



Notes Listing

Case Notes - MULTIPLE - 2024-00000013

Date Descending

Run on 03/05/2024 01:28:15 PM

Subject	Author	Last Changed Date/Time
Investigation 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.	Marshall Sova	03/05/2024 01:27:58 PM
Investigation On February 16, 2024 I placed the notice of hearing on the City of Lake City website to be posted for 4 weeks.	Marshall Sova	03/05/2024 09:50:34 AM
Investigation On February 21, 2024 the certified green card was returned to me as delivered and signed for. This is the NOV and NOH that was delivered due to repeat offender.	Marshall Sova	02/21/2024 03:06:03 PM
Initial Inspection On February 12, 2024 I received a phone call from Timmy Jernigan in reference to the property located at 515 NW Gibson Lane. Mr. Jernigan stated that the property was a junk yard. I inspected the property and observed numerous riding lawn mower chassis and debris all over the yard. Photos were taken and placed into the case file. I prepared a NOV and a NOH and sent it certified to the owner on Feb. 12th to appear in front of the Special Magistrate on March 19, 2024 @ 5:30 pm. This is due to being a repeat offender. Prior cases: 16-00000457 Debris 16-00000483 Debris 18-00000121 Debris 19-00000276 Debris	Marshall Sova	02/12/2024 12:21:14 PM



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: 02/12/2024 Name (required) Timmy Jemigan
Phone: (386)297-3566 Address: 498 NW Gibson Ln Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 515 NW Gibson Ln Lake City, FL 32055 Nature
of Complaint: Debris on property

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Katie Mae Avinger Malave 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: 02/12/2024 Via: Phone Case Number Assigned 24-00000013

Notes:

Case Data Sheet for case # 24-00000013

Parcel# 11532-001

Address: 515 NW Gibson Ln

Owner: Katie Mae Avinger Malave

Date of first inspection: 02/12/2024

1st Notice of Violation sent: 02/12/2024

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Noticed placed on property: _____

Notice of Mag. Hearing sent: _____

Notice in Lake City Reporter on: _____

Notice posted in City Hall:

Mailing Cost/Date: \$8.69 02/12/2024

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: 2/8/2024

Parcel: << 00-00-00-11532-001 (40040) >>

Owner & Property Info

Result: 12 of 20

Owner	MALAVE KATIE MAE AVINGER 515 NW GIBSON LN LAKE CITY, FL 32055		
Site	515 NW GIBSON LN, LAKE CITY		
Description*	NW DIV: 75 FT SQ IN SE COR OF SW1/4 OF BLOCK H. 429-211		
Area	0.129 AC	S/T/R	30-3S-17
Use Code**	MOBILE HOME (0200)	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 PL 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	\$2,816	Mkt Land	\$2,816
Ag Land	\$0	Ag Land	\$0
Building	\$54,103	Building	\$52,463
XFOB	\$700	XFOB	\$700
Just	\$57,619	Just	\$55,979
Class	\$0	Class	\$0
Appraised	\$57,619	Appraised	\$55,979
SOH Cap [?]	\$30,502	SOH Cap [?]	\$28,048
Assessed	\$27,117	Assessed	\$27,931
Exempt	HX HB \$25,000	Exempt	HX HB \$25,000
Total Taxable	county:\$2,117 city:\$2,117 other:\$0 school:\$2,117	Total Taxable	county:\$2,931 city:\$2,931 other:\$0 school:\$2,931

Aerial Viewer Pictometry Google Maps



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	MANUF 1 (0201)	2011	960	960	\$52,463

*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.

