



Notes Listing

Case Notes - IPMC - 2024-00000010

Date Descending

Run on 03/05/2024 01:29:25 PM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	03/05/2024 01:26:51 PM
On March 5, 2024 I posted a public notice signage on the property advising of the notice of hearing and affidavit of notice by posting. Photos were taken and placed into the case file.		
Investigation	Marshall Sova	03/05/2024 09:49:10 AM
On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.		
Investigation	Marshall Sova	02/27/2024 08:31:40 AM
On February 26, 2024 the certified green card was returned to me as delivered and signed for on 2/21/2024 by J. Starling.		
Initial Inspection	Marshall Sova	02/06/2024 09:15:38 AM
On February 5, 2024 I received a complaint by email from Sallie Ford supervisor for the Columbia County Health Department. Mrs. Ford received a letter from an individual complaining of debris on the property located at 464 SW Theresa Ct. I inspected the property and photographs were taken. There is junk and trash scattered all over the backyard. In the letter it stated that rodents can be seen at night at this property. I did not see any type of evidence to warrant this.		
I prepared a NOV & NOH and will mail it certified to the owner on 2/6/2024. This property has had several repeated violations so it will go in front of the Special Magistrate on March 19, 2024 at 5:30 pm at City Hall.		
There are 5 prior cases at this location: 2015-00000202 Sanitation, weed & motor vehicles 2016-00000366 Public Nuisance, Sanitation, rodent harborage, Accumulation of Trash 2019-00000183 Accumulation of trash 2021-00000054 Accumulation of trash, motor vehicles 2022-00000008 Accumulation of trash		



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: 02/05/2024 Name (required) Sallie Ford (CCHD)
Phone: (386)758-1058 Address: 217 NE Franklin St Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 464 SW Theresa Ct Lake City, FL 32055 Nature
of Complaint: Accumulation of rubbish and garbage

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Judy Tomlinson Tew 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: 02/05/2024 Via: Email Case Number Assigned 24-00000010

Notes:

Prior case violations repeat offender

Case Data Sheet for case # 24-00000010

Parcel# 13942-000

Address: 464 SW Theresa Ct

Owner: Judy Tomlinson Tew

Date of first inspection: 02/05/2024

1st Notice of Violation sent: 2/6/2024

2nd inspection date: 2/21/24

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: 3/5/24

Notice of Mag. Hearing sent: 2/6/2024

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

POSTED NOW ON WEBSITE 2/16/24

Mailing Cost/Date: \$8.69 2/6/24

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: 2/1/2024

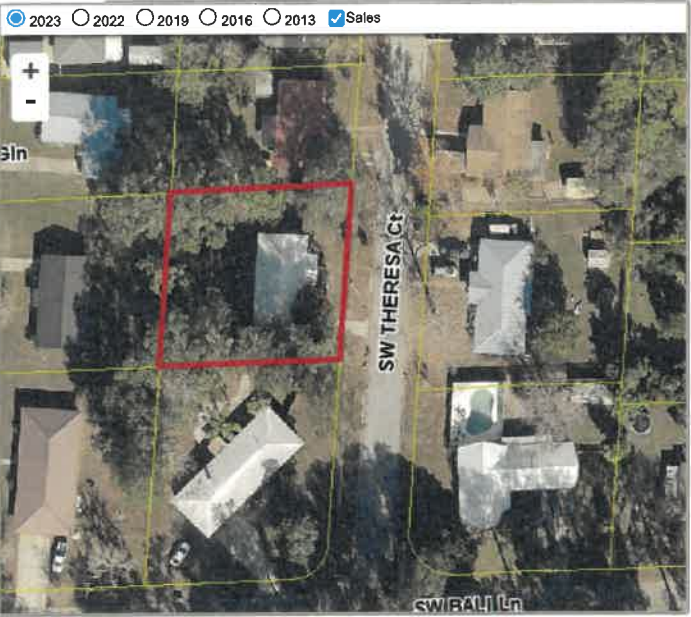
Parcel: [◀](#) 00-00-00-13942-000 (42478) [▶](#)

