



Notes Listing

Case Notes - MULTIPLE - 2024-00000012

Date Descending

Run on 03/05/2024 01:28:55 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 01:27:25 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 09:49:55 AM
Investigation On February 26, 2024 the certified green card was returned to me as delivered on 2/22/2024 and signed for by Martha Morper.	Marshall Sova	02/27/2024 08:30:07 AM
Investigation On Feb. 15, 2024 the certified green card was returned to me as delivered to James Myers and Marshall Morper.	Marshall Sova	02/15/2024 10:15:12 AM
Initial Inspection On February 8, 2024 I received a phone call from James Myers complaining of debris on the property located at 511 NW Palm Drive. I inspected the property and observed debris all over the property. Photos were taken and are attached to the case file. A NOV & NOH was prepared and mailed certified to the owner on February 9, 2024. This case will go in front of the Special Magistrate on March 19, 2024 due to being a repeat offender.	Marshall Sova	02/09/2024 09:09:17 AM
Prior cases: 2022-00000003 2023-00000007 2023-00000101		
A NOH was also mailed certified to the complainant on Feb. 9, 2024.		



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: 02/08/2024 Name (required) James Myers
Phone: (516)993-7419 Address: 413 NW Shelby Terr. Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 511 NW Palm Drive 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? Martha Morper/Marshall Morper 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?

Three prior cases: 2022-00000003 Water discharging into lake
2023-00000007 Sanitation, debris on property
2023-00000101 Debris on property

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

Date Received: 02/08/2024 Via: Phone Case Number Assigned 24-00000012
Notes:

Parcel# 05975-000

Address: 511 NW Palm Drive

Owner: Martha Morper

Date of first inspection: 02/08/2024

1st Notice of Violation sent: 02/09/2024

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 02/09/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05975-000 (26095)

Owner & Property Info

Result: 54 of 80

Owner	MORPER MARTHA C C/O 970 SW PINEMOUNT RD ROOM 10 LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description*	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334-1626,		
Area	0.279 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	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$121,419	Building	\$121,419
XFOB	\$2,875	XFOB	\$2,875
Just	\$138,187	Just	\$138,187
Class	\$0	Class	\$0
Appraised	\$138,187	Appraised	\$138,187
SOH Cap [?]	\$80,315	SOH Cap [?]	\$78,579
Assessed	\$57,872	Assessed	\$59,608
Exempt	HX HB WX \$37,872	Exempt	HX HB WX \$39,608
Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$29,608

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	SINGLE FAM (0100)	1957	1672	2080	\$121,419

*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	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC.PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$13,893

Search Result: 54 of 80



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

PARCEL: 31-3S-17-05974-000 (26094) | SINGLE FAMILY (0100) | 0.363 AC
 LOT 6 & W 25 FT OF LOT 5 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 811-1976, WD 1009-764, LE 1414-311, LE 1455-1272

Owner:
MYERS JAMES
MYERS HOLLE
 105 CHURCH LN
 EAST HAMPTON, NY 11937

Site:
 531 NW PALM DR, LAKE CITY

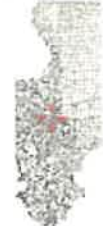
Sales Info

12/21/2021	\$100	I (U)
6/25/2020	\$100	I (U)
3/5/2004	\$85,900	I (Q)

2024 Working Values			
Mkt Lnd	\$18,047	Appraised	\$198,605
Ag Lnd	\$0	Assessed	\$198,605
Bldg	\$179,858	Exempt	\$0
XFOB	\$700	Total	county:\$190,499
Just	\$198,605	Taxable	city:\$190,499
			other:\$0 school:\$198,605

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](https://www.GrizzlyLogic.com)

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2023 24433

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R05975-000		See Below	See Below	001

MORPER MARTHA C
 C/O 970 SW PINEMOUNT RD
 ROOM 10
 LAKE CITY FL 32024

31-3S-17 0100/0100.28 Acres LOT 7
 BLOCK 2 UNIT 1 GWEN LAKE ESTATES
 S/D. 495-776, DC 1334-1626,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	57,872	37,872	\$20,000	\$98.00
BOARD OF COUNTY COMMISSIONERS	7.8150	57,872	37,872	\$20,000	\$156.30
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	57,872	30,000	\$27,872	\$20.85
LOCAL	3.2170	57,872	30,000	\$27,872	\$89.66
CAPITAL OUTLAY	1.5000	57,872	30,000	\$27,872	\$41.81
SUWANNEE RIVER WATER MGT DIST	0.3113	57,872	37,872	\$20,000	\$6.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	57,872	37,872	\$20,000	\$0.00
Total Millage					18.4914
Total Taxes					\$412.85

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26
Taxes & Assessments		\$724.11



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 # 24-00000012

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: **Martha Morper**
 Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation _____
 Date: **02/08/2024** Complainant: James Myers CE Personnel: Marshall Sova

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.
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
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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 of all debris. The owner is required to attend the Special Magistrate hearing on March 19, 2024 at 5:30 pm in the council chambers of City Hall. This is due to being a repeat code violation offender.
IPMC 302.1 Sanitation.	Property needs to be cleaned up of all debris. The owner is required to attend the Special Magistrate hearing on March 19, 2024 at 5:30 pm in the council chambers of City Hall. This is due to being a repeat code violation offender.



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205 North Marion Avenue
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Telephone: (386) 719-5750
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WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **Attend Special Magistrate Hearing 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: Martha Morper Relationship owner: _____

On date: February 9, 2024 time being: 9:00 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



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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: **Marshall Morper**
 Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
 Date: **02/08/2024**
 Complaint X CE Personnel Observation _____
 Complainant: James Myers CE Personnel: Marshall Sova

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

Name: Marshall Morper Relationship owner: _____

On date: February 9, 2024 time being: 9:00 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