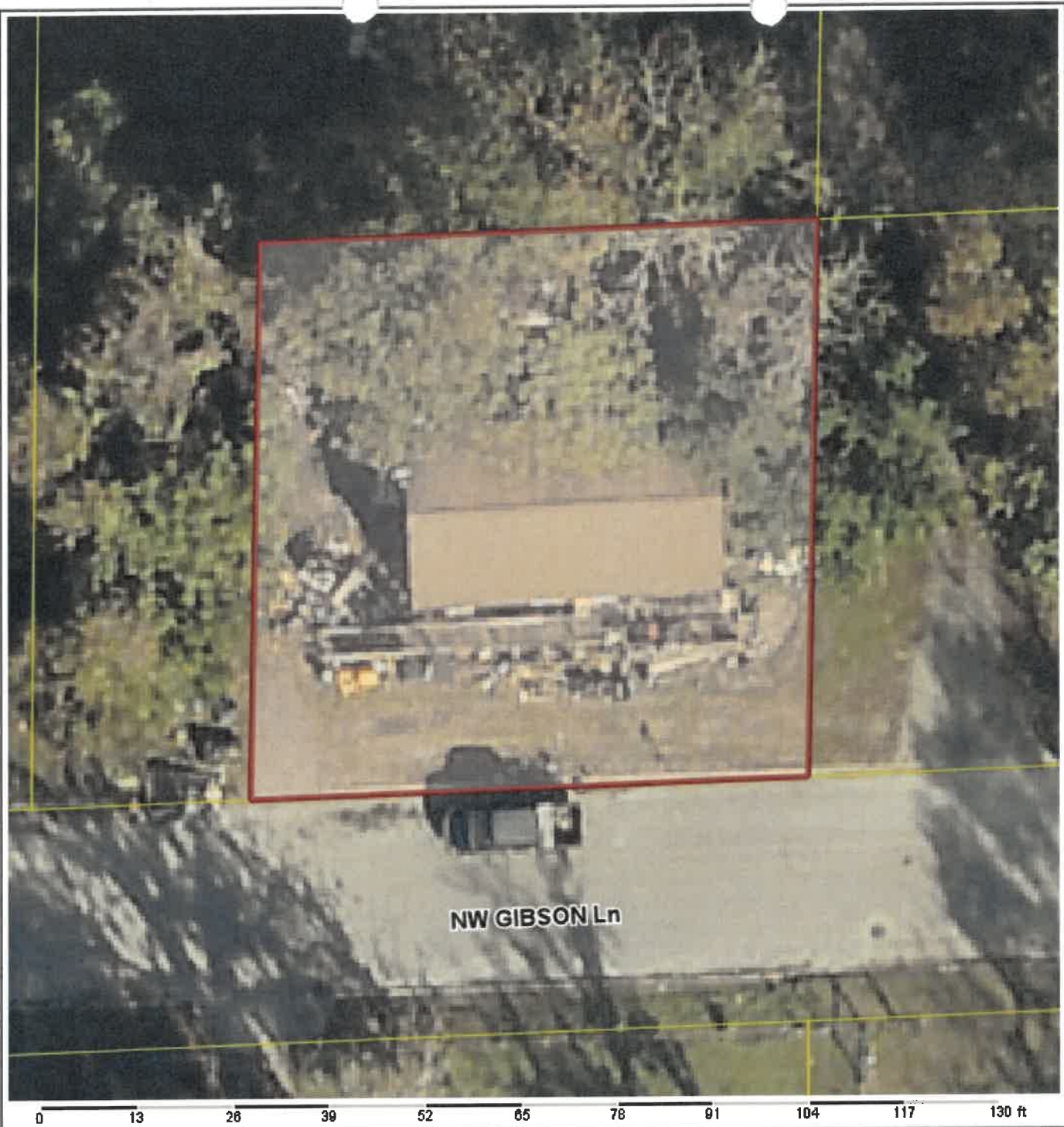
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2004	\$400.00	1.00	0 x 0
0120	CLFENCE 4	2004	\$200.00	1.00	0 x 0
0080	DECKING	2011	\$50.00	1.00	0 x 0
0080	DECKING	2011	\$50.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	5,633.000 SF (0.129 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,816

Search Result: 12 of 20



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

PARCEL: 00-00-00-11532-001 (40040) | MOBILE HOME (0200) | 0.129 AC
 NW DIV: 75 FT SQ IN SE COR OF SW1/4 OF BLOCK H. 429-211

