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
413 SE MELROSE WAY
LAKE CITY, FL 32025

INITIAL INSPECTION	Beverly A Jones	10/09/2020	11:22AM	Results <u>overgrown</u> , <u>remove all</u> <u>overgrown</u> <u>grass/weeds</u> , trailer <u>need to be</u> <u>removed.</u>
--------------------	-----------------	------------	---------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-302.4 Weeds	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
IPMC	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for 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:

Type of Corrective Action	Due Date
Notice of violation	10/29/20

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 of time 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

BEDENBAUGH BRIGHAM & NICOLE

Relationship owner

On date _____ time being _____ Personal Service

Posted on property and at City Hall _____ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

Signature of Code Inspector



7018 0680 0001 1581 0851
 7018 0680 0001 1581 0851

IGHAM & NICOLE
 WAY
 25

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 \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to Bodenbach, Brigham Nicole
 Street and Apt. No., or PO Box No. 4155 Melrose way
 City, State, ZIP+4® Lake City FL 32055

Postmark
 Here

PS Form 3800, April 2015 PSN 7531-02-000-303

See Reverse for Instructions

City of Lake C
 Code Enforcement
 205 N. Marion Ave.
 Lake City, Florida 3205



Case Datasheet

CaseType **IPMC - International Prop Maint Code** Case Date **06/16/2022** Case Status **InActive**

Case Number **2022-00000034**
 Resolution Date **08/11/2022**
 Days Open **56**
 Case Description **Overgrown lot, rodent harborage**

Name **Marshall Sova**
 Reported By
 Business Name
 Central Name
 Parcel Owner Name **BASSETT VIOLET**
 Cited Party Name
 Utility Customer
 Animal
 Inspector **Marshall R Sova**
 Phone Number **(386) 719-5746**
 Alternate Phone
 Email Address **sovam@lcfia.com**
 Comments **Overgrown lot, rodent harborage**

Location
 Parcel Number **13498000**
 Parcel Address **413 SE MELROSE WAY LAKE CITY, FL 32025**
 Improvement **DEFAULT - BASSETT VIOLET**
 Service Address **413 SE MELROSE WAY LAKE CITY, FL 32025**
 Master Location
 Utility Account
 Location Text
 Cross Streets
 Mailing Address
 Business Address
 Parcel Owner **413 SE MELROSE WAY LAKE CITY, FL 32025**
 Address
 Cited Party Address

User Defined Fields

Name Value

Certified Mail Number 7022 0410 0003 3955 7002

Activities

Date	Type	User	Notes/Activity
08/12/2022	Notes	Marshall Sova	Re- Inspection
08/08/2022	Notes	Marshall Sova	Investigation
07/12/2022	Notes	Marshall Sova	Investigation
07/11/2022	Notes	Marshall Sova	Re- Inspection
06/17/2022	Notes	Marshall Sova	Initial Inspection
06/16/2022	Inspections	Marshall Sova	INITIAL INSPECTION, 2022-000000472 Passed



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: 6/16/22 Name (required) MARSHALL SOVA Email: _____
Phone: 719-5740 Address: COLC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 413 SE McCLURE WAY
of Complaint: OVERGROWN ROBERT HAGGARD

How long has the complaint been going on? _____ Do you know
who the person(s) involved are? Yes No If yes, who? _____ Do you know the time
frames that the complaint is happening? Yes No If yes, when? _____ Is there any other information
that you would like to us to know?

****** Below Internal Use Only ******

Date Received: 6/16/22 Via: Personal Case Number Assigned 22-0000034

Notes:
compliance date July 2, 2022

Case Data Sheet for case # 22-34

Parcel# 13498-000

Address: 413 SE MEANS WAY

Owner(s): BRIGHAM BROENBAUGH

Date of first inspection: 6/14/22

1st Notice of Violation sent: 6/17/22

Date of second inspection: _____

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing Sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall _____