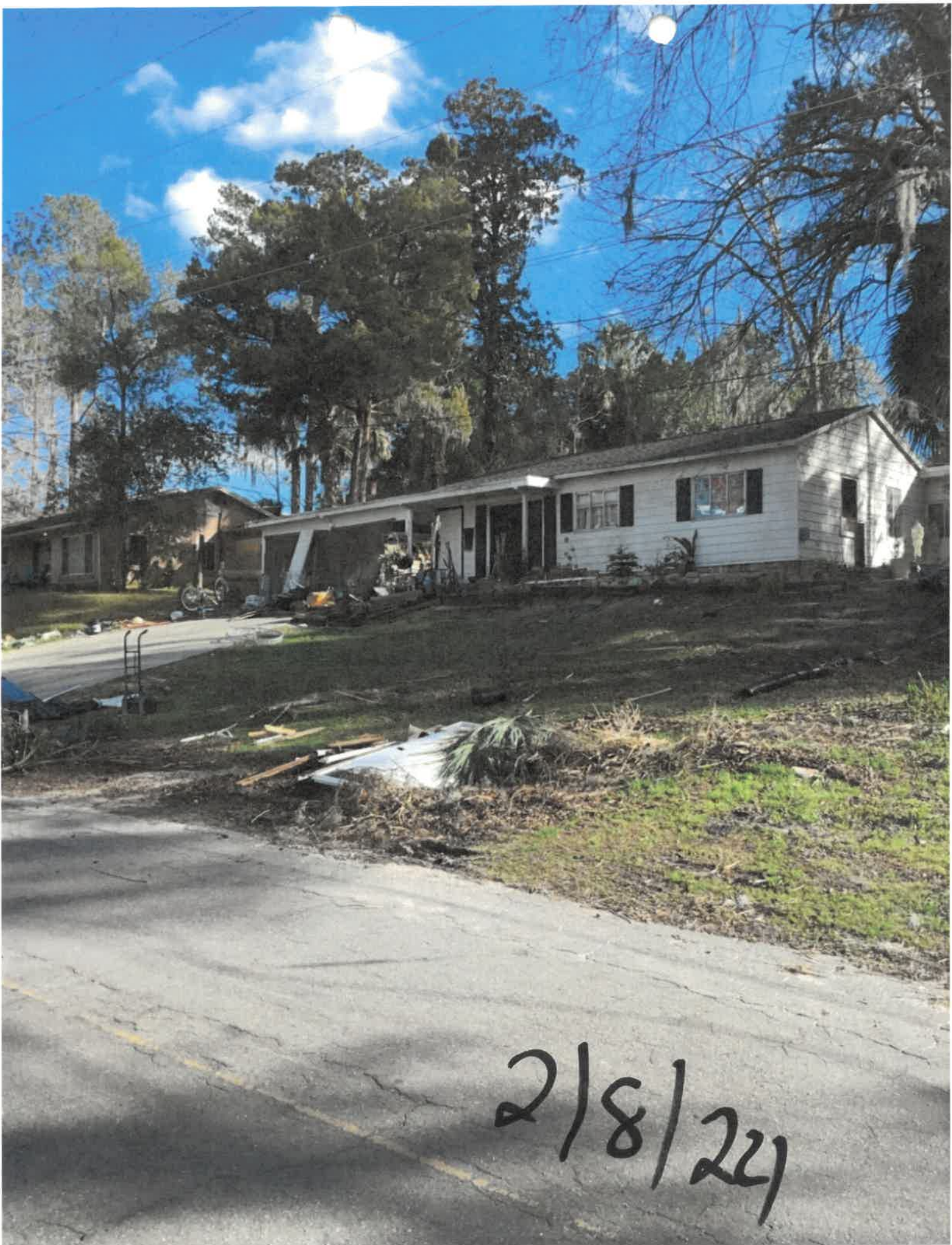

Signature of Code Inspector

PUBLIC NOTICE

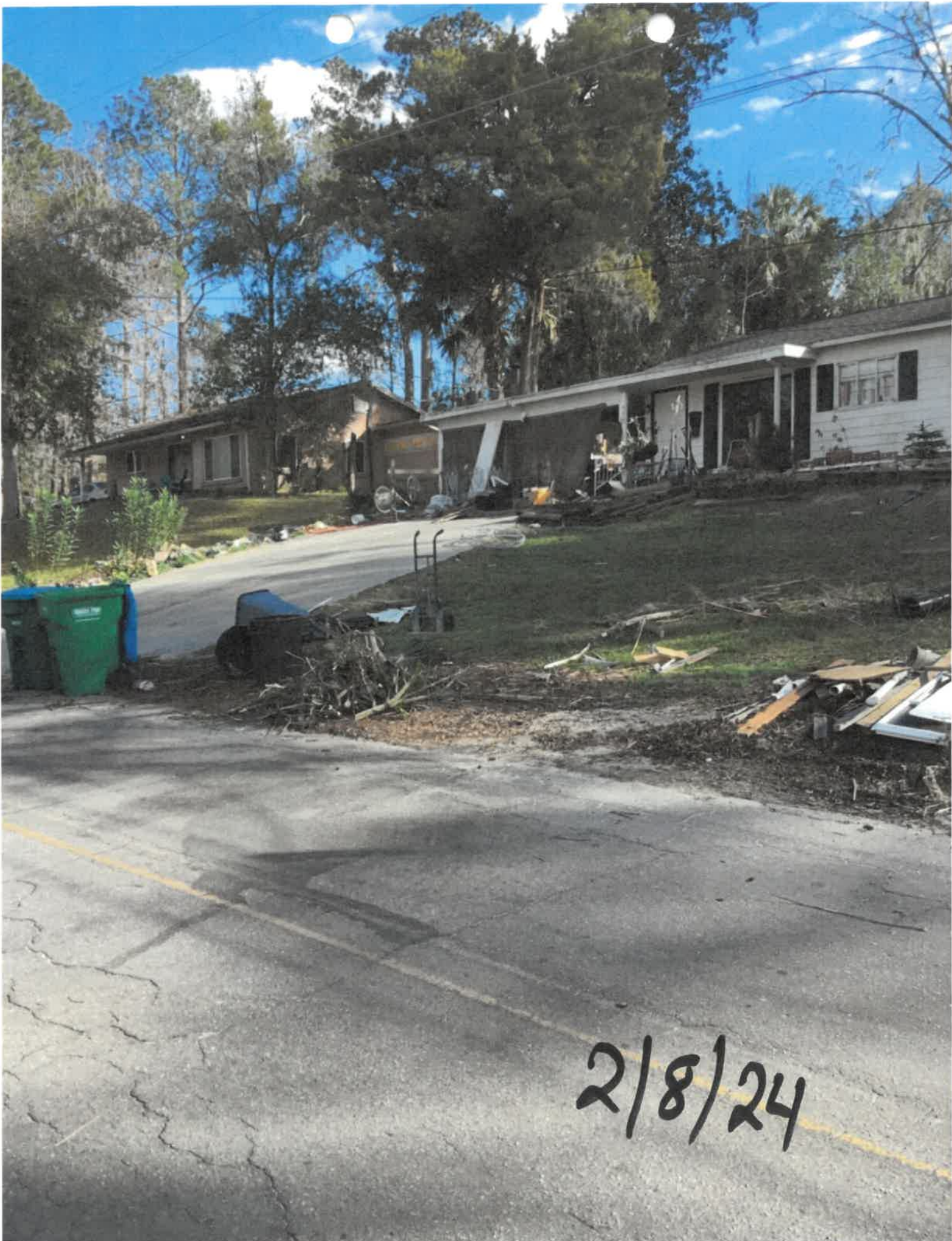
NOTICE TO THE PUBLIC
I, the undersigned, have been appointed as the executor of the estate of [Name], deceased, and have been authorized to sell the real property of said estate. The property is located at [Address], [City], [State]. The sale will be held on [Date] at [Time] at the [Location]. All interested parties are hereby notified to appear at the sale.

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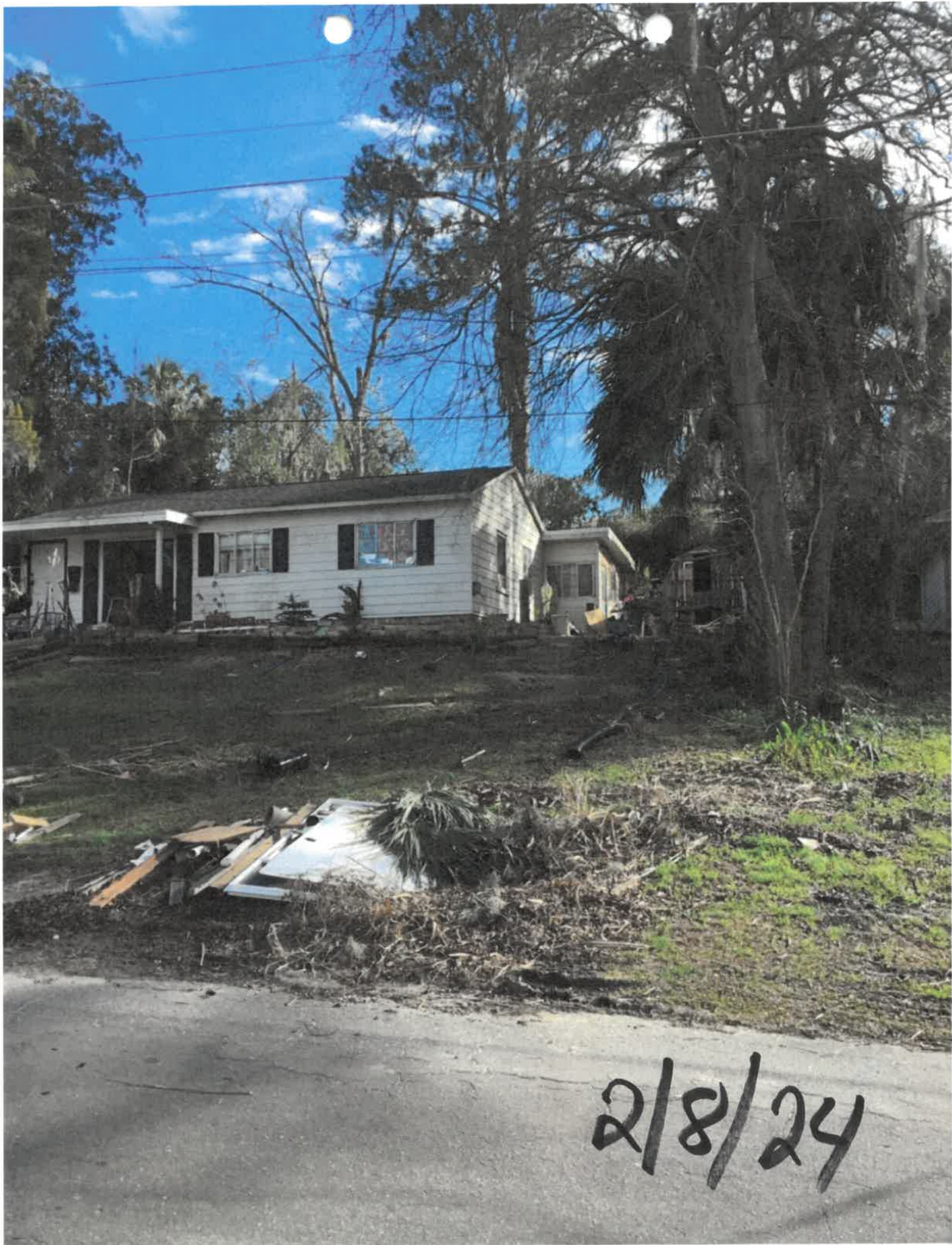
Posting of Property