Owner: MALAVE KATIE MAE AVINGER
 515 NW GIBSON LN
 LAKE CITY, FL 32055
Site: 515 NW GIBSON LN, LAKE CITY
Sales Info: NONE

		2024 Working Values	
Mkt Lnd	\$2,816	Appraised	\$55,979
Ag Lnd	\$0	Assessed	\$27,931
Bldg	\$52,463	Exempt	\$25,000
XFOB	\$700	Total	county:\$2,931
Just	\$55,979	Taxable	city:\$2,931
			other:\$0 school:\$2,931

NOTES:

Columbia County, FL



This information, updated: 2/8/2024, 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 31225

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R11532-001		See Below	See Below	001

MALAVE KATIE MAE AVINGER
 515 NW GIBSON LN
 LAKE CITY FL 32055

00-00-00 0200/0200.13 Acres NW DIV:
 75 FT SQ IN SE COR OF SW1/4 OF
 BLOCK H. 429-211

Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
CITY OF LAKE CITY	4.9000	27,117	25,000	\$2,117	\$10.37	
BOARD OF COUNTY COMMISSIONERS	7.8150	27,117	25,000	\$2,117	\$16.54	
COLUMBIA COUNTY SCHOOL BOARD						
DISCRETIONARY	0.7480	27,117	25,000	\$2,117	\$1.58	
LOCAL	3.2170	27,117	25,000	\$2,117	\$6.81	
CAPITAL OUTLAY	1.5000	27,117	25,000	\$2,117	\$3.18	
SUWANNEE RIVER WATER MGT DIST	0.3113	27,117	25,000	\$2,117	\$0.66	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	27,117	25,000	\$2,117	\$0.00	
Total Millage		18.4914	Total Taxes		\$39.14	

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

Taxes & Assessments		\$350.40
--------------------------------	--	----------

IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$336.38	\$339.89	\$343.39	\$346.90	\$350.40



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 # 24-0000013

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: **Katie Mae Avinger Malave**
Address: **515 NW Gibson Lane Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint X CE Personnel Observation
Date: **02/12/2024** Complainant: **Timmy Jernigan** CE Personnel: **Marshall Sovo**

Violation Code	Violation Description
City Ord. 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.
City Ord. Sec. 22-202. - Duty of property owners generally.	It shall be the duty of the owner of each lot, tract, or parcel of land within the city to reasonably regulate and effectively control excessive growths and accumulations, as enumerated in section 22-201 , on the property and on the portion of the adjoining public right-of-way between the property and the street. It shall also be the duty of the owner to drain, regrade, or fill any lot, tract, or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant water thereon, or be in such other condition as to be susceptible to producing disease.
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</i>



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
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	<i>occupant</i> occupies or controls in a clean and sanitary condition.

Violation Code	Corrective Action
City Ord. Sec. 22-201. - Accumulation of weeds, rubbish, and other matter upon land prohibited as public nuisances.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.
City Ord. Sec. 22-202. - Duty of property owners generally.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.
IPMC 302.1 Sanitation.	Property needs to be cleaned up to prevent blighting concerns in the neighborhood.



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: **Mandatory appearance in front of Special Magistrate on March 19, 2024 @ 5:30 pm**__



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: Katie Mae Avinger Malave Relationship owner: _____

On date: February 12, 2024 time being: 10:45 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