Aerial Viewer Pictometry Google Maps

Owner & Property Info Result: 9 of 10

Owner	TEW JUDY TOMLINSON 464 SW THERESA CT LAKE CITY, FL 32055		
Site	464 SW THERESA CT, LAKE CITY		
Description*	S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,		
Area	0,283 AC	S/T/R	31-3S-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	\$9,278	Mkt Land	\$9,278
Ag Land	\$0	Ag Land	\$0
Building	\$112,607	Building	\$112,607
XFOB	\$1,120	XFOB	\$1,120
Just	\$123,005	Just	\$123,005
Class	\$0	Class	\$0
Appraised	\$123,005	Appraised	\$123,005
SOH Cap [?]	\$4,474	SOH Cap [?]	\$0
Assessed	\$123,005	Assessed	\$123,005
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$118,531 city:\$118,531 other:\$0 school:\$123,005	Total Taxable	county:\$123,005 city:\$123,005 other:\$0 school:\$123,005

Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	1488	1672	\$112,607

*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	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$420.00	120.00	10 x 12
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,370.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$9,278

Search Result: 9 of 10



0 13 26 39 52 65 78 91 104 117 130 ft

Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

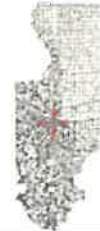
PARCEL: 00-00-00-13942-000 (42478) | SINGLE FAMILY (0100) | 0.283 AC
 S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,

TEW JUDY TOMLINSON
 Owner: 464 SW THERESA CT
 LAKE CITY, FL 32055
 Site: 464 SW THERESA CT, LAKE CITY
 Sales Info: NONE

		2024 Working Values	
Mkt Lnd	\$9,278	Appraised	\$123,005
Ag Lnd	\$0	Assessed	\$123,005
Bldg	\$112,607	Exempt	\$0
XFOB	\$1,120	Total	county:\$123,005
Just	\$123,005	Taxable	city:\$123,005
		other:\$0	school:\$123,005

NOTES:

Columbia County, FL



This information, updated: 2/1/2024, 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. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 35774

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13942-000		See Below	See Below	001

TEW JUDY TOMLINSON
464 SW THERESA CT
LAKE CITY FL 32055

00-00-00 0100/0100.28 Acres S DIV:
LOT 18 BLOCK A MELTONS S/D. 426-
315,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	118,531		\$118,531	\$580.80
BOARD OF COUNTY COMMISSIONERS	7.8150	118,531		\$118,531	\$926.32
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	123,005		\$123,005	\$92.01
LOCAL	3.2170	123,005		\$123,005	\$395.71
CAPITAL OUTLAY	1.5000	123,005		\$123,005	\$184.51
SUWANNEE RIVER WATER MGT DIST	0.3113	118,531		\$118,531	\$36.90
LAKE SHORE HOSPITAL AUTHORITY	0.0001	118,531		\$118,531	\$0.01
Total Millage		18.4914	Total Taxes		\$2,216.26

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

Taxes & Assessments		\$2,527.52
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IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$2,426.42	\$2,451.69	\$2,476.97	\$2,502.24	\$2,527.52

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-0000010
Respondent: Judy Tomlinson Tew

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 19th day of March, 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 Judy Tomlinson Tew Relationship Owner
On date February 6, 2024 time being 9:10 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



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 # 24-0000010

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: **Judy Tomlinson Tew**
 Address: **464 SW Theresa Ct Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation
 Date: **02/05/2024** Complainant: Sallie Ford (CCHD) CE Personnel: Marshall Sova

Violation Code	Violation Description
City Ordinance Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful unless neatly arranged for removal in accordance with directions of the department of growth management.
IPMC 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>



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
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Violation Code	Corrective Action
City Ordinance Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	All exterior property and premises of every structure. Shall be free from any accumulation of rubbish or garbage. There have been repeated violations at this property since 2015. This case will go straight to the Special Magistrate for a hearing on March 19, 2024 @5:30 pm at City Hall.
IPMC 302.1 Sanitation.	All exterior property and premises of every structure. Shall be free from any accumulation of rubbish or garbage. There have been repeated violations at this property since 2015. This case will go straight to the Special Magistrate for a hearing on March 19, 2024 @5:30 pm at City Hall.