Mailing Cost/ Date: 6/17/22 \$7.33

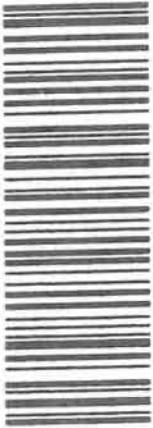
Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Marshall Sova
Briarley Jones COE/ City of Lake City
MARSHALL SOVA

CERTIFIED MAIL®



7022 0410 0003 3955 7002
7022 0410 0003 3955 7002

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

GH
Way
25

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	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
BRIGHAM BEECHER	
Street and Apt. No., or PO Box No.	
413 SE Macrose Way	
City, State, ZIP+4	
Lake City FL 32055	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

BRIGHAM BEGENBAUGH
413 SE MELROSE WAY
LAKE CITY, FL 32025



9590 9402 6881 1104 8329 21

2. Article Number (Transfer from service label)

7022 0410 0003 3955 7002

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Certified Mail®

- A receipt (this portion of the card) is provided to you.
- A unique identifier for your mailpiece is provided to you.
- Electronic verification of delivery.
- A record of delivery (including date, time, and signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, or Priority Mail® services.
- Certified Mail service is available for domestic mail.
- Insurance coverage is available for Certified Mail service.
- Insurance coverage for certain Priority Mail items is available.
- For an additional fee, an endorsement on the mailpiece can be added to provide return receipt service (including electronic version). To request a return receipt, complete PS Form 3811 and attach to the mailpiece.

PS Form 3800, April 2019

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/16/2022

Parcel: << 00-00-00-13498-000 (42031) >>

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

Owner & Property Info

Owner	BEDENBAUGH BRIGHAM BEDENBAUGH NICOLE 413 SE MELROSE WAY LAKE CITY, FL 32025		
Site	413 SE MELROSE Way, LAKE CITY		
Description*	S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377,		
Area	0.183 AC	S/T/R	33-3S-17
Use Code**	SINGLE FAMILY (0100)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$6,000	Mkt Land	\$7,600
Ag Land	\$0	Ag Land	\$0
Building	\$82,678	Building	\$89,119
XFOB	\$1,400	XFOB	\$1,400
Just	\$90,078	Just	\$98,119
Class	\$0	Class	\$0
Appraised	\$90,078	Appraised	\$98,119
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$90,078	Assessed	\$98,119
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,078 city:\$90,078 other:\$0 school:\$90,078	Total Taxable	county:\$98,119 city:\$98,119 other:\$0 school:\$98,119

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/1/2020	\$100	1409/0377	WD	I	U	11
2/20/2017	\$0	1331/0784	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1959	1471	1571	\$89,119