Posting of Property



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

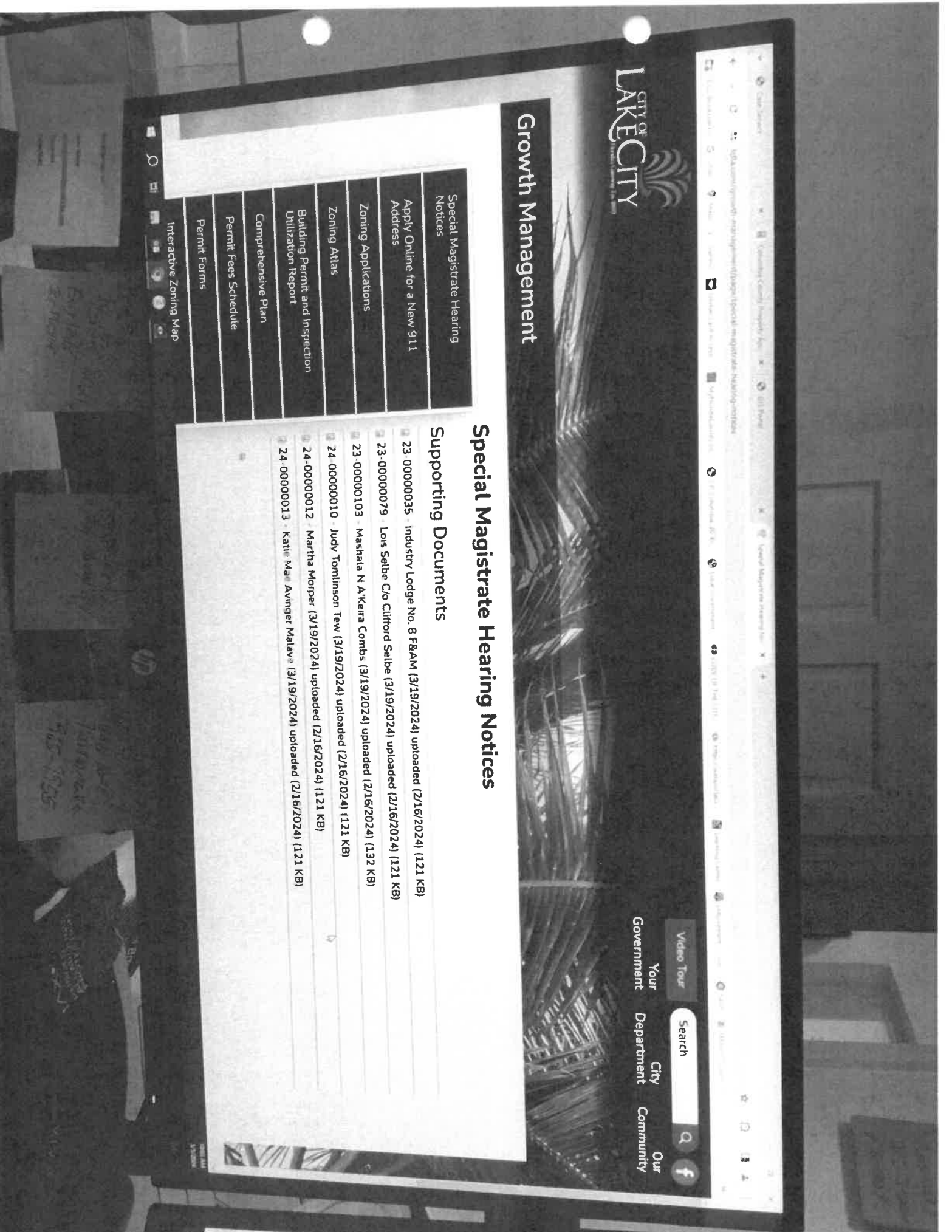
Special Magistrate Hearing Notices

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 Malaw (3/19/2024) uploaded (2/16/2024) (121 KB)

[Video Tour](#)

[Your Government](#)
[City Department](#)
[Our Community](#)





2/12/24



2/12/24



2/12/24



2/12/24



2/12/24



2/12/24



2/12/24

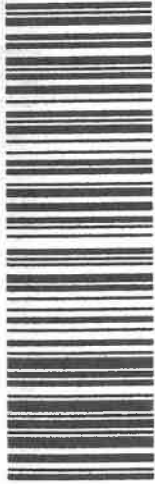


2/12/24



2/12/24

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



9589 0710 5270 1255 1054 17
9589 0710 5270 1255 1054 17

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

24-13

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

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<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	\$ 1.64
Total Postage and Fees	\$ 8.45