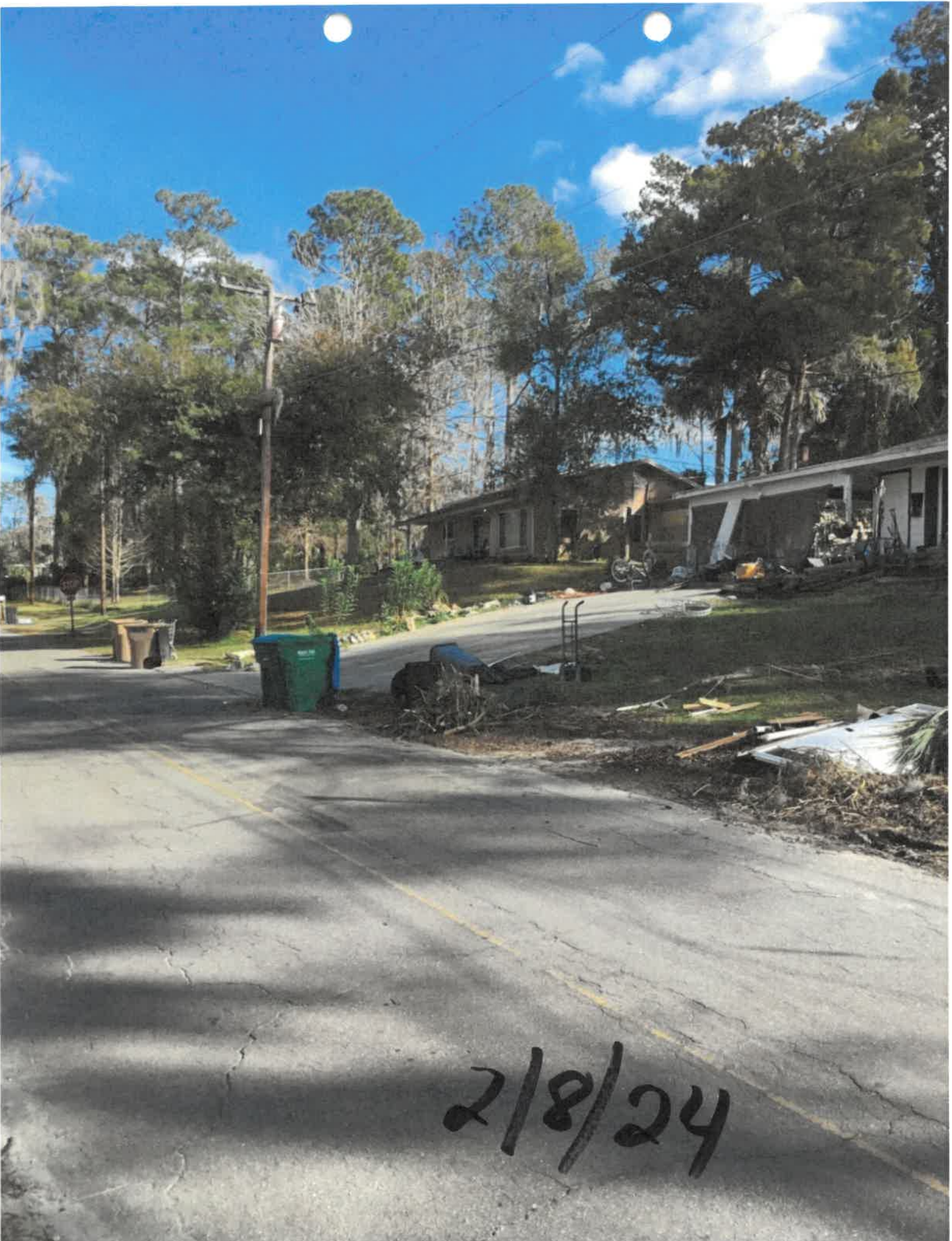
2/8/24



2/8/24



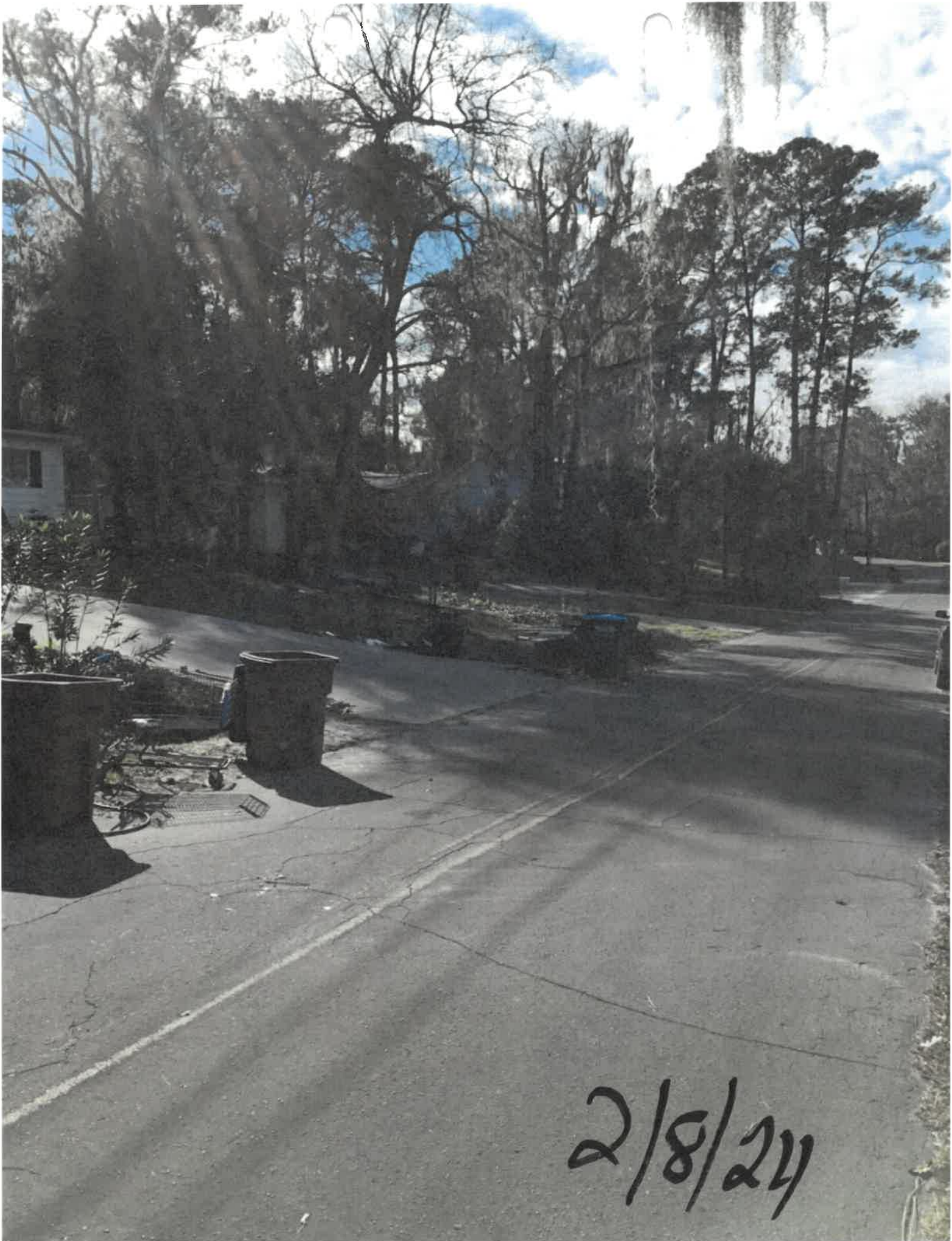
2/8/24



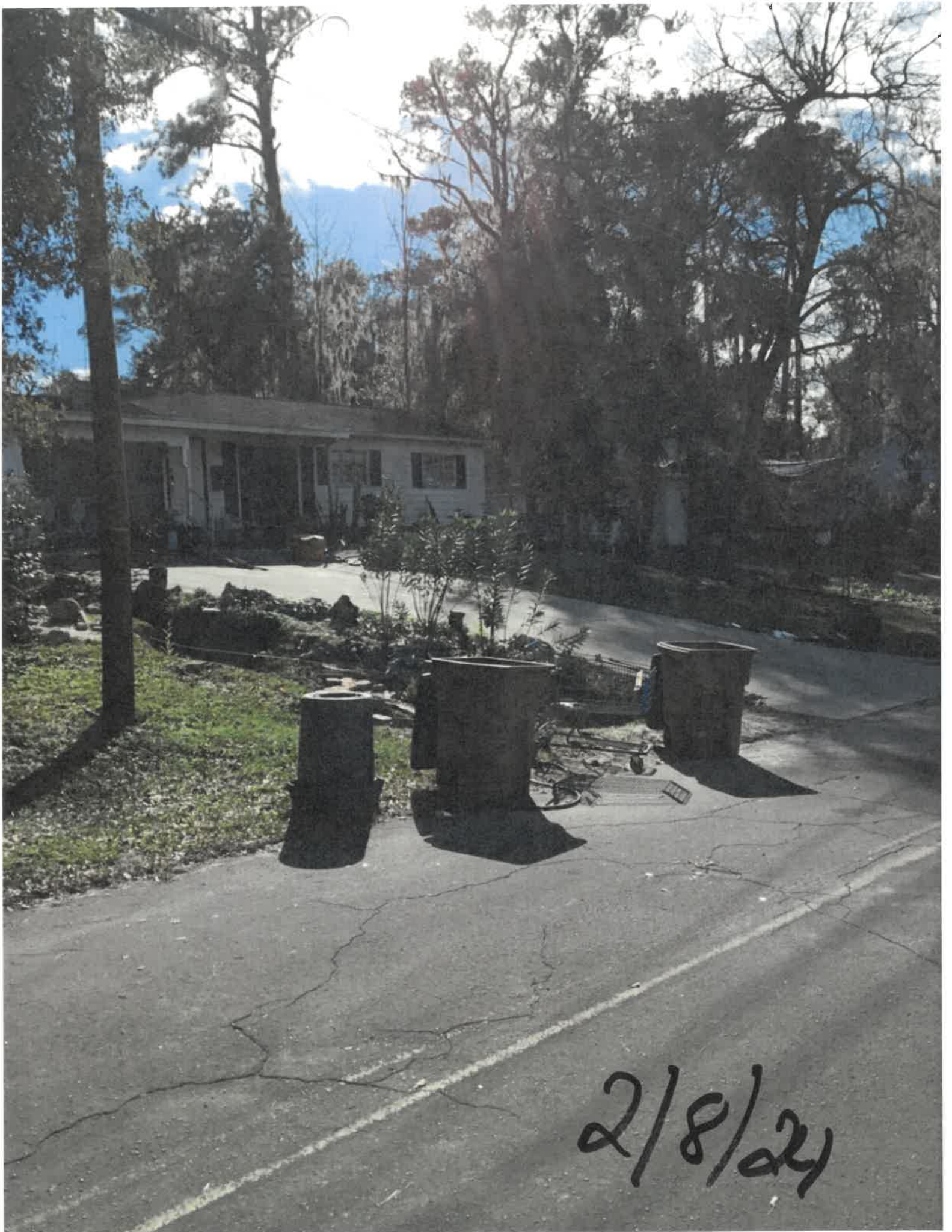
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2/8/24



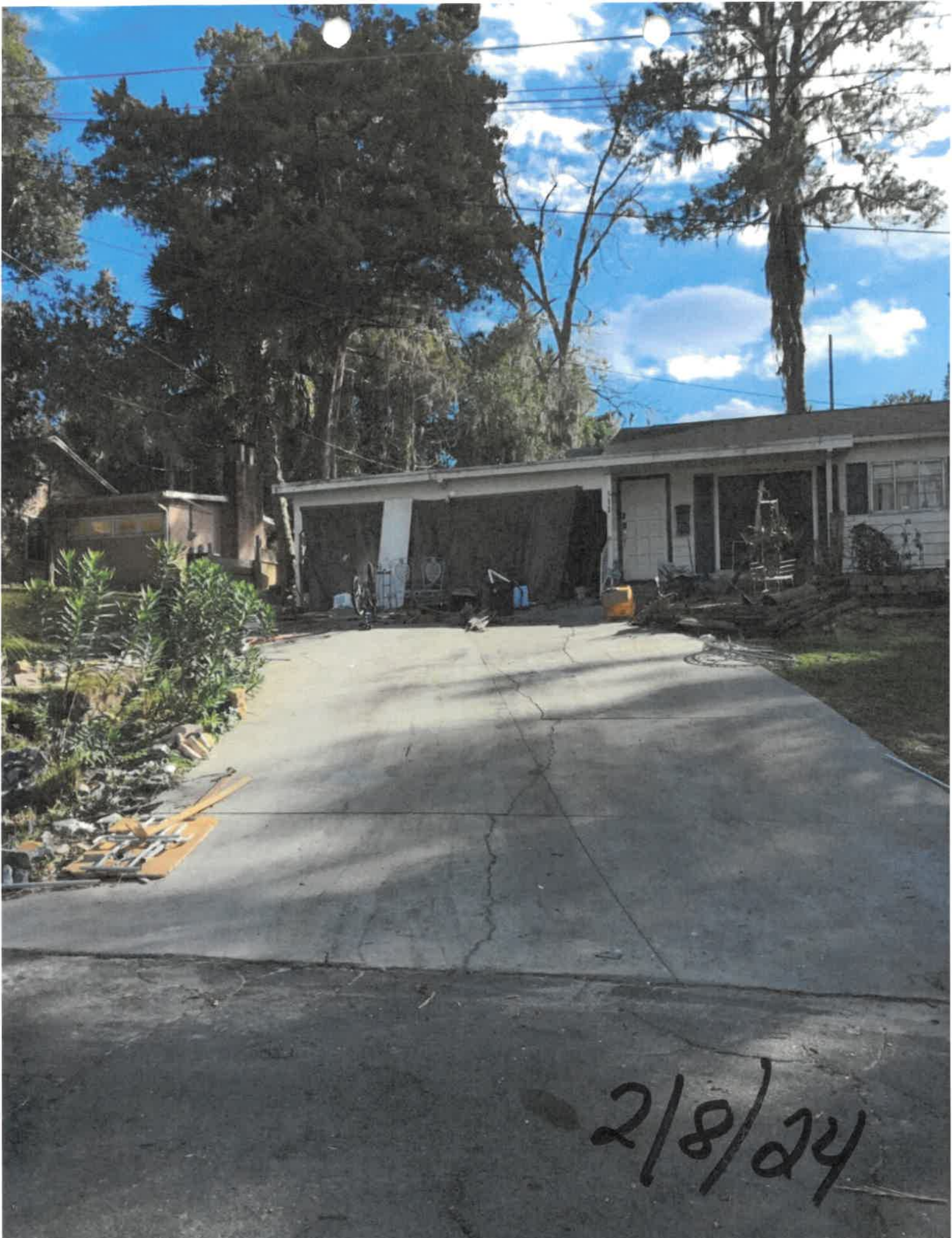
2/8/24



2/8/24



2/8/24



2/8/24

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Martha Morper

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 Martha Morper Relationship Owner
On date February 9, 2024 time being 12:16 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.: 24-00000012
Respondent: Marshall Morper

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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.: 24-00000012
Witness: James Myers

NOTICE OF HEARING

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Marshall Sovo
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: 511 NW Palm Drive and at 205 N Marion Ave, Lake City, FL. 32055

Marshall Sova

Marshall Sova -Code Enforcement Inspector

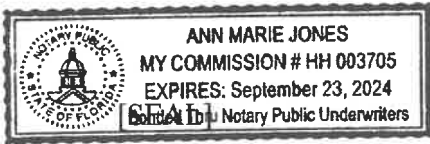
SWORN TO AND SUBSCRIBED before me this
__8th__ day of March 2024, by Marshall Sova
who is personally known to me.

Ann Marie Jones

Signature of Notary

Ann Marie Jones
Print or Type Name

My Commission expires: September 23, 2024



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000012
Respondent: Martha Morper

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 Martha Morper Relationship Owner
On date February 9, 2024 time being 12:16 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.: 24-00000012
Respondent: Marshall Morper

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

Name Marshall Morper Relationship _____
On date February 9, 2024 time being 12:16 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.: 24-0000012
Witness: James Myers

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 James Myers Relationship _____
On date February 9, 2024 time being 12:16 pm
 Personal Service Posted on property and at City Hall
 Certified Mail, Return Receipt requested First class mailing
 Refused to sign, drop service

Marshall Sovo
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

**Prior
Code Cases
511 NW Palm
Drive**



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: 12/23/21 Name (required) Mr. Beasler + SKW/MO Email: _____
Phone: 487-5553 Address: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature

Address of Complaint: _____
of Complaint: Water Discharging Into Lake

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: 12/23/21 Via: EMAIL Case Number Assigned 22-000003
Notes: _____

MORPER MARTHA C

Property Owner: Martha Morper
511 NW PALM DR
LAKE CITY, FL 32055

Legend

Complaint

Complaint

Google Earth

200 ft



Reply all | Delete | Junk | ...