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

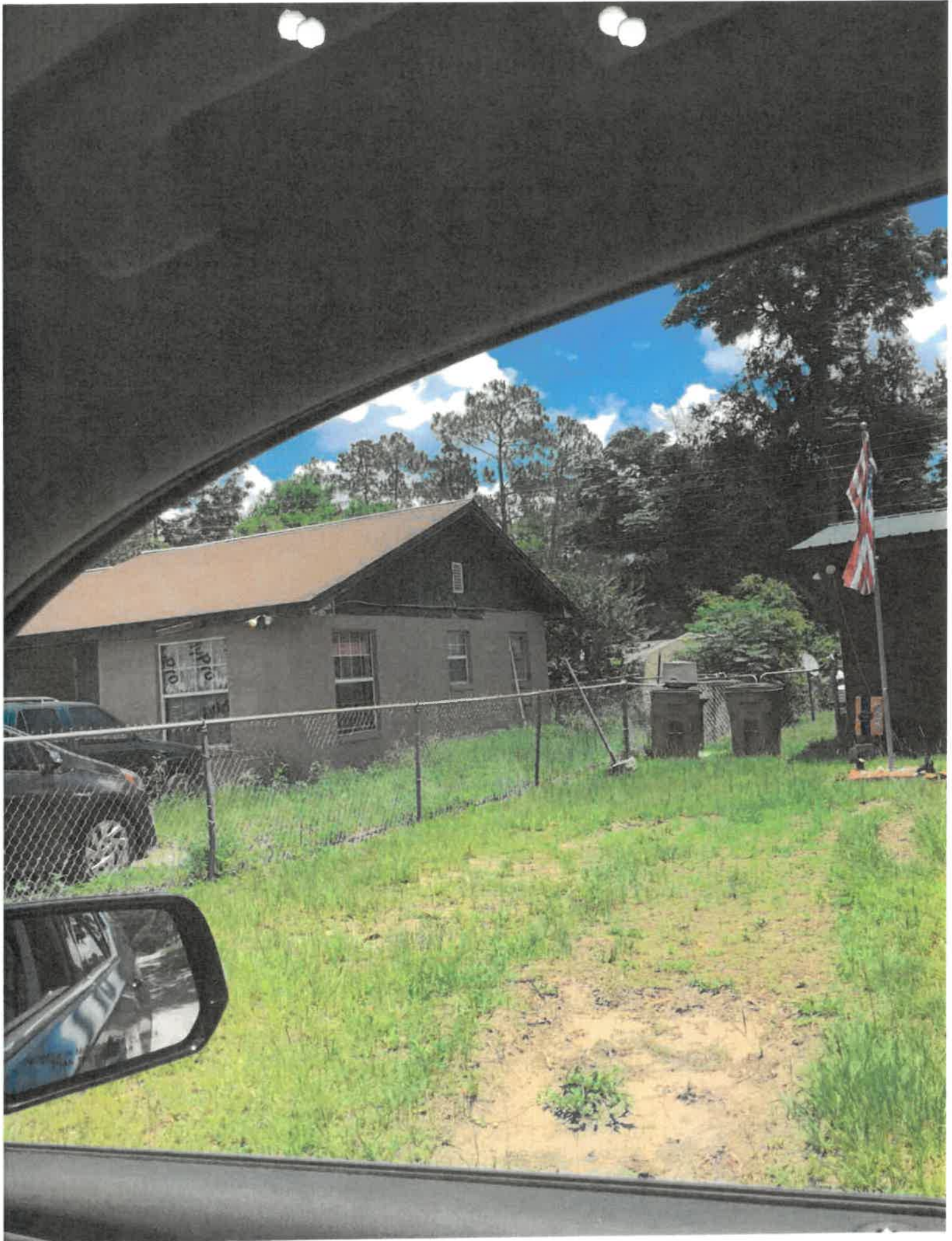
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0296	SHED METAL	2004	\$800.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
------	------	-------	-------------	----------	------------

0100	SFR (MKT)	8,000 SF (0.183 AC)	1.0000/1.0000	00/1	\$1 /SF	\$7,600
© Columbia County Property Appraiser Jeff Hampton Lake City, Florida 386-758-1083						by: GrizzlyLogic.com







Address Location:

41356 MEADOWS WAY

Inspection Date: 8/8/22

No. 1126

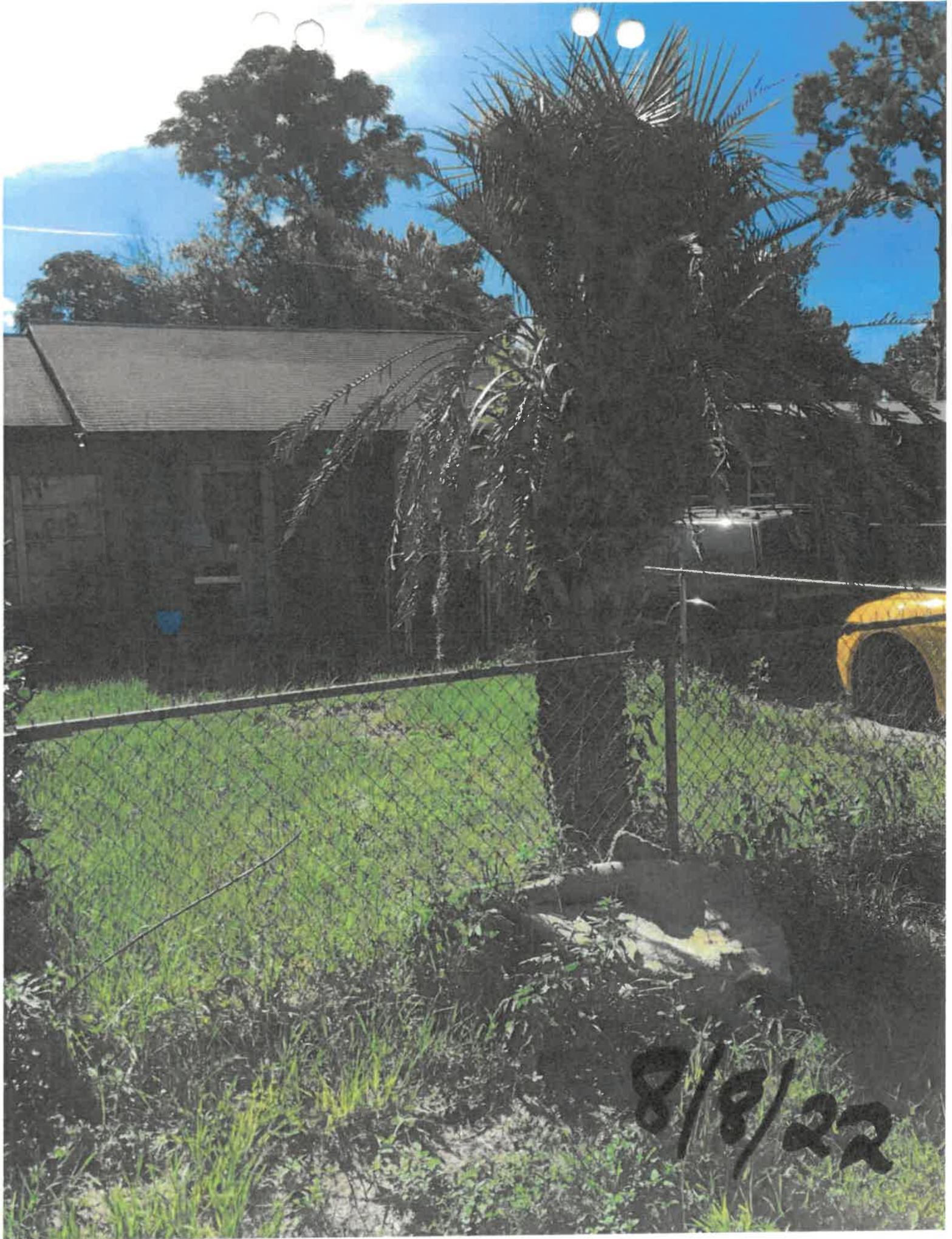
- Yard overgrown
- Garbage/Trash in Yard
- Building debris in Yard
- Accumulation of debris at curb
- Untagged/derelict vehicle
- Open storage
- Public Nuisance
- Other (see comments)

Comments:

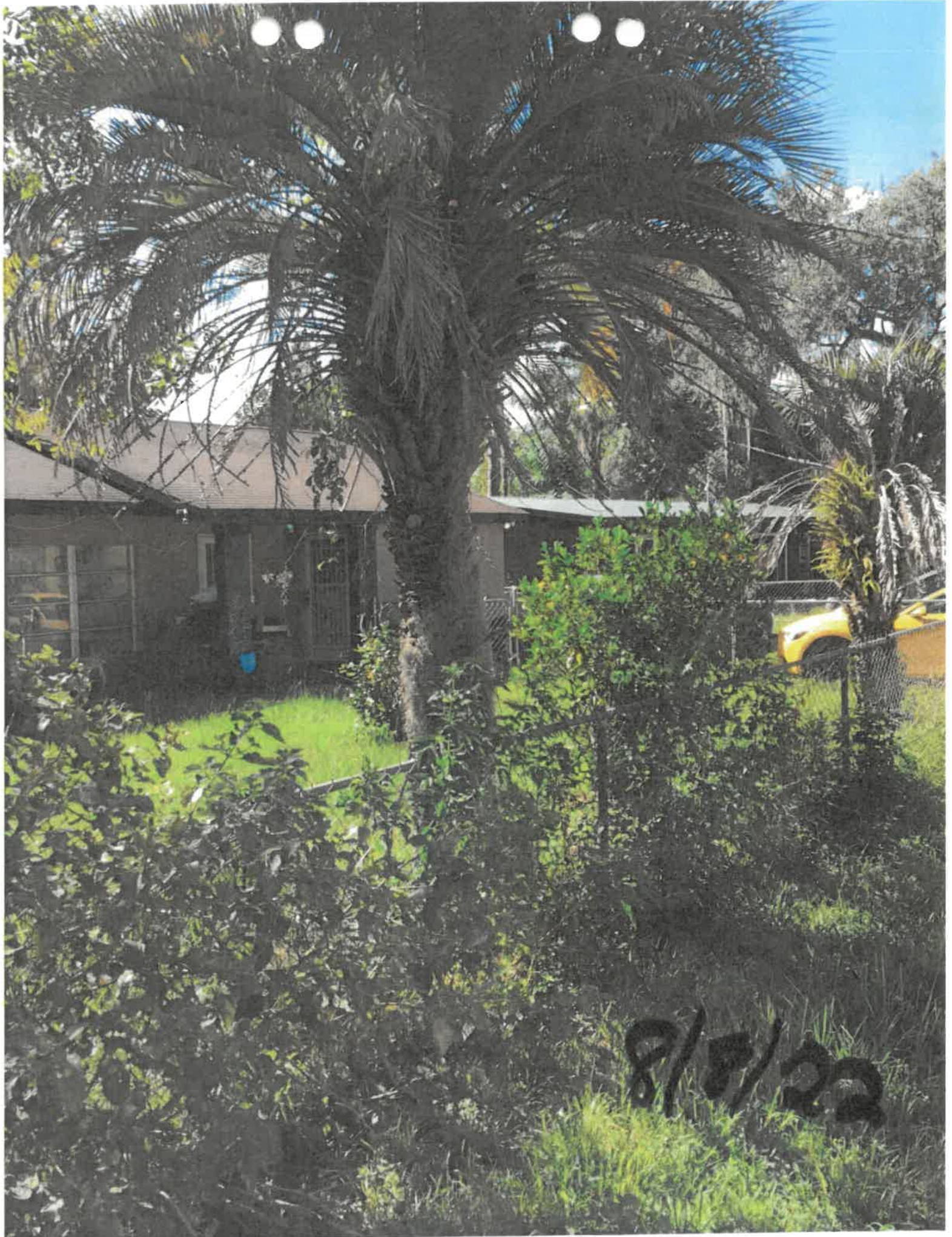
PLEASE CONTACT ME ASAP. IF NOT I WILL
BE FORCED TO SCHEDULE A HEARING WITH THE
SPECIAL MAGISTRATE, WHERE FINES CAN BE ASSESSED
AND A LIEN FILED ON YOUR PROPERTY