Sent To	Katie MacAvoy MALANG
Street and Apt. No., or PO Box No.	515 N. GIBSON LN
City, State, ZIP+4®	LAKE CITY FL 32055

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

2/12/24

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



9589 0710 5270 1255 1053 56
 9589 0710 5270 1255 1053 56

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

24-13

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

OFFICIAL USE

Certified Mail Fee	\$ 4.90
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 0.63
<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	\$ 3.14
Total Postage and Fees	\$ 8.67

Postmark
Here

Sent To TIMMY JERNIGAN
 Street and Apt. No., or PO Box No. 438 NW GIBSON LN
 City, State, ZIP+4® LAKE CITY FL 32055

PS Form 3800, January 7 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2/12/24

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:

2/12/24
TIMMY JEANIGAN
458 NW GIBSON LN.
LAKE CITY FL 32055



9590 9402 8680 3310 5134 79

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 56

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X** Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- 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®

Domestic Return Receipt

Certified Mail

- A receipt that proves the mail was received.
- A unique tracking number.
- Electronic verification of delivery.
- A record of delivery time and date.
- A record of return time and date.
- You may purchase Certified Mail service at a Post Office or a Retail Carrier Outlet.
- Insurance coverage for Certified Mail service up to \$500.
- For an address that is not a business, you may purchase Certified Mail Restricted Delivery.
- Return receipt service is available for Certified Mail service.
- You can request a hard copy receipt or an electronic receipt.

Prior Code

Cases

515 NW Gibson

Lane



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **08/15/2016**

Case Status **InActive**

Case Number **2016-00000457**
 Resolution Date **07/26/2017**

Days Open **345**

Case Description **PILE OF MIXED DEBRIS LEFT AT CURB/ROAD**

Name

Reported By **Wendell Johnson**

Business Name

Central Name

Parcel Owner Name **MALAVE KATIE MAE AVINGER**

Cited Party Name

Utility Customer

Animal

Inspector **BEVERLY JONES**

Phone Number **(863) 228-1898**

Alternate Phone

Email Address **johnsonw@lcfia.com**

Comments

Location

Parcel Number **11532001**

Parcel Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Improvement **DEFAULT - MALAVE KATIE MAE AVINGER**

Service Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner Address **515 NW GIBSON LANE LAKE CITY, FL 32055**

Cited Party Address

Activities

Date	Type	User	Notes/Activity
08/15/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000469 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
08/15/2016	Corrective Action	Beverly Jones	WARNING NOTICE
08/17/2016	Inspections	Beverly Jones	REINSPECTION, 2016-00000224 Failed
	Violation		Total Fees: \$0.00
08/17/2016	Corrective Action	Beverly Jones	NOTICE OF VIOLATION



Case Datasheet

CaseType - Case Date Case Status **InActive**

Case Number
 Resolution Date
 Days Open
 Case Description

Name
 Reported By
 Business Name
 Central Name
 Parcel Owner Name
 Cited Party Name
 Utility Customer
 Animal
 Inspector
 Phone Number
 Alternate Phone
 Email Address

Comments
 Case Type
 International Prop Maint Code
 Case Number
 2016-00000483
 Case Date
 8/23/2016 12:00:00 AM
 Resolution Date
 6/9/2017 12:00:00 AM
 Status
 COMPLETED

Related Cases



Case Datasheet

CaseType **IPMC - International Prop Maint Code**

Case Date **08/23/2016**

Case Status **InActive**

Case Number **2016-00000483**

Name
Reported By **Robert Hathcox**

Location
Parcel Number **11532001**

Resolution Date

Business Name

Parcel Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Days Open **290**

Central Name
Parcel Owner Name **MALAVE KATIE MAE AVINGER**

Improvement
Service Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Case Description **YARD/LOT IS LITTERED WITH SCRAP AND DEBRIS, PORCH IS PILED UP**