FW: Lake Gwen Complaint from Suw River Water Mgmt



Jennifer Dubose <jennifer_dubose@columbiacountyfla.com>

Reply all |

Today, 9:09 AM

Growth Management

Inbox

The message sender has requested a read receipt. To send a receipt, [click here](#).

This message was sent with high importance.



Lake Gwen Complaint.pdf
7 MB

Show all 2 attachments (7 MB) Download all






Good morning ...

Please find attached the email below from the Suw River Management. Hope that you have a great remainder of your week.

Jennifer DuBose Franks
Code Compliance Officer
[Columbia County BCC / EMDD](#)
[Columbia County, FL](#)
386-758-1008 O#
jennifer_dubose@columbiacountyfla.com
www.columbiacountyfla.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

From: Jennifer Dubose
Sent: Thursday, December 23, 2021 12:56 PM

 Reply all |   Delete  Junk |  ...



To: Stefanik, Ashley <Ashley.Stefanik@srwmd.org>
Subject: Lake Gwen Complaint

Had a complaint from Mr. Brasecker, number 386-487-5553 about a pipe discharging into Lake Gwen. It was running when we visited the site. Didn't know who to send it to if it was DEP or DOH.

Garrett Spencer
Engineer I
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001 Ext. 3044
386.362.0439 (Office)
Garrett.Spencer@srwmd.org
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

Reply all | Delete | Junk | ...



Importance: High

Good afternoon,

When speaking with Laurie here within our office she referred me to your email address as a point of contact. The attachments are from Suw. River Water Management as well as the email below. We did not have Marshal's email or contact information to send it to him for Code Enforcement. I left him a message earlier giving him the information and letting him know that I would be emailing you the information. Thank you for forwarding it to him on our behalf. We hope that you have an amazing Christmas. 😊

Jennifer DuBose Franks
Code Compliance Officer
[Columbia County BCC / EMDD](#)
[Columbia County, FL](#)
386-758-1008 O#
Jennifer_dubose@columbiacountyfla.com
www.columbiacountyfla.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**

From: Stefanik, Ashley <Ashley.Stefanik@srwmd.org>
Sent: Thursday, December 16, 2021 4:23 PM
To: Jennifer Dubose <jennifer_dubose@columbiacountyfla.com>
Cc: Spencer, Garrett <Garrett.Spencer@srwmd.org>
Subject: FW: Lake Gwen Complaint

Hi Jennifer,

Is the attached complaint something in your jurisdiction? Or do you know who we should refer it to?

Thank you,

Ashley Stefanik, P.E., CFM, CPM
Regulatory Office Chief
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001 – Office
386.647.3123 – Direct Line
Ashley.Stefanik@srwmd.org
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/30/2021

Parcel: << 31-3S-17-05975-000 (26095) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 7 of 82

Owner	MORPER MARTHA C 511 NW PALM DR LAKE CITY, FL 32055		
Site	511 NW PALM Dr, LAKE CITY		
Description*	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334- 1626,		
Area	0.279 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	\$10,968	Mkt Land	\$10,968
Ag Land	\$0	Ag Land	\$0
Building	\$88,535	Building	\$88,535
XFOB	\$2,875	XFOB	\$2,875
Just	\$102,378	Just	\$102,378
Class	\$0	Class	\$0
Appraised	\$102,378	Appraised	\$102,378
SOH Cap [?]	\$47,828	SOH Cap [?]	\$46,192
Assessed	\$54,550	Assessed	\$56,186
Exempt	HX HB WX \$30,050	Exempt	HX HB WX \$31,686
Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$29,050	Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$30,686



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)	1957	1672	2080	\$88,535

*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	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$10,968



Notes Listing

Case Notes - IPMC - 2023-00000007

Date Descending

Run on 02/08/2024 04:18:20 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On October 13, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	10/18/2023 01:03:15 PM
Investigation On May 31, 2023 I met with Marshall Morper at his residence. I explained to him what needed to be cleaned up. A compliance date of June 16, 2023 was given.	Marshall Sova	05/31/2023 04:08:24 PM
Investigation On April 24, 2023 the certified green card was returned to me and it was signed for.	Marshall Sova	04/24/2023 12:36:24 PM
Investigation ON April 18, 2023 I re-inspected the property and the owner has not complied. A second NOV was prepared with a compliance date of May 2, 2023.	Marshall Sova	04/18/2023 01:08:51 PM
Investigation On January 27, 2023 I met with Marshall Morper at his residence and hand delivered the NOV to him. Mr. Morper can be reached at (386)697-1481. This number is his girlfriends phone Michelle Mason who I spoke to about the violations on the property.	Marshall Sova	01/27/2023 03:46:10 PM
Initial Inspection On January 26, 2023 I received a call from James Myers in reference to a sanitation issue at 511 NW Palm Drive. Mr. Myers stated that the property needed to be cleaned up. I made contact with the resident at 511 NW Palm Drive about the issue of cleaning up the debris around the property. I advised Michelle Mason that I would be delivering a NOV to the home owner and will give them till March 10, 2023 to clean the property up.	Marshall Sova	01/26/2023 03:27:50 PM



Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 1/20/23 Name (required) James Myers
Phone: 628-7907 Address: 531 NW Palm Dr
Email: _____
Do you wish to be contacted about this complaint? Yes Best Time To Call: _____
Address of Complaint: 531 NW Palm Dr.
Nature of Complaint: Sanitary Issues

How long has the complaint been going on _____
Do you know who the person(s) involved are? Yes _____ If yes, who? _____
Do you know the time frames that the complaint is happening? ___ Yes ___ If yes when? _____
Is there any other information that you would like to us to know? _____

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

Date Received: 1/24/23 Via: Phone Case Number Assigned 23-00007

Notes: _____

Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05975-000 (26095)

Owner & Property Info

Result: 54 of 81

Owner	MORPER MARTHA C 970 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 495-776, DC 1334-1626,		
Area	0.279 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 (DCR) 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

2022 Certified Values		2023 Working Values	
Mkt Land	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$104,971	Building	\$104,971
XFOB	\$2,875	XFOB	\$2,875
Just	\$121,739	Just	\$121,739
Class	\$0	Class	\$0
Appraised	\$121,739	Appraised	\$121,739
SOH Cap [?]	\$65,553	SOH Cap [?]	\$63,867
Assessed	\$56,186	Assessed	\$57,872
Exempt	HX HB WX \$31,686	Exempt	HX HB WX \$37,872
Total Taxable	county:\$24,500 city:\$24,500 other:\$0 school:\$30,686	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872

Aerial Viewer Pictometry Google Maps
2022 2019 2016 2013 2010 Sales



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)	1957	1672	2080	\$104,971

*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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0168	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

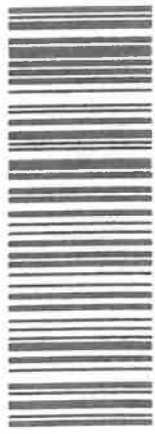
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1,000/1,000 1,000/1,2000000 /	\$1 /SF	\$13,893

JAMES MEAS
628-7907
531 NW PALM DR.

2ND VIOLATION

MARSHALL MAYER



7022 0410 0003 3162 2968
7022 0410 0003 3162 2968

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 \$	Postmark Here
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 \$	
Postage \$	
Total Postage and Fees \$ 8.10	
Sent to MARSHALL MAYER 511 NW Palm Dr Lake City, FL 32055	

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

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

2ND VIOLATION

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 No
 If YES, enter delivery address below: Yes No

3. Service Type

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

Domestic Return Receipt

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:
 MARTIN MARCA Clo MASSALL MA
 511 NW PALM DA.
 LAKE GAY FL 32055



9590 9402 6572 1028 6889 44

2. Article Number (transfer from service label)
 7022 0410 0003 3162 2968

PS Form 3811, July 2020 PSN 7530-02-000-8053

Certified Mail

- A receipt (this portion of delivery)
- A unique identifier for you
- Electronic verification of delivery (and signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is not with Certified Mail service of Certified Mail service insurance coverage and certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece - Return receipt service of delivery (including return receipt service).
- You can request a hard copy PS Form 3811, Return Receipt for Certified Mail, or complete PS Form 3811, Return Receipt for Certified Mail, or PS Form 3800, April 2019.



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 # 23-0000007 2nd Violation

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: **Martha Morper c/o Marshall Morper**
 Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint X CE Personnel Observation _____
 Date: **01/26/2023** Complainant: James Myers 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>
302.3 Sidewalks and driveways.	<i>Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</i>

Violation Code

Corrective Action



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

302.1 Sanitation.	Clean up of property of debris.
302.3 Sidewalks and driveways.	Clean up under carport area to eliminate hazardous area.

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: **May 2, 2023** _____



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: Martha Morper c/o Marshall Morper Relationship owner: _____

On date: April 18, 2023 time being: 1:00 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

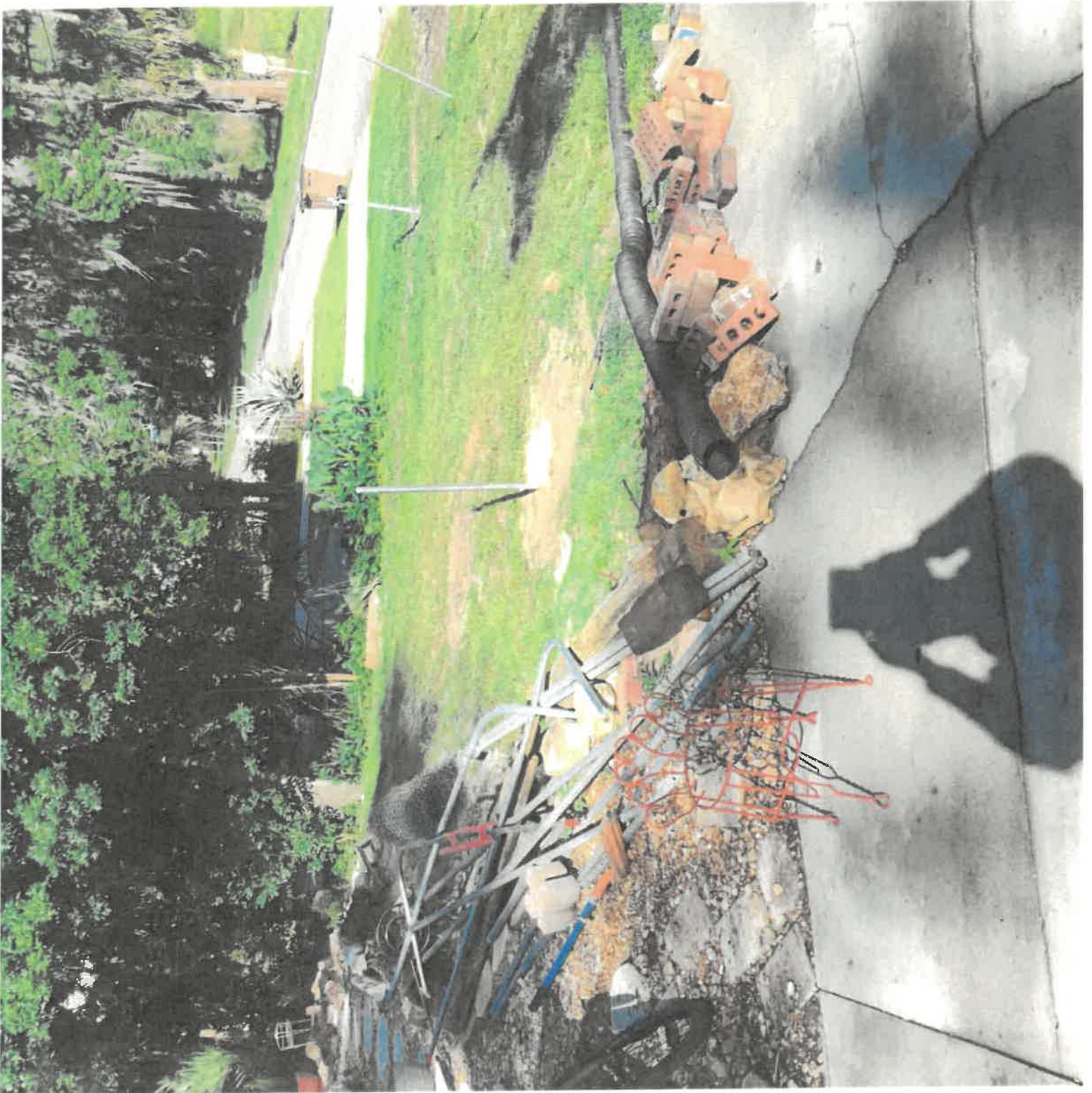
Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector



4/18/23



4/18/23



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

302.3 Sidewalks and driveways	Clean up under carport area to eliminate hazardous areas.
302.1 Sanitation	Clean up around property of debris.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: March 10, 2023 _____



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: Martha Morper c/o Marshall Morper Relationship owner: _____

On date: January 27, 2023 time being: 9:00 am _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sovo _____
Print Name of Code Inspector



Signature of Code Inspector

Case Data Sheet for case # 23-000007

Parcel# 05975-010

Address: 511 NW Palm Dr.

Owner: MARTHA MURPHY

Date of first inspection: 11/24/23

1st Notice of Violation sent: 11/27/23 HAND DELIVERED

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: _____

Mailing Cost/Date: _____

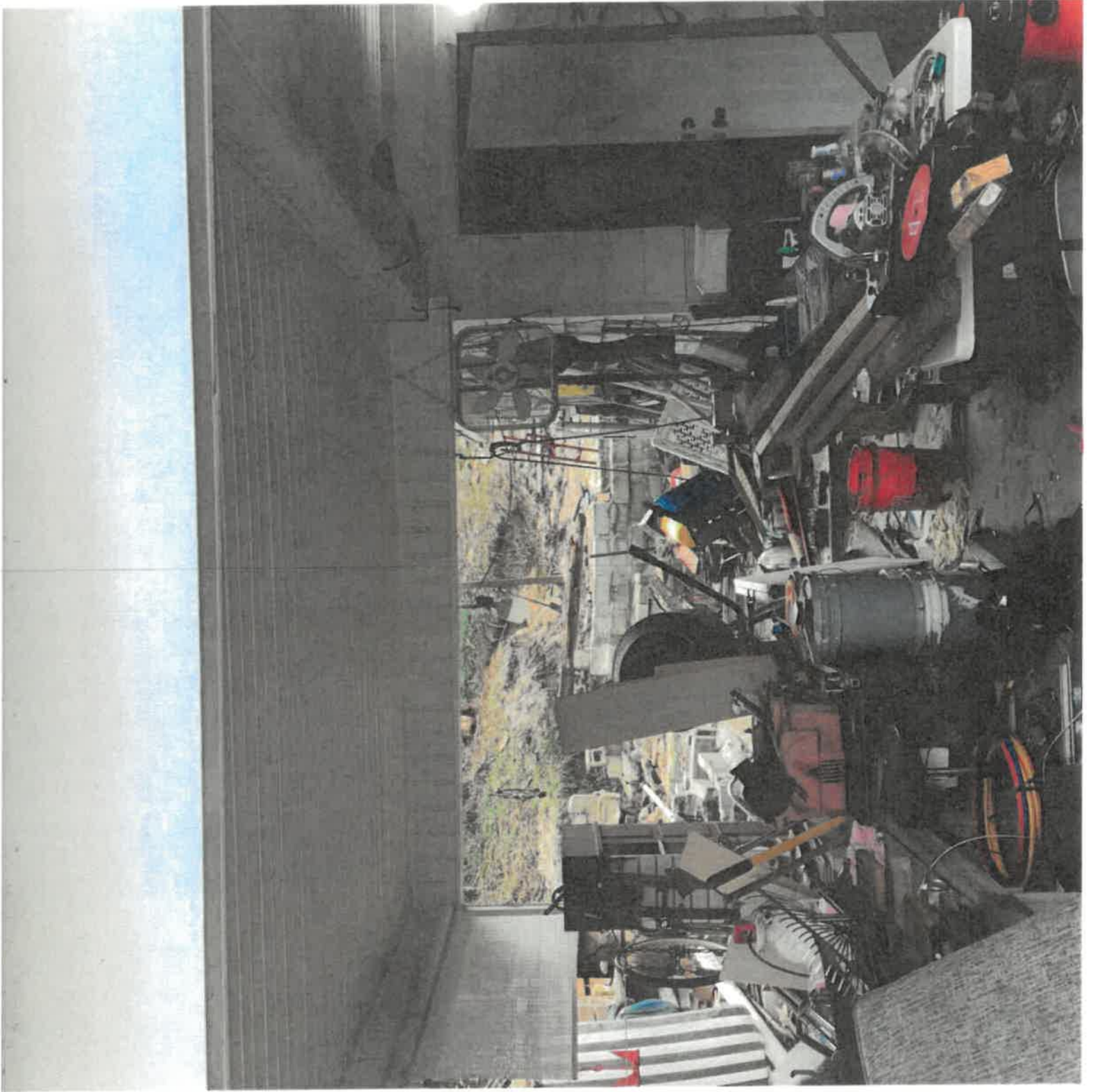
Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