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

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: **Case will be heard by Special Magistrate on March 19, 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: Judy Tomlinson Tew Relationship owner: _____

On date: February 6, 2024 time being: 10:00 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



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
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 23-00000035 - Industry Lodge No. 8 F&AM (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000079 - Lois Selbe C/o Clifford Selbe (3/19/2024) uploaded (2/16/2024) (121 KB)
- 23-00000103 - Mashala N A'Keira Combs (3/19/2024) uploaded (2/16/2024) (132 KB)
- 24-00000010 - Judy Tomlinson Tew (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000012 - Martha Morper (3/19/2024) uploaded (2/16/2024) (121 KB)
- 24-00000013 - Katie Mae Avinger Malave (3/19/2024) uploaded (2/16/2024) (121 KB)

Navigation and search area with tabs: Video Tour, Search, Government, Department, City, Community.

Handwritten notes on a sticky note: 165-1535



2/5/24



2/5/24



2/5/24



2/5/24





2/5/24



2/5/24



2/5/24



2/5/24



11/5/24



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000010
Respondent: Judy Tomlinson Tew

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

Name Judy Tomlinson Tew Relationship Owner
On date February 6, 2024 time being 9:10 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, 8th day of March 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 8h day of March 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: 464 SW Theresa Ct. and at 205 N Marion Ave, Lake City, FL. 32055

Marshall M Sova

Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
8th day of March 2024, by Marshall Sova
who is personally known to me.

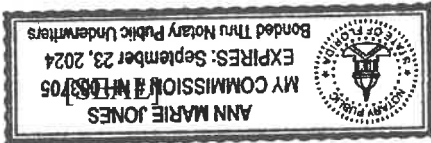
Ann Marie Jones

Signature of Notary

Ann Marie Jones

Print or Type Name

My Commission expires: September 23, 2024



RECEIVED

JAN 31 2024

Columbia County Health Department

THIS HOUSE @ 464 SW THERESA CT.
IN LAKE CITY NEEDS TO BE TORNED
DOWN. YOUNG CHILDREN LIVE IN
THIS HOUSE. WINDOWS, FENCES,
STAIRS ETC NEED REPLACED.

TRASH, JUNK, AND GARBAGE
EVERYWHERE. RATS + CATS COME
OUT AT NITE FROM BACKYARD.

PLEASE DO SOMETHING FOR THOSE THAT
RESIDE ON THIS STREET. WE PAY
TAXES FOR YOUR SERVICE. PLEASE TAKE
A LOOK. NOT A HEALTHY ENVIRONMENT
FOR TODDLERS THANK



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-13942-000 (42478) | SINGLE FAMILY (0100) | 0.283 AC
 S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315.

TEW JUDY TOMLINSON
 Owner: 464 SW THERESA CT
 LAKE CITY, FL 32055
 Site: 464 SW THERESA CT, LAKE CITY
 Sales Info: NONE

		2024 Working Values		
Mkt Lnd	\$9,278	Appraised	\$123,005	
Ag Lnd	\$0	Assessed	\$123,005	
Bldg	\$112,607	Exempt	\$0	
XFOB	\$1,120	Total	county:\$123,005	
Just	\$123,005	Taxable	city:\$123,005	
			other:\$0 school:\$123,005	

NOTES: Columbia County, FL

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PRIOR

CODE

CASES

464 SW

THERESA CT



Case Datasheet

CaseType: IPMC - International Prop Maint Code Case Date: 06/30/2015 Case Status: InActive

Case Number: 2015-00000202 Resolution Date: 11/19/2015 Days Open: 142 Case Description: cars, yard overgrown, trash on porch