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

Master Location
Utility Account
Location Text
Cross Streets

Phone Number
Alternate Phone
Email Address

Comments

Mailing Address
Business Address
Parcel Owner
Address **515 NW GIBSON LANE LAKE CITY, FL 32055**

Activities

Date	Type	User	Notes/Activity
08/23/2016	Inspections	Beverly Jones	INITIAL INSPECTION, 2016-00000494 Failed
08/23/2016	Violation	Beverly Jones	Total Fees: \$0.00 307.1 - 307.1 ACCUMULATION OF TRASH WARNING NOTICE
06/09/2017	Inspections	Beverly Jones	REINSPECTION, 2017-00000157 Passed



Case Datasheet

Case Type - Case Date Case Status **InActive**

Case Number
Resolution Date
Days Open
Case Description

Name
Reported By
Business Name
Central Name
Parcel Owner Name
Cited Party Name
Utility Customer
Animal
Inspector
Phone Number
Alternate Phone
Email Address

Comments

Case Type
International Prop Maint
Code

Case Number
2016-00000457

Case Date
8/15/2016 12:00:00 AM

Resolution Date
7/26/2017 12:00:00 AM

Status
COMPLIED

Location

Parcel Number
Parcel Address
Improvement
Service Address
Master Location
Utility/ Account
Location Text
Cross Streets
Mailing Address
Business Address
Parcel Owner
Address
Cited Party Address

Related Cases



Case Datasheet

Case Type **IPMC - International Prop Maint Code** Case Date **03/02/2018** Case Status **InActive**

Case Number **2018-00000121** Reported By **Beverly A Jones** Location **11532001**

Resolution Date **12/26/2018** Business Name **Central Name** Parcel Number **515 NW GIBSON LN LAKE CITY, FL 32055**

Days Open **299** Parcel Owner Name **MALAVE KATIE MAE AVINGER** Improvement **DEFAULT - MALAVE KATIE MAE AVINGER**

Case Description **residential area/metal scraps debris scattered** Cited Party Name **Beverly A Jones** Service Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Utility Customer **Animal**
 Inspector **Beverly A Jones**
 Phone Number **(386) 628-1002**
 Alternate Phone
 Email Address **beyrolet@gmail.com**
 Mailing Address
 Business Address
 Parcel Owner **515 NW GIBSON LANE LAKE CITY, FL 32055**
 Address
 Cited Party Address

Activities	Date	Type	User	Notes/Activity
	03/02/2018	Inspections	Beverly Jones	INITIAL INSPECTION, 2018-00000337 Failed
		Violation		Total Fees: \$0.00
		307.1 ACCUMULATION OF TRASH - 307.1 ACCUMULATION OF TRASH IPMC		
	05/14/2018	Violation	Beverly Jones	Total Fees: \$0.00
		Sec 22-191 - SECTION 22-191 PUBLIC NUISANCE		
		Inspections	Beverly Jones	REINSPECTION, 2018-00000734 Failed
	05/14/2018	Corrective Action	Beverly Jones	NOTICE OF VIOLATION
	05/14/2018	Corrective Action	Beverly Jones	NOTICE OF HEARING



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **09/18/2019**

Case Status **InActive**

Case Number **2019-00000276**

Resolution Date **11/13/2019**

Location
 Parcel Number **11532001**
 Parcel Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Days Open **56**

Central Name

Improvement **DEFAULT - MALAVE KATIE MAE AVINGER**

Case Description **og/SCRAP METAL/LAWN MOWERS-**

Parcel Owner Name **MALAVE KATIE MAE AVINGER**

Service Address **515 NW GIBSON LN LAKE CITY, FL 32055**

Cited Party Name
 Utility Customer
 Animal
 Inspector

Beverly A Jones

Master Location
 Utility Account
 Location Text
 Cross Streets

Phone Number
 Alternate Phone
 Email Address

Mailing Address
 Business Address
 Parcel Owner Address
 Cited Party Address

515 NW GIBSON LANE LAKE CITY, FL 32055

Activities

Date	Type	User	Notes/Activity
09/18/2019	Inspections	Beverly Jones	INITIAL INSPECTION, 2019-00001154 Failed
	Violation		Total Fees: \$0.00
	Violation		Total Fees: \$0.00
11/13/2019	Inspections	Beverly Jones	INITIAL INSPECTION, 2019-00001399 Passed