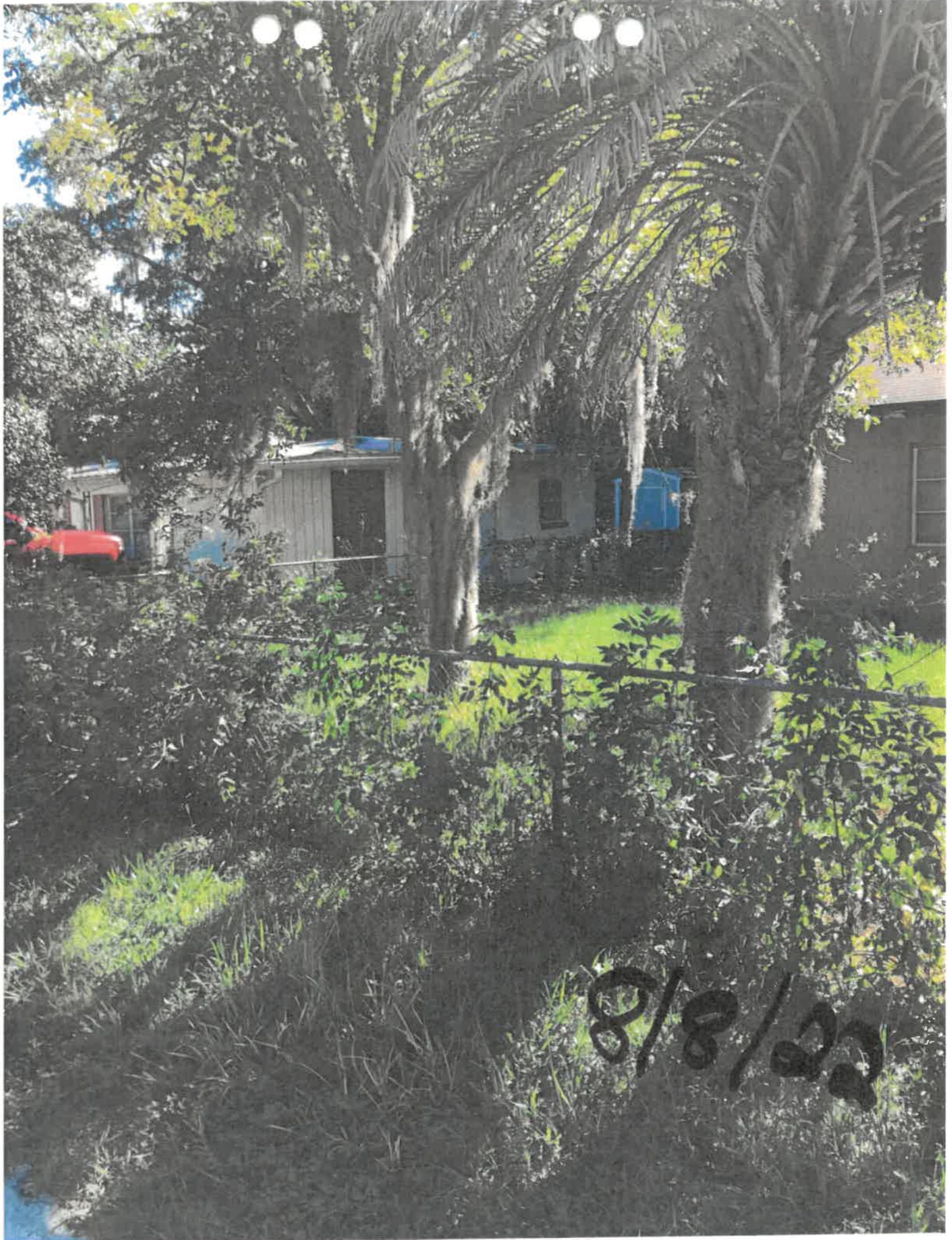
Correction due by: 8/15/22

Inspector: MARSHALL SVA

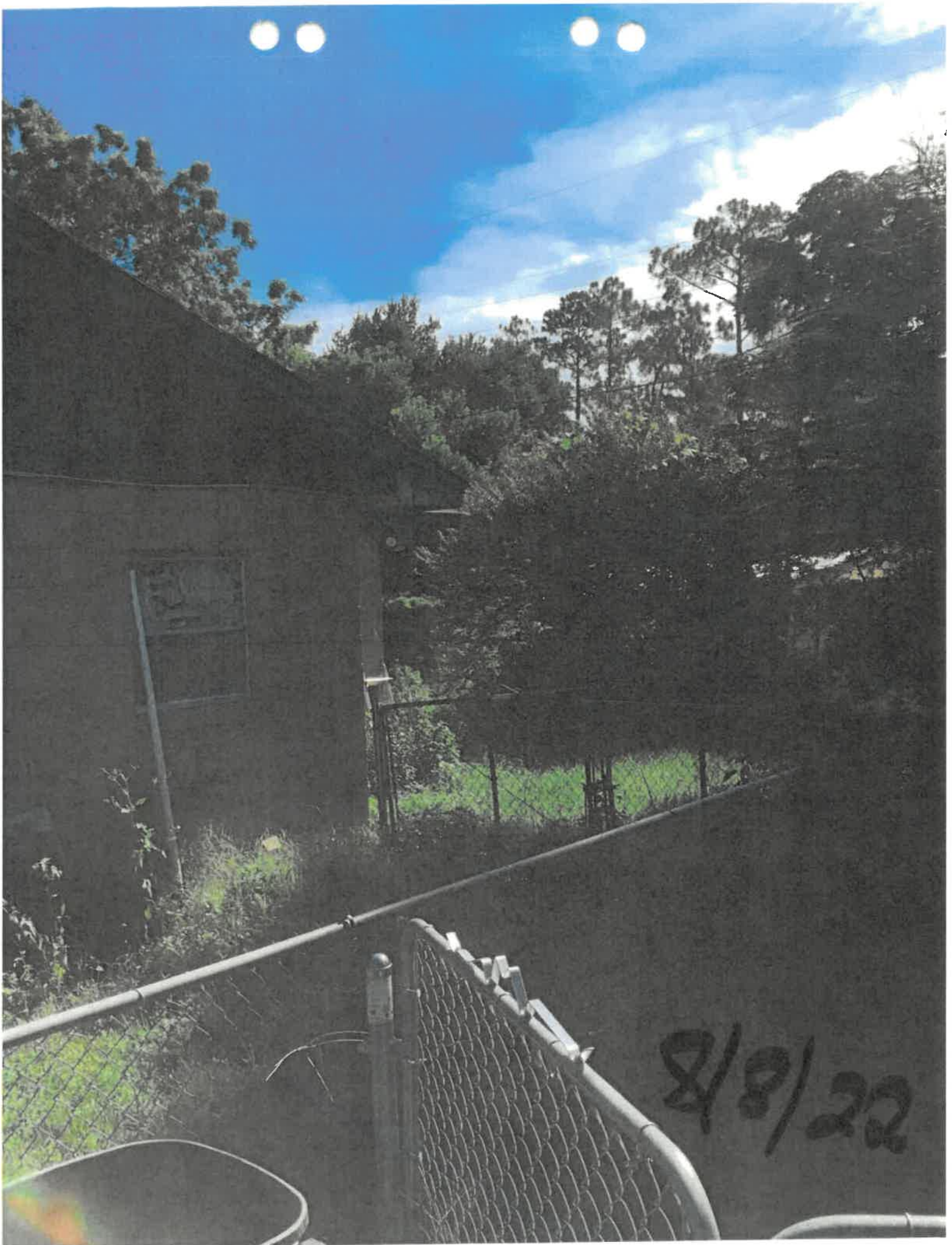


8/8/22





8/8/22



8/8/22



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

Violation Code	Corrective Action
302.1 Sanitation	Straightforward requirement that exterior areas shall be clean and free from rubbish and garbage.
302.4 Weeds	Establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems
302.5 Rodent harborage	All harborage areas should be eliminated by removing piles of rubbish, towing or repairing inoperable cars and cutting back weeds. Garbage should be stored in solid containers with tight-fitting lids and disposed of regularly

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: **July 18, 2022**



DEPARTMENT OF GROWTH MANAGEMENT
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 to (Name of person and relationship):