Name: Reported By: anonymous caller Business Name: Central Name: Parcel Owner Name: TEW JUDY TOMLINSON

Cited Party Name: Utility Customer: Animal: Inspector: BEVERLY JONES

Phone Number: Alternate Phone: Email Address: Comments:

Location: Parcel Number: 13942000 Parcel Address: 464 SW THERESA CT LAKE CITY, FL 32025 Improvement: DEFAULT - TEW JUDY TOMLINSON Service Address: 464 SW THERESA CT LAKE CITY, FL 32025

Master Location: Utility Account: Location Text: Cross Streets: Mailing Address: Business Address: Parcel Owner Address: 464 SW THERESA CT LAKE CITY, FL 32055 Cited Party Address:

Date	Type	User	Notes/Activity
06/30/2015	Inspections	Beverly Jones	INITIAL INSPECTION, 2015-00000223 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
06/30/2015	Corrective Action	Beverly Jones	WARNING NOTICE
11/19/2015	Inspections	Beverly Jones	REINSPECTION, 2015-00000344 Passed



Case Datasheet

CaseType **IPMC - International Prop Maint Code** Case Date **06/24/2016** Case Status **InActive**

Case Number **2016-00000366**
 Resolution Date **12/19/2016**
 Days Open **178**
 Case Description **debris piles**

Name **Michael L Renfro**
 Reported By
 Business Name
 Central Name
 Parcel Owner Name **TEW JUDY TOMLINSON**
 Cited Party Name
 Utility Customer
 Animal
 Inspector **BEVERLY JONES**
 Phone Number **(386) 776-2944**
 Alternate Phone
 Email Address
 Comments

Location
 Parcel Number **13942000**
 Parcel Address **464 SW THERESA CT LAKE CITY, FL 32025**
 Improvement **DEFAULT - TEW JUDY TOMLINSON**
 Service Address **464 SW THERESA CT LAKE CITY, FL 32025**
 Master Location
 Utility Account
 Location Text
 Cross Streets
 Mailing Address
 Business Address
 Parcel Owner Address **464 SW THERESA CT LAKE CITY, FL 32055**
 Cited Party Address

Date	Type	User	Notes/Activity
08/17/2016	Inspections	Beverly Jones	REINSPECTION, 2016-00000249 Failed
06/24/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000359 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
06/24/2016	Violation	307.1 - 307.1 ACCUMULATION OF TRASH	Total Fees: \$0.00
08/17/2016	Corrective Action	Beverly Jones	WARNING NOTICE
	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000477 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00



Case Datasheet

Violation	4.2.16 - 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	Total Fees:	\$0.00
Violation	4.2.17 - 4.2.17 PARKING AND STORAGE OF CERTAIN VEHICLES	Total Fees:	\$0.00
Violation	SEC 2.3.4 - SEC 2.3.4 Nonconforming Characteristics of Use.	Total Fees:	\$0.00
08/17/2016	Corrective Action	NOTICE OF VIOLATION	
09/26/2016	Corrective Action	NOTICE OF HEARING	
09/26/2016	Corrective Action	NOTICE OF VIOLATION	



Case Datasheet

Case Type: IPMC - International Prop Maint Code Case Date: 07/08/2019 Case Status: InActive

Name: _____
 Reported By: anonymous
 Business Name: _____
 Central Name: _____
 Parcel Owner Name: TEW JUDY TOMLINSON
 Cited Party Name: _____
 Utility Customer: _____
 Animal: _____
 Inspector: Beverly A Jones
 Phone Number: _____
 Alternate Phone: _____
 Email Address: _____
 Comments: _____

Location:
 Parcel Number: 13942000
 Parcel Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Improvement: DEFAULT - TEW JUDY TOMLINSON
 Service Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Master Location: _____
 Utility Account: _____
 Location Text: _____
 Cross Streets: _____
 Mailing Address: _____
 Business Address: _____
 Parcel Owner Address: 464 SW THERESA CT LAKE CITY, FL 32025
 Cited Party Address: _____