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

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

Case # 2019-00000276

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 **515 NW GIBSON LN Parcel ID# 11532001**:

INITIAL INSPECTION	Beverly A Jones	09/18/2019	2:21PM	<u>Results- OVERGROWN LOT, DEBRIS, SCRAP LAWNMOWERS AND OTHER ITEMS ARE LITTERING LOT.</u>
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Violation Code	Violation Description	Corrective Action
302.4 weeds	302.4 weeds IPMC	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes. 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.
307.1 ACCUMULATION OF TRASH	307.1 ACCUMULATION OF TRASH IPMC	

Violation Code	Municipal Code
302.4 weeds	All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches . All 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.
307.1 ACCUMULATION OF TRASH	ALL EXTERIOR PROPERTY AND PREMISES AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR 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
NOTICE OF VIOLATION 10/20/19

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 MALAVE, KATIE MAE AVINGER Relationship OWNER

On date 9/18/19 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

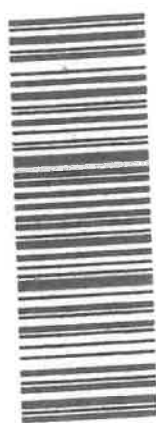
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Violation

Signature of Respondent/Recipient Date

CERTIFIED MAIL

City
Lake



7018 0680 0001 1581 3739
7018 0680 0001 1581 3739

KATIE MAE AVINGER MALAVE
515 NW GIBSON LANE
LAKE CITY, FL 32055

Total Postage and Fees	
Postage	6.80
Adult Signature Restricted Delivery	\$
Adult Signature Restricted Delivery	\$
Certified Mail Restricted Delivery	\$
Return Receipt (hardcopy)	\$
Return Receipt (electronic)	\$
Extra Services & Fees (check box, add fee)	3.00
Certified Mail Fee	3.00

Postmark
Here

OFFICIAL USE

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

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

ER MALAVE
ANE
55

UNITED STATES POSTAL SERVICE
PITNEY BOWES
02:1P
000091-8144
MAILED FROM ZIP CODE 32056
SEP. 18 2011
\$ 006.80

PLEASE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE MAIL ADDRESS

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:

KATIE MAE AVINGER MALAVE
515 NW GIBSON LANE
LAKE CITY, FL 32055



9590 9402 5047 9092 1544 04

701A 0680 0001 1581 3739

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 17? Yes
If YES, enter delivery address below: No

Agent

Addressee

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
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier
- Electronic verification of delivery
- A record of delivery (signature) that is valid for a specified period

Important Reminders

- You may purchase First-Class Mail®, First-Class Mail® International, or Priority Mail® services.
- Certified Mail service is not available for international mail.
- Insurance coverage is available with Certified Mail and certain Priority Mail services.
- For an additional fee, you may purchase an endorsement on the following services: Registered Mail, Signature Confirmation, Signature Confirmation Restricted Delivery, Registered Mail Restricted Delivery, Return Receipt for Merchandise, Signature Confirmation Restricted Delivery, and Signature Confirmation Restricted Delivery (over \$500).

PS Form 3800, April 2015

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000013
Respondent: Katie Mae Avinger Malave

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 Katie Mae Avinger Malave Relationship Owner
On date February 12, 2024 time being 12:24 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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000013
Witness: Timmy Jernigan

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.

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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 Timmy Jernigan Relationship _____
On date February 12, 2024 time being 12:28 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, 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: 515 NW Gibson Lane and at 205 N Marion Ave, Lake City, FL. 32055



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.





Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024