Name: Brigham Bedenbaugh Relationship owner: _____

On date: July 12, 2022 time being: 3:00pm _____

Personal Service

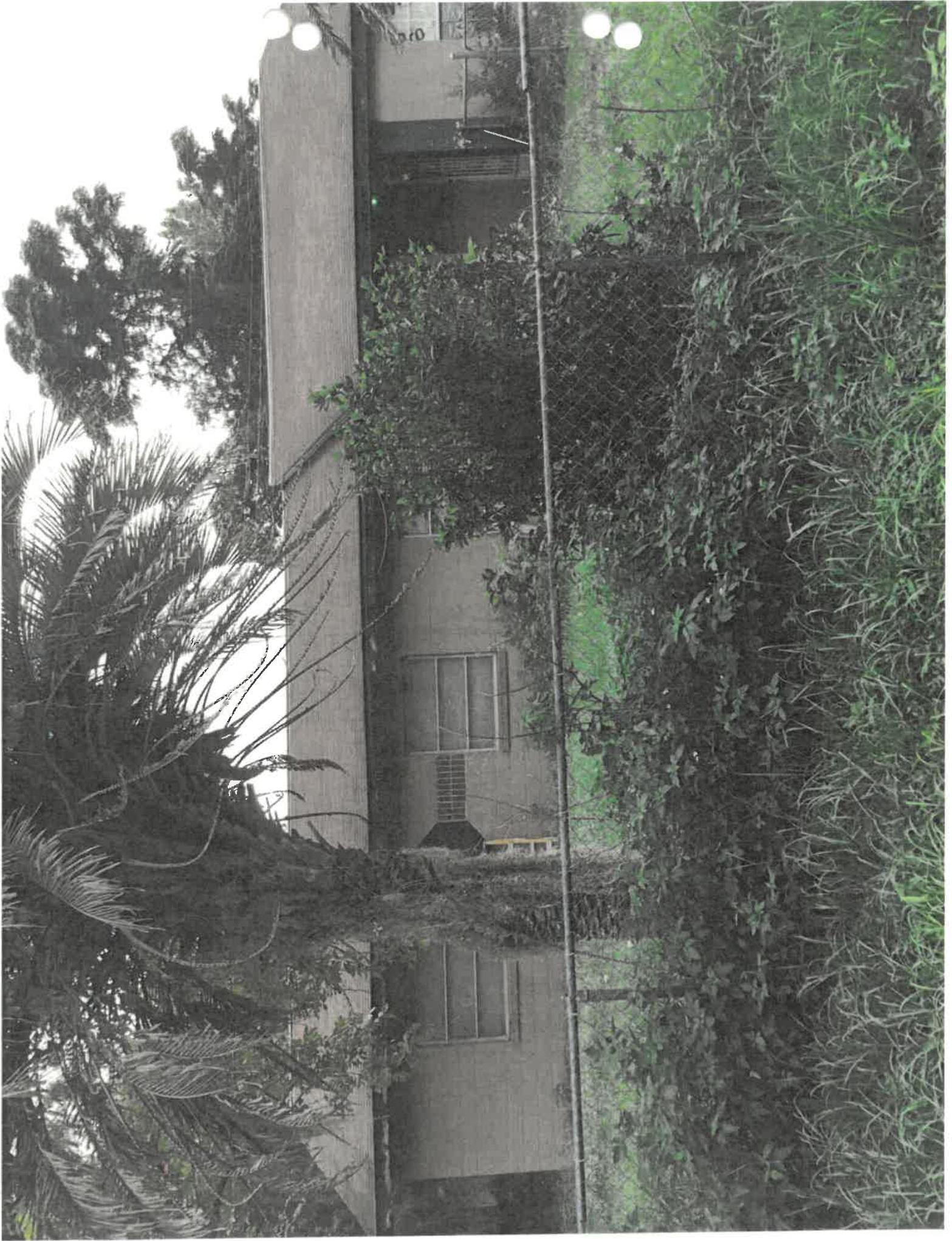
Posted on property ___ and at City Hall ___

Certified Mail, Return Receipt requested ___ First class mailing ___

Refused to sign ___, drop service ___

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector









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 # 22-00000034

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 where violated at the property located at:

Name: Brigham Bedenbaugh
 Address: 413 SE Melrose Way Lake City, FL 32025

INITIAL INSPECTION PROMPTED BY:
 INITIAL INSPECTION
 Date: 06/16/2022
 Complaint ___ CE Personnel Observation X
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.4 Weeds.	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>
302.5 Rodent harborage.	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>



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

Violation Code	Corrective Action
302.1 Sanitation.	Clean property up
302.4 Weeds.	Clean property up
302.5 Rodent harborage.	Clean property up to prevent rodent infestation

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: July 2, 2022



DEPARTMENT OF GROWTH MANAGEMENT
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 to (Name of person and relationship):

Name: Brigham Bedenbaugh Relationship owner: _____

On date: June 16, 2022 time being: 4:10 pm _____

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