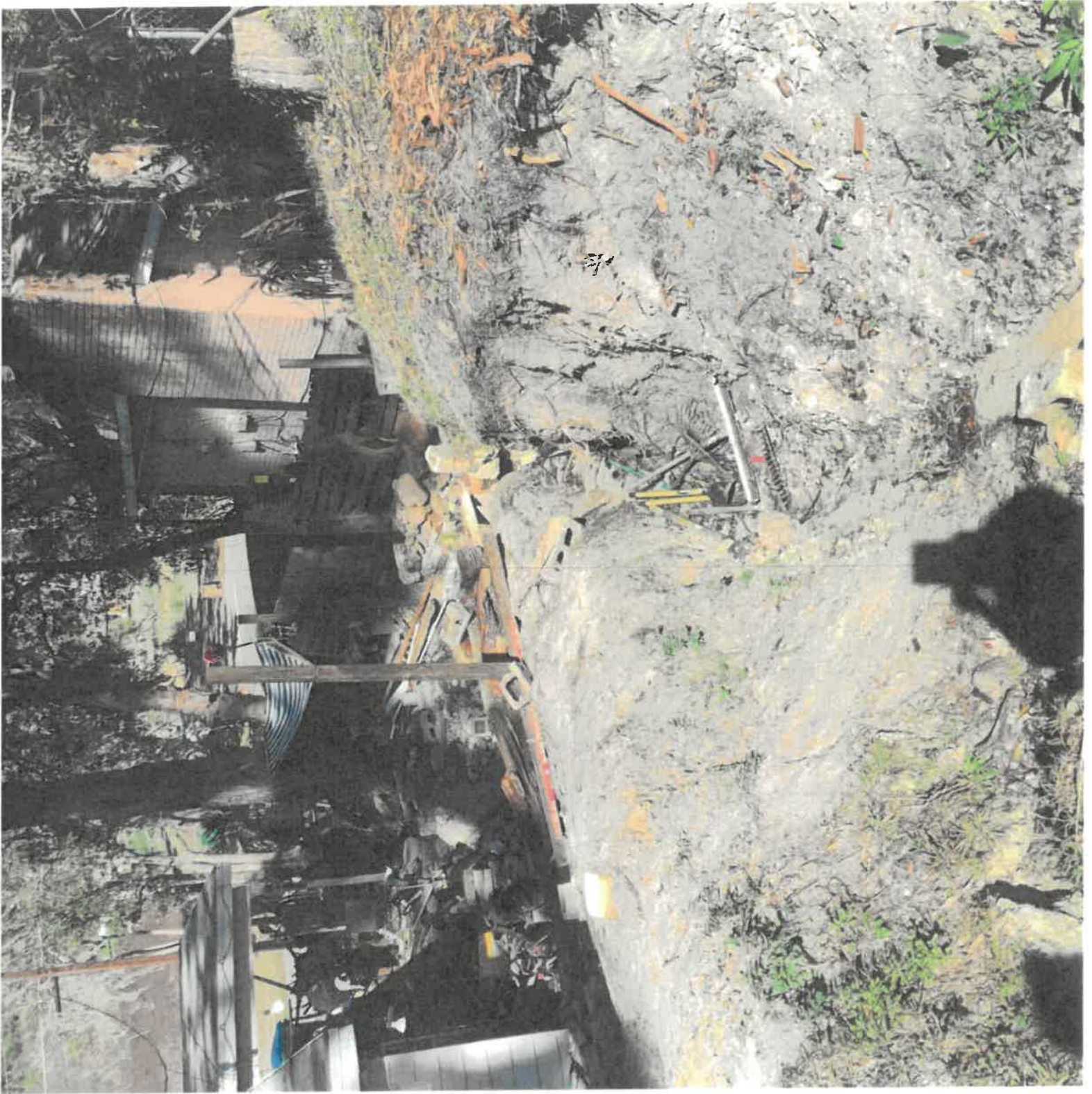






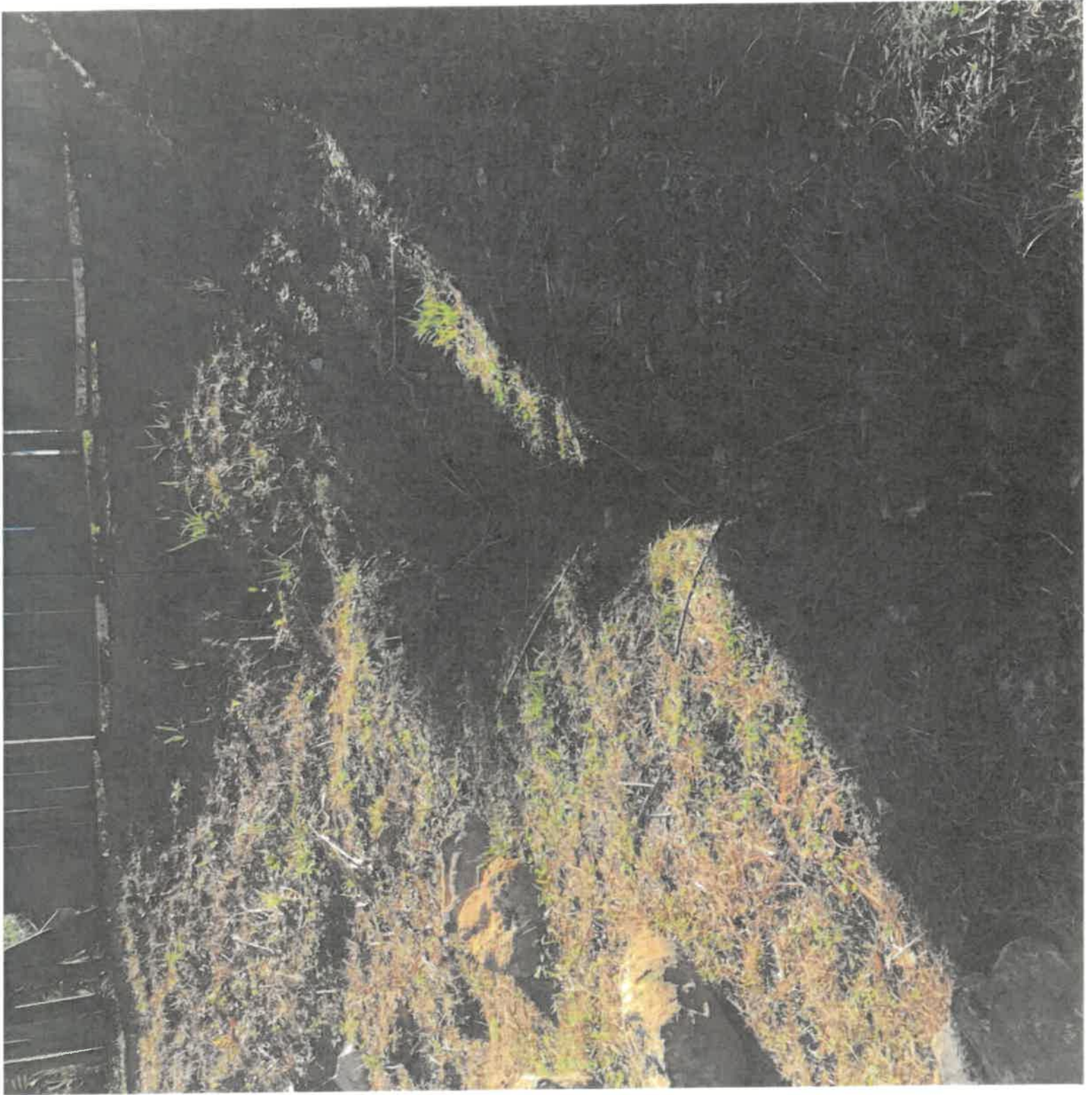




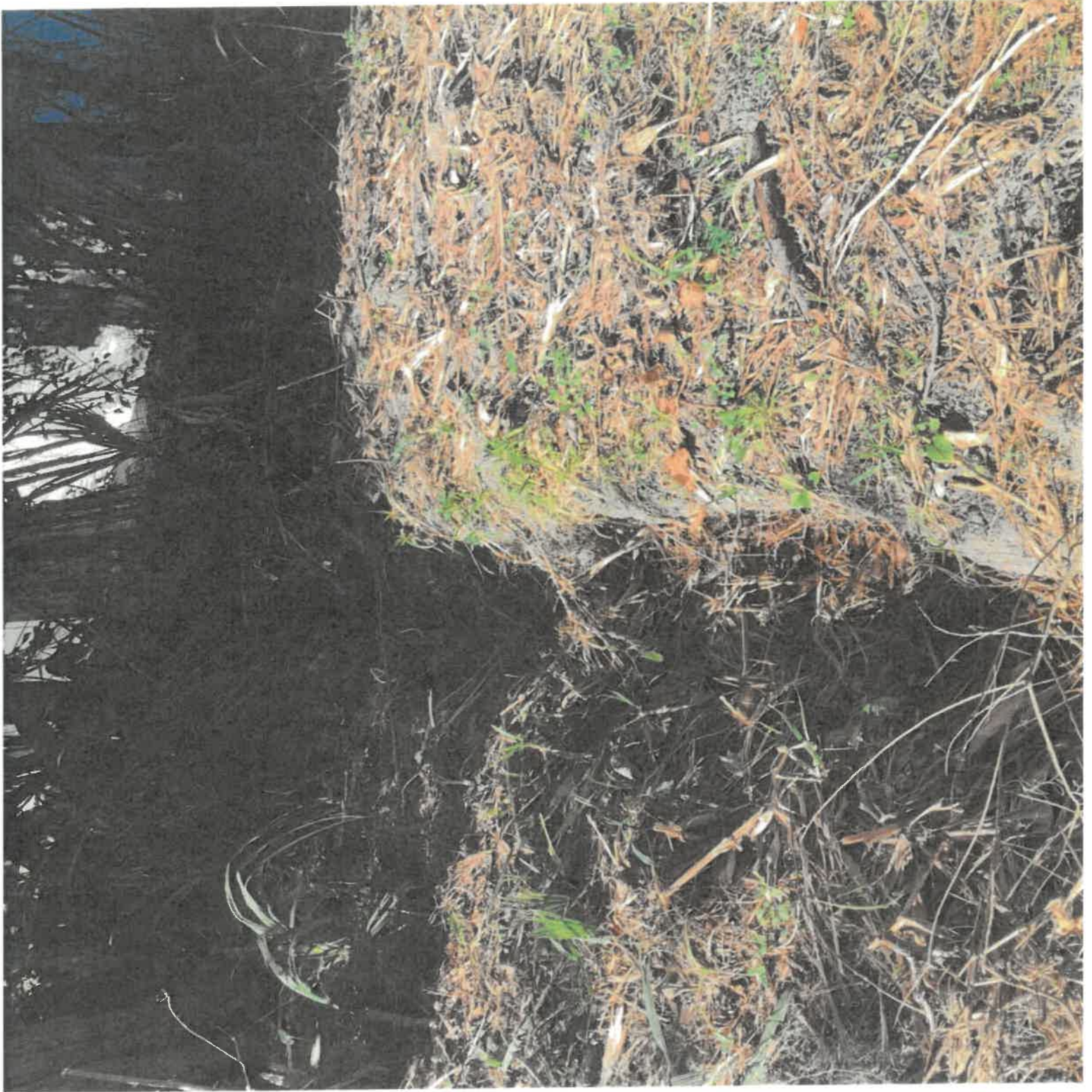














Notes Listing

Case Notes - IPMC 2023-00000101

Date Descending

Run on 02/08/2024 04:17:20 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 26, 2024 I re-inspected the property and the owner has complied. Case is closed.	Marshall Sova	01/26/2024 09:34:13 AM
Investigation On January 10, 2024 Ms. Morper called me requesting a extension. Myself and Ms. Morper agreed on a extension to January 15, 2024.	Marshall Sova	01/10/2024 10:16:48 AM
Investigation On December 29, 2023 the certified green card was returned to me as delivered to Martha Morper. The other green card addressed to Marshall Morper was also returned to me on this same date.	Marshall Sova	12/29/2023 01:41:17 PM
Initial Inspection On December 26, 2023 I received a phone call from James Myers in reference to the property located at 511 NW Palm Drive. Mr. Myers stated that the driveway and carport is littered with debris and shopping carts are all over the property. I inspected the property and photos were taken which are attached to the case file. A NOV was prepared and sent certified to the owner Martha Morper and her son Marshall Morper who is occupying the residence. A compliance date of Jan. 10, 2024 was given to clean the property up.	Marshall Sova	12/26/2023 02:37:39 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: 12/26/2023 Name (required) James Myers
 Phone: (516)993-7419 Address: 413 NW Shelby Terr. Lake City, FL Email: _____

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
 Address of Complaint: 511 NW Palm Drive Lake City, FL Nature
 of Complaint: _____

How long has the complaint been going on? Unknown Do you know
 who the person(s) involved are? Yes No If yes, who? Martha Morper, Marshall Morper 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: 12/26/2023 Via: Phone Case Number Assigned 23-00000101

Notes:

Case Data Sheet for case # 23-00000101

Parcel# 05975-000

Address: 511 NW Palm Drive

Owner: Martha Morper

Date of first inspection: 12/26/2023

1st Notice of Violation sent: 12/26/2023

2nd inspection date: 1/21/2024

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:

Notice sent to Martha Morper and her son Marshall Morper
who resides their.

Mailing Cost/Date: 8.53 12/26/23

Mailing Cost/Date: 8.53 12/26/23

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser
Jeff Hampton

Parcel: [←](#) 31-3S-17-05975-000 (26095) [→](#)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 54 of 81

Owner	MORPER MARTHA C C/O 970 SW PINEMOUNT RD ROOM 10 LAKE CITY, FL 32024		
Site	511 NW PALM DR, LAKE CITY		
Description	LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 495-776, DC 1334-1626.		
Area	0.279 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	\$13,893	Mkt Land	\$13,893
Ag Land	\$0	Ag Land	\$0
Building	\$121,419	Building	\$121,419
XFOB	\$2,875	XFOB	\$2,875
Just	\$138,187	Just	\$138,187
Class	\$0	Class	\$0
Appraised	\$138,187	Appraised	\$138,187
SOH Cap [?]	\$80,315	SOH Cap [?]	\$78,579
Assessed	\$57,872	Assessed	\$59,608
Exempt	HX HB WX \$37,872	Exempt	HX HB WX \$39,608
Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$27,872	Total Taxable	county:\$20,000 city:\$20,000 other:\$0 school:\$29,608



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)	1957	1672	2080	\$121,419

*Bldg Class 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 (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$75.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	2011	\$1,000.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2011	\$600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	12,186.970 SF (0.279 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 /SF	\$13,893



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

PARCEL: 31-3S-17-05975-000 (26095) | SINGLE FAMILY (0100) | 0.279 AC
 LOT 7 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 495-776, DC 1334-1626.

Owner:	MORPER MARTHA C		2024 Working Values			
	C/O 970 SW PINEMOUNT RD		Mkt Lnd	\$13,893	Appraised	\$138,187
	ROOM 10		Ag Lnd	\$0	Assessed	\$59,608
	LAKE CITY, FL 32024		Bldg	\$121,419	Exempt	\$39,608
	Site: 511 NW PALM DR, LAKE CITY		XFOB	\$2,875	Total	county:\$20,000
Sales Info	NONE	Just	\$138,187	Taxable	city:\$20,000 other:\$0 school:\$29,608	

NOTES:



Columbia County, FL

This information, 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, it's use, or it's 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 24433

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R05975-000		See Below	See Below	001

MORPER MARTHA C
 C/O 970 SW PINEMOUNT RD
 ROOM 10
 LAKE CITY FL 32024

31-3S-17 0100/0100.28 Acres LOT 7
 BLOCK 2 UNIT 1 GWEN LAKE ESTATES
 S/D. 495-776, DC 1334-1626,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	57,872	37,872	\$20,000	\$98.00
BOARD OF COUNTY COMMISSIONERS	7.8150	57,872	37,872	\$20,000	\$156.30
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	57,872	30,000	\$27,872	\$20.85
LOCAL	3.2170	57,872	30,000	\$27,872	\$89.66
CAPITAL OUTLAY	1.5000	57,872	30,000	\$27,872	\$41.81
SUWANNEE RIVER WATER MGT DIST	0.3113	57,872	37,872	\$20,000	\$6.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	57,872	37,872	\$20,000	\$0.00
Total Millage		18.4914	Total Taxes		\$412.85

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
Total Assessments		\$311.26
Taxes & Assessments		\$724.11



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 # 23-00000101

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: **Martha Morper & Marshall Morper**
 Address: **511 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
 Complaint X CE Personnel Observation
 Date: **12/26/2023** Complainant: James Myers CE Personnel: Marshall Sova

Violation Code	Violation Description
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>
IPMC 302.3 Sidewalks and driveways.	Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.