Date	Type	Inspections	User	Notes/Activity
07/08/2019	Violation	307.1 ACCUMULATION OF TRASH - 307.1 ACCUMULATION OF TRASH IPMC	Beverly Jones	INITIAL INSPECTION, 2019-00000853 Failed Total Fees: \$0.00
	Violation	Sec 83-9 Horticulture debris - Sec 83-9 Horticulture debris		Total Fees: \$0.00
	Violation	Sec. 83-8. - Prohibited and unla - Sec. 83-8. - Prohibited and unlawful acts.		Total Fees: \$0.00
11/13/2019	Inspections	Inspections	Beverly Jones	INITIAL INSPECTION, 2019-00001405 Passed

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

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

Case # 2019-00000183

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 464 SW THERESA CT Parcel ID# 13942000:

INITIAL INSPECTION	Beverly A Jones	07/08/2019	4:18PM	Results- pool is accessible, shelters are on lot line, debris piles, leaf piles on street.
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Violation Code	Violation Description	Corrective Action
307.1 ACCUMULATION OF TRASH	307.1 ACCUMULATION OF TRASH IPMC	Bag all leaf debris or containerize, remove it from street. ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.
Sec 83-9 Horticulture debris	Sec 83-9 Horticulture debris	
Sec. 83-8. - Prohibited and unla	Sec. 83-8. - Prohibited and unlawful acts.	
4.5.7 MINIMUM YARD REQUIREMENTS	4.5.7 MINIMUM YARD REQUIREMENTS	Remove tent shelters from fence line. They are not 10 feet from fence.
Ipmc 303.2	Enclosures	Pool is accessible, fix fence and ensure enclosure meets code requirements.

Violation Code	Municipal Code
307.1 ACCUMULATION OF TRASH	Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
Sec 83-9 Horticulture debris	Horticulture waste shall be placed for collection immediately adjacent to the premises producing such wastes, but not upon the paved street, sidewalk or storm gutter. The city will not be responsible for damage to sprinkler systems, sprinkler heads, water meters and other objects, including fences, gates and hedges, other plants and trees damaged due to horticulture waste being placed over or piled on or against such items as a result of being placed there for collection by the occupants and/or owner of the property. (h)
Sec. 83-8. - Prohibited and unlawful	(1)Regular horticulture service is for one pile of horticulture waste, including limbs, trimmings, and cuttings, not to exceed the volume dimensions which measure four feet high by four feet wide by eight feet long. Limbs shall not exceed six feet in length and six inches in diameter. Bushy limbs shall be cut

	apart and trimmed to lay flat. No one item, including containerized debris, can weigh more than 40 pounds. Persons placing wastes for collection which exceed these standards shall coordinate with the customer services department for proper removal as a special pickup service at a fee determined by the city or designated carrier.
4.5.7 MINIMUM YARD REQUIREMENTS	Set backs-RSF-2: Side 10 feet for each side yard.
Ipmc 303.2	303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure

X 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
 Notice of Violation

Due Date
 debris by 7/20/19 fence and pool 8/15/19

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

TEW JUDY TOMLINSON

Relationship _____

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

Case Datasheet



Case Type: IPMC - International Prop Maint Code Case Date: 04/20/2021 Case Status: InActive

Case Number	2021-00000054	Name	Reported By: anonymous	Location	Parcel Number: 13942000
Resolution Date	08/26/2021	Business Name		Parcel Address	464 SW THERESA CT LAKE CITY, FL 32025
Days Open	128	Central Name		Improvement	DEFAULT - TEW JUDY TOMLINSON
Case Description	debris piles, trash scattered, immobile vehicles	Parcel Owner Name	TEW JUDY TOMLINSON	Service Address	464 SW THERESA CT 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	464 SW THERESA CT LAKE CITY, FL 32025
		Comments	visited site on 4/14/21 spoke with owner/tenant-gave written warning that piles of debris, trash that was scattered would need to be cleaned up. Properly disposed of and vehicles would need to be fixed or removed.	Cited Party Address	

Date	Type	User	Notes/Activity
	Violation	IPMC - 2018-301.2	Responsibility Total Fees: \$0.00
	Violation	IPMC - 2018-302.8	Motor vehicles. Total Fees: \$0.00
	Violation	IPMC - 2018-308.1	Accumulation of rubbish or garbage. 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 # 2021-00000054

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 464 SW THERESA CT Parcel ID# 13942000:

INITIAL INSPECTION	Beverly A Jones	04/20/2021	12:14PM	Results piles of old carpet/debris. Trash and debris scattered. 2 vehicles that appear to be in a state of disrepair or immobile.
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Violation Code	Violation Description	Corrective Action
IPMC	2018-301.2 Responsibility	REMOVE ALL DEBRIS FROM exterior property and premises, and the interior of every structure, AS it shall be free from any accumulation of rubbish or garbage. Remove all inoperative or unlicensed motor vehicles from property.
IPMC	2018-302.8 Motor vehicles.	
IPMC	2018-308.1 Accumulation of rubbish or garbage.	

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-302.8 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. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
2018-308.1 Accumulation of rubbish or	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

garbage.

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
Comply with corrective action by 5/05/21

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 TEW JUDY TOMLINSON
Relationship owner

On date 4/20/21 time being Personal Service
Posted on property and at City Hall xCertified Mail, Return Receipt requested
First class mailing
Refused to sign, drop service 7019211200001625697718

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

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:

Judy Tomlinson Tew
 464 SW Thorsen Ct
 Lake City A 32055



9590 9402 5360 9189 2551 35

7019 1120 0001 6256 9718

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X L. Tites
 B. Received by (Printed Name) Addressee
 DCC6CV19
 C. Date of Delivery
 4/23/21
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Return Receipt for Signature Confirmation™
 Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

Case Datasheet



Case Type: **IPMC - International Prop Maint Code** Case Date: **03/08/2022** Case Status: **InActive**

Case Number: 2022-00000008 **Resolution Date:** 07/19/2022
Days Open: 133 **Case Description:** Trash in backyard
Reported By: Sgt. Kevin Johns
Business Name:
Central Name:
Parcel Owner Name: TEW JUDY TOMLINSON
Cited Party Name:
Utility Customer:
Animal:
Inspector: Marshall R Sovo
Phone Number: (386) 752-4344
Alternate Phone:
Email Address: johnsk@lclrfapd.com

Name: Location
Reported By: 13942000
Business Name: 464 SW THERESA CT LAKE CITY, FL 32025
Central Name: IMPROVEMENT DEFAULT - TEW JUDY TOMLINSON
Parcel Owner Name: 464 SW THERESA CT LAKE CITY, FL 32025
Cited Party Name: Master Location
Utility Customer: Utility Account
Animal: Location Text
Inspector: Cross Streets
Phone Number: Mailing Address
Alternate Phone: Business Address
Email Address: Parcel Owner
Comments: Cited Party Address

Date	Type	User	Notes/Activity
07/19/2022	Notes	Marshall Sovo	Re- Inspection
04/19/2022	Notes	Marshall Sovo	Re- Inspection
03/08/2022	Notes	Marshall Sovo	Initial Inspection
03/08/2022	Inspections	Marshall Sovo	REINSPECTION, 2022-00000410 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: 3/7/22 Name (required) Sgt. Kevin James Email: _____
Phone: 386 752-4344 Address: LCRD

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 444 SW THREINIA G.
of Complaint: TRASH + DEBRIS IN BACKYARD

How long has the complaint been going on? unknown 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: 3/7/22 Via: PHONE Case Number Assigned 22-000008

Notes:
1) COMPLIANCE DATE 4/11/22
2) COMPLIANCE DATE 5/20/22

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 3/3/2022

Parcel: << 00-00-00-13942-000 (42478) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 9 of 10