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

Violation Code	Corrective Action
IPMC 302.1 Sanitation.	Please clean property up to prevent blighting.
IPMC 302.3 Sidewalks and driveways.	Please clean property up to prevent blighting. Driveway and carport need to be cleaned up to prevent hazards.

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: **January 10, 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: Martha & Marshall Morper Relationship owner: _____

On date: December 26, 2023 time being: 2:15 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



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 # 23-00000101

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:

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INITIAL INSPECTION PROMPTED BY:
 INITIAL INSPECTION Complaint X CE Personnel Observation
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Violation Code	Violation Description
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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

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 205 North Marion Avenue
 Lake City, Florida 32055
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Name: Martha & Marshall Morper Relationship owner: _____

On date: December 26, 2023 time being: 2:15 pm _____

Personal Service _____

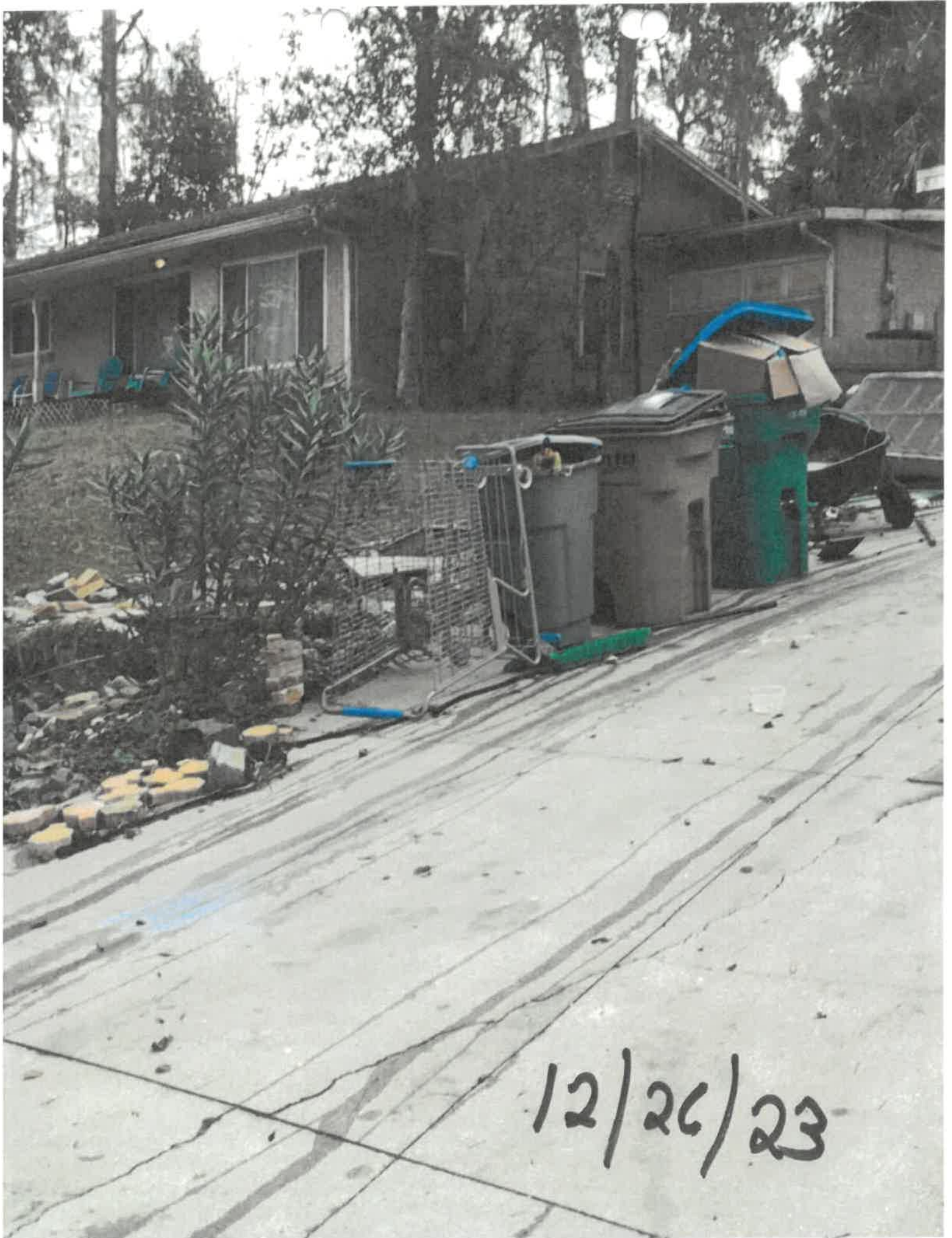
Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested _____ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector



12/26/23



12/26/23



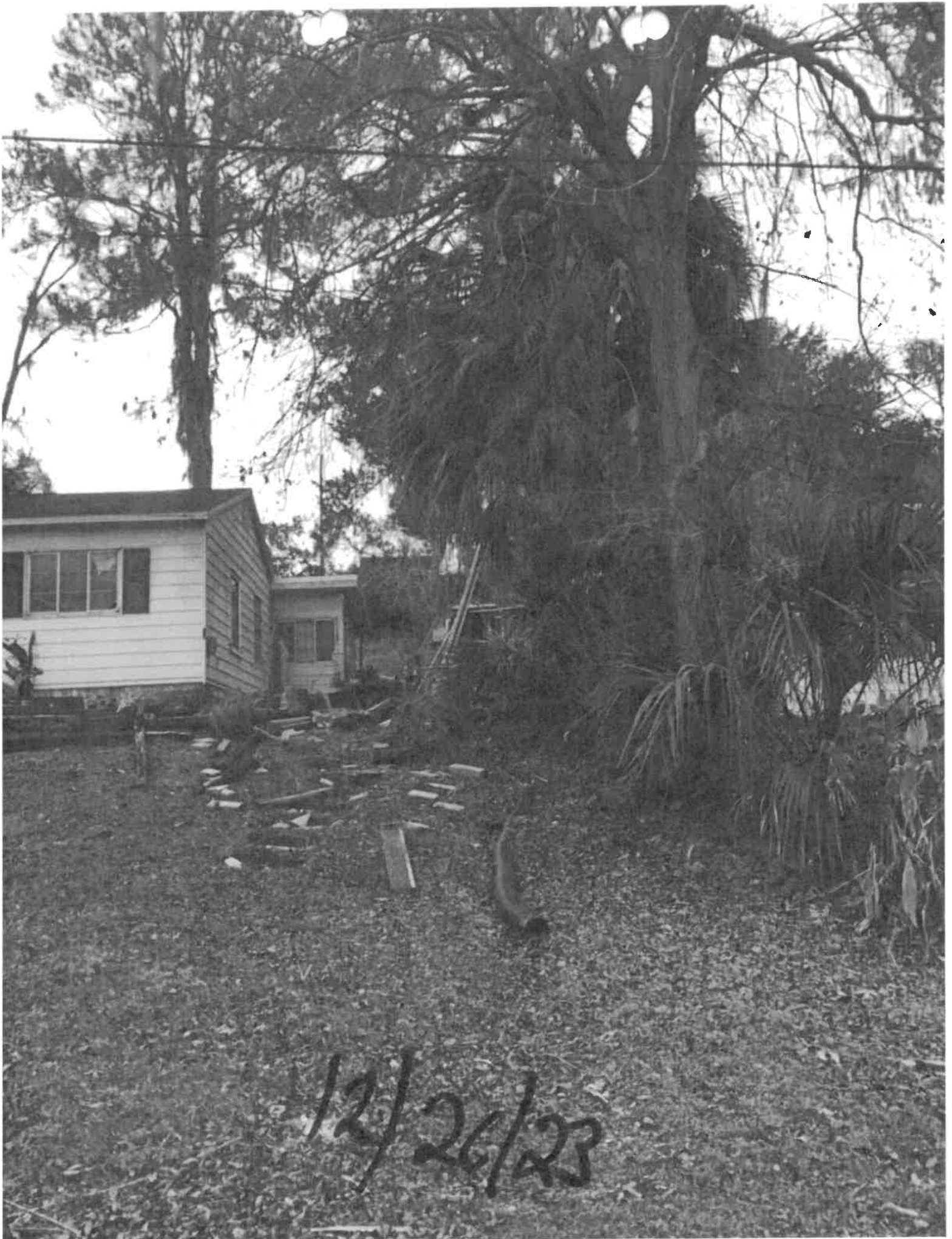
12/24/23



12/26/23



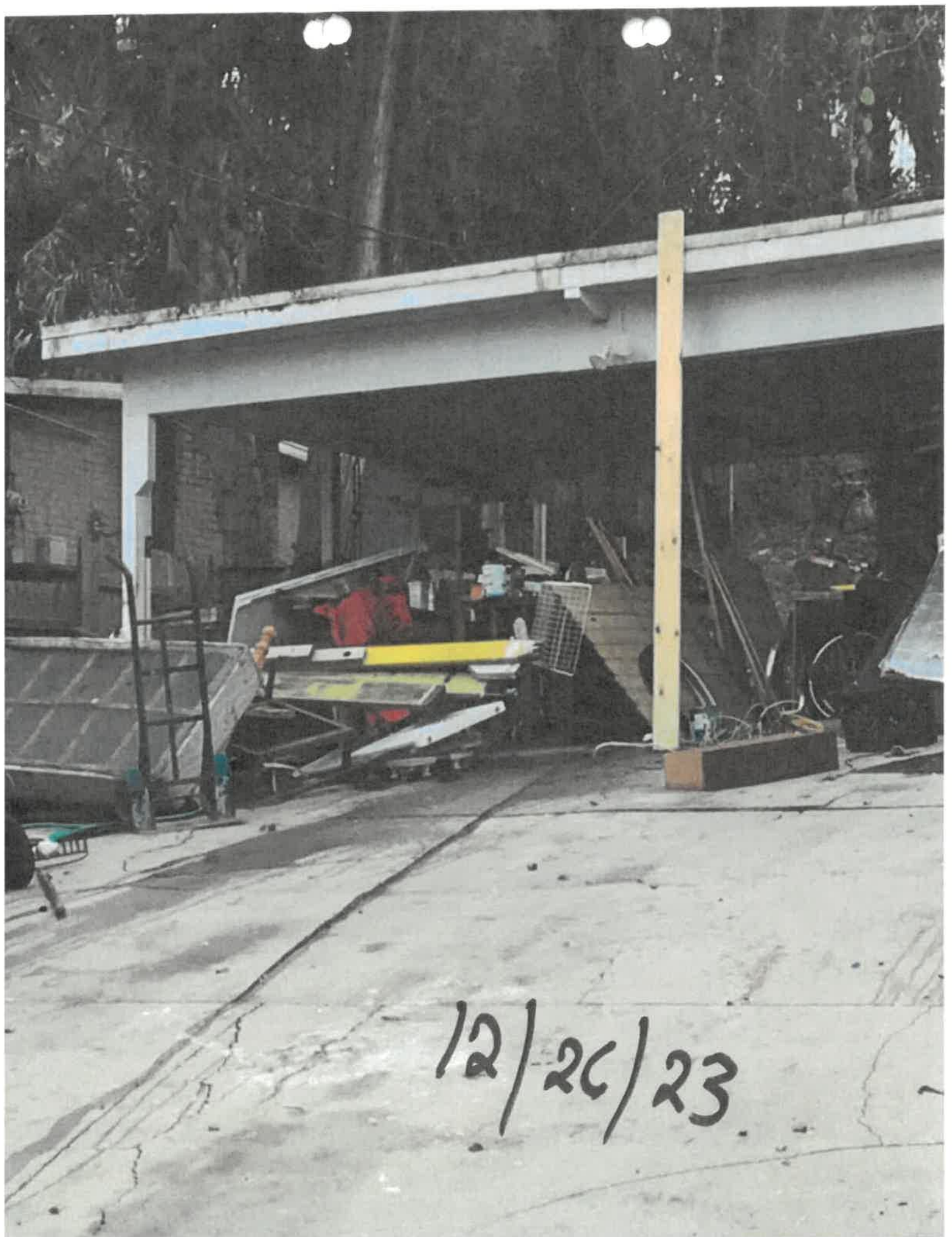
12/26/23



12/26/23

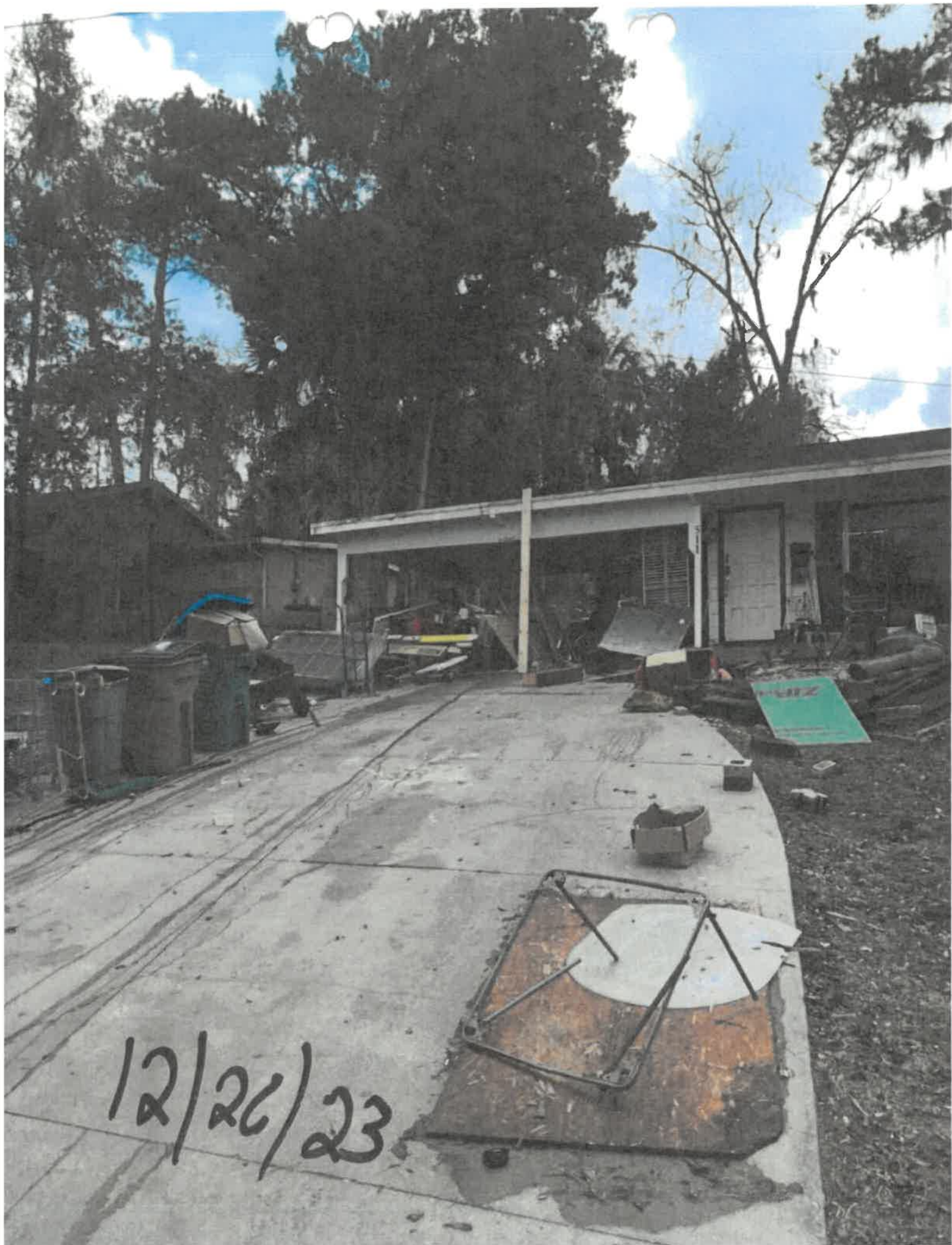


12/26/23



12/20/23

12/26/23



SR 15



9589 0710 5270 0699 1584 92
9589 0710 5270 0699 1584 92

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.35	Postmark Here
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.35	
<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 \$.23	
Total Postage and Fees \$ 8.57	
Sent To MALCOLM MACPICK	
Street and Apt. No. or PO Box No. 511 N. PALM DR	
City, State, ZIP+4® LAKE CITY FL 32055	

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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

12/26/23

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

12/26/23

JT. Rd. Rm. 10



9589 0710 5270 0699 1585 08
9589 0710 5270 0699 1585 08

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

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

POSTAGE & FEES

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<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	\$.23
Total Postage and Fees	\$ 8.53

Sent to MARTHA MORAN
Street and Apt. No., of PO Box SR 970 SW PINEHURST RD, Rm. 10
City, State, ZIP+4 LAKE CITY FL 32024

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

Postmark
Here

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:

MARTHA MACARA No. 12
 C/O 970 SW PINEMOUNT RD.
 LAKE CITY, FL 32024



9590 9402 8295 3094 8395 63

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1585 08

PS Form 3811, July 2020 PSN 7580-02-000-9053

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

No

If YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- 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 (the portion of the envelope) is provided for you.
- Electronic verification of delivery.
- A record of delivery (with signature) that is retained for a specified period.

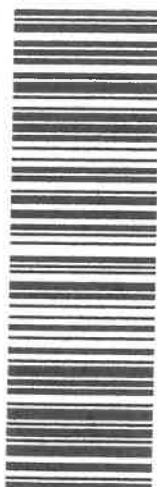
Important Reminders:

- Not every product is eligible for Certified Mail.
- First-Class Mail® First-Class Mail® services.
- Certified Mail service is available for:
- Registered Mail™ services.
- Registered Mail™ services with Certified Mail service.
- Certified Mail service with insurance coverage up to \$500.
- For an address label, use the return receipt on the back of the envelope.
- Return receipt services of delivery (including electronic version). For more information, visit usps.com.

12/26/23

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

2/5/24



9589 0710 5270 1255 1053 94
9589 0710 5270 1255 1053 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 24-12

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

OFFICIAL USE

Certified Mail Fee \$ 4.40	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.75	
<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 \$.14	
Total Postage and Fees \$ 8.69	
Sent To MARSHALL MARPER	
Street and Apt. No., or P.O. Box No. 511 NW Palm Dr.	
City, State, ZIP+4® LAKE CITY FL 32055	

PS Form 3800, January 2023 ESN 750302-000-90-7 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:

2/5/24
MARSHALL MORRIS
511 NW Palm Dr.
Lake City, FL 32055



9590 9402 8680 3310 5135 09

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 94

(over \$500)

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

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
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

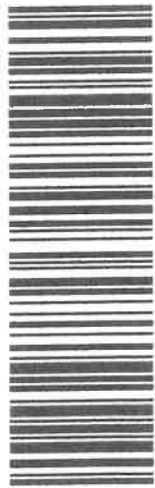
Certified Mail

- A receipt (the person of delivery)
- Electronic verification of delivery
- A record of delivery (including return receipt)
- Signature that is returned for a specified period.

Important Reminders:

- You may purchase Certified Mail service.
- First-Class Mail® First-Class Mail service.
- Certified Mail service is not available for certain Priority Mail items.
- For an additional fee, you can purchase insurance coverage with Certified Mail service.
- Insurance coverage is not available for Restricted Mail service.
- Return receipt service is available for Certified Mail service.
- Return receipt service is available for Certified Mail service.
- You can request a hard copy version of the receipt (including electronic version).
- Complete PS Form 3811, January 2020.

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



9589 0710 5270 1255 1053 87
9589 0710 5270 1255 1053 87

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

24-12

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

OFFICIAL USE

Certified Mail Fee \$ 4.40	Postmark Here
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 \$	
Postage \$ 1.64	
Total Postage and Fees \$ 8.69	
Sent To JAMES MYERS 413 NW SHELBY RD. LAKE CITY FL 32055	

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

2/5/24

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:

*JAMES MYERS
413 NW-SHELBY TEXA.
LAKE CITY, FL 32053*



9590 9402 8680 3310 5135 16

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1053 87

(over \$500)

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
 - First-Class Mail®
 - First-Class Mail® Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™

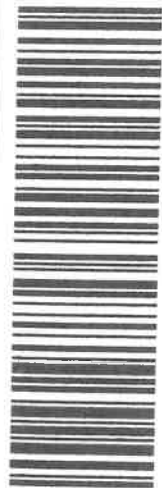
Domestic Return Receipt

Certified Mail

- A receipt (this portion of the label)
- Electronic verification of delivery
- A record of delivery (no signature) that is retained for a specified period.
- Important Reminders:
 - You may purchase Certified Mail® service.
 - Certified Mail® service is not available for certain mail items.
 - Insurance coverage is not available for Certified Mail items.
 - Certified Mail service and Certified Mail Restricted Delivery coverage are not available for certain Priority Mail items.
 - For an additional fee, an endorsement on the mailpiece may be purchased.
 - Return receipt services of delivery (including electronic version, PS Form 3811) are available. You can request a return receipt (including electronic version, PS Form 3811) at the time of postage payment. Receipt attach PS Form 3811.

2/5/24

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



9589 0710 5270 1255 1054 24
9589 0710 5270 1255 1054 24

Co. Rm. 10.
4

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

24-12

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

OFFICIAL USE

Certified Mail Fee
\$ 4.90
Extra Services & Fees (check box, add as appropriate)
 Return Receipt (hardcopy) \$ 3.65
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ 0.64
Total Postage and Fees
\$ 8.19

Sent To
MARTHA POKPER
Street and Apt. No., or PO Box No.
570 S. PINNACLES RD. Rm. 10
City, State, ZIP+4®
LAKE CITY FL 32024

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

2/9/24

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:

MARATHA MACPHEE
c/o 970 SW PARKMOUNT RD. Rm. 10
LAKE CITY, FL 32024



9590 9402 8680 3310 5135 23

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1054 24

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

Collect on Delivery Restricted Delivery
 (Additional fee: \$500)

Domestic Return Receipt

Certified Mail

- A receipt (a portion of the return receipt) for you
- Electronic verification of delivery
- A record of delivery (with signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® or Priority Mail® service with Certified Mail service. Insurance coverage is not available for Certified Mail Restricted Delivery.
- For an address that is not on the Priority Mail list, insurance coverage and return receipt service is not available on the mailpiece.
- Return receipt service is not available for Priority Mail Express®.
- You can request a hard copy of delivery (including electronic version, for example \$5 form 3811) for a fee.

2/5/24