Owner	TEW JUDY TOMLINSON 464 SW THERESA CT LAKE CITY, FL 32055		
Site	464 SW THERESA Ct, LAKE CITY		
Description*	S DIV: LOT 18 BLOCK A MELTONS S/D. 426-315,		
Area	0.283 AC	S/T/R	31-3S-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	\$9,278	Mkt Land	\$9,278
Ag Land	\$0	Ag Land	\$0
Building	\$89,549	Building	\$87,224
XFOB	\$1,120	XFOB	\$1,120
Just	\$99,947	Just	\$97,622
Class	\$0	Class	\$0
Appraised	\$99,947	Appraised	\$97,622
SOH Cap [?]	\$47,099	SOH Cap [?]	\$43,189
Assessed	\$52,848	Assessed	\$54,433
Exempt	HX HB \$27,848	Exempt	HX HB \$29,433
Total Taxable	county:\$25,000 city:\$25,000 other:\$0 school:\$27,848	Total Taxable	county:\$25,000 city:\$25,000 other:\$0 school:\$29,433



Sales History

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

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1960	1488	1672	\$87,224

*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	\$400.00	1.00	0 x 0
0294	SHED WOOD/VINYL	1993	\$420.00	120.00	10 x 12
0120	CLFENCE 4	2011	\$100.00	1.00	0 x 0
0169	FENCE/WOOD	2016	\$200.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,370.000 SF (0.283 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$9,278

Search Result: 9 of 10



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

NOTICE OF VIOLATION

PROPERTY LOCATION: 464 SW TERECCA G. DATE: 3/7/22

PROPERTY OWNER: JUDY TOMLINSON TEW PARCEL ID: 13942-000
JENNA HUNTO

<input checked="" type="checkbox"/> Complaint Received	FIRST NOTICE	<u>3/7/22</u>
<input checked="" type="checkbox"/> Violation Observed	SECOND NOTICE	
<input checked="" type="checkbox"/> Inspection Performed		

Nature of Violation: TRASH & DEBRIS IN BACKYARD

Pictures of violation shall be attached.

Code Section: IPMC 2018-301.2 2018-308.1 ACCUMULATION OF RUBBISH OR DEBRIS

Corrective Action Required: CLEAN PROPERTY UP

Inspected by: MARSHALL SOVA

Time Limit for Violation to be Corrected: 30 Days APRIL 7, 2022

Failure to correct the violation(s) identified above and/or any subsequent violation of Codes/Ordinances may result in enforcement actions and fines. Please contact the Growth Management department for any questions or to inform of corrective actions taken.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.















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:

JUDY TAMLINSO JEW
 464 SW THERESA CT.
 LAKE CITY FL 32055



9590 9402 8680 3310 5135 54

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1074 97

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
- Insured Mail
- Insured Mail Restricted Delivery (or \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

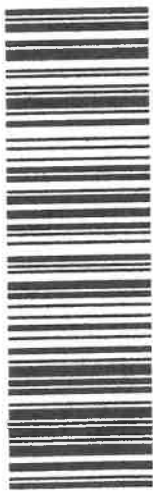
Domestic Return Receipt

Certified Mail

- A receipt (this portion of the mailpiece) for your signature) that is retained for a specified period.
- You may purchase Certified Mail® service for First-Class Mail® or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is available with Certified Mail service of Certified Mail service.
- For an additional fee, certain Priority Mail items insurance coverage and endorsement on the mailpiece.
- Return receipt services: of delivery (including electronic version, for complete PS Form 3800, January 2019)

2/6/24

TEW
G. B.



9589 0710 5270 1255 1074 97

9589 0710 5270 1255 1074 97

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

24-10

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

OFFICIAL USE

Certified Mail Fee	
\$	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 3.65
<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	
\$.64
Total Postage and Fees	
\$	8.69

Sent to
 Street and Apt. No., or PO Box No.
 5100 W. TOWNSEND TRL
 414 SW THALISA CT
 City, State ZIP+4®
 LAKE CITY FL 32055

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

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

2/6/24