



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: 5/28/25

Name (required) Don White

Phone: 3867524344

Address: 205 N Marion Avenue

Email:

whited@lcfla.com

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

Address of Complaint: 409 SE Pennsylvania Street

Nature

of Complaint: Derelict vehicles / Public nuisance building material debris / Overgrowth

_____ How
_____ long has the complaint been going on? UNKNOWN

Do you know who the person(s) involved are? ☒ Yes ☐ No If yes, who? Tim Hartley

Do you know the time frames that the complaint is happening? ☒ Yes ☐ No If yes, when? Currently

Is there any other information that you would like to us to know?

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

Date Received: 5/28/25

Via: Person

Case Number Assigned 202500000137

Notes:

Case Data Sheet for case # 25-0000013

Parcel# 14206-000

Address: 409 SE Pennsylvania Street

Owner: Tim Hartley

Date of first inspection: 5/29/25

1st Notice of Violation sent: 5/29/25

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

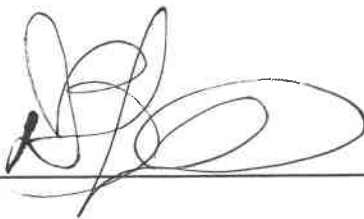
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 5/29/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-14206-000

Owners

HARTLEY TIM
409 SE PENNSYLVANIA ST
LAKE CITY, FL 32025

Parcel Summary

Location	409 SE PENNSYLVANIA ST
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.2980
Section	32
Township	3S
Range	17
Subdivision	S DIV
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

S DIV: LOTS 18 & 19 BLOCK E
KRIPNERS S/D.



Working Values

	2025
Total Building	\$80,068
Total Extra Features	\$1,200
Total Market Land	\$9,750
Total Ag Land	\$0

	2025
Total Market	\$91,018
Total Assessed	\$39,522
Total Exempt	\$25,000
Total Taxable	\$14,522
SOH Diff	\$51,496

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$75,066	\$68,631	\$59,336	\$54,528	\$45,323	\$41,783
Total Extra Features	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Total Market Land	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$86,016	\$79,581	\$70,286	\$65,478	\$56,273	\$52,733
Total Assessed	\$38,408	\$37,289	\$36,203	\$35,149	\$34,664	\$33,885
Total Exempt	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Total Taxable	\$13,408	\$12,289	\$11,203	\$10,149	\$9,664	\$8,885
SOH Diff	\$47,608	\$42,292	\$34,083	\$30,329	\$21,609	\$18,848

Document/Transfer/Sales History

None

Buildings

Building # 1, Section # 1, 45323, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBltd	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	896	1262	\$123,182	1964	1964	0.00%	35.00%	65.00%	\$80,068

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	06	VINYL ASB
AC	Air Conditioning	01	NONE

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case #2500000137 _____

Respondent: Tim Hartley

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 8 day of January, 2026, at (time) 5:30 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 said Board 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.

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 Tim Hartley Relationship Owner

On date 11/3/25 time being 9:35 A.M. ☐ Personal Service

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

☐ First class mailing

☐ Refused to sign, drop service

Don White

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

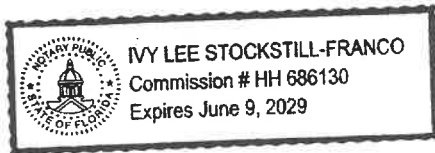
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 29th day of December 2025, personally appeared, Don White, 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 29th day of December 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 409 SE Pennsylvania Street AND 205 N Marion Ave, Lake City, FL. 32055.

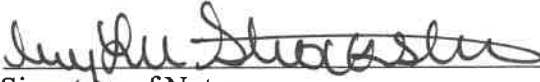


[SEAL]



Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____29th____ day of December 2025, by Don White
who is personally known to me.



Signature of Notary
Ivy Stockstill

Print or Type Name

My Commission expires: _____

SPECIAL MAGISTRATE

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On date 8/12/25 time being 9:35 A.M. Personal Service

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First class mailing

Refused to sign, drop service

Don White

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

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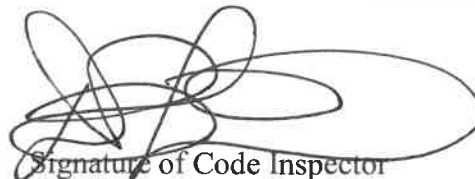
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Don White

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 _____

REFUSED
TO ACCEPT



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000137– 2ND Notice

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: Tim Hartley

Address: 409 SE Pennsylvania Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 5/29/25

Complaint X

CE Personnel Observation X

Complainant: Don White

CE Personnel: Don White

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
LDR 4.2.17 Parking, Storage of certain Vehicles	In residential districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings.
Sec 22-164 Nuisance or Public Nuisance	Any one or combination of the following: (2) Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units, abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris , or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of



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	security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.
302.7 Accessory structures.	Accessory structures, including <i>detached</i> garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles or trailers must be corrected or removed from property per city and international ordinances by correction date. Correction date 9/12/25.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards. Correction date 9/12/25.
LDR 4.2.17 Parking, Storage of certain Vehicles	All vehicles and/ or trailers on property without current license plates and registration or operational must be removed and stored in an enclosed building per LDR guidelines and city ordinances. Correction date 9/12/25.
Sec 22-164 Nuisance or Public Nuisance	All fencing, building material accumulation and debris must be removed from property and stored properly in a building or facility designed for warehousing such materials in accord with city ordinances. Correction date 9/12/25.
302.7 Accessory structures	Damaged, broken and/or fallen fencing and fence panels must be repaired and maintained in structurally sound condition per city ordinances and international home maintenance standards. Correction date 9/12/25.

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:



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205 North Marion Avenue
Lake City, Florida 32055
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Due date: _____ 9/12/25 _____



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Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

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

Name: Tim Hartley Relationship owner: Owner

On date: 5/29/25 time being: 4:00 p.m.

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X

Refused to sign , drop service

First class mailing

Signature of Code Inspector

Don White
Print Name of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case #2500000137_____

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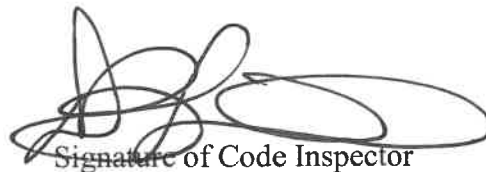
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Don White

Print Name of Code Inspector


Signature of Code Inspector

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Signature of Respondent/Recipient Date



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	Complaint <u>X</u>	CE Personnel Observation <u>X</u>
Date: 5/29/25	Complainant: <u>Don White</u>	CE Personnel: <u>Don White</u>

Violation Code

Violation Description

302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
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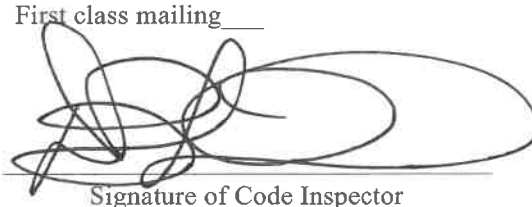
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Print Name of Code Inspector



Signature of Code Inspector



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NOTICE OF VIOLATION
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CASE # 25-00000137

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Complainant: Don White CE Personnel: Don White

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302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards. Correction date 6/30/25.
LDR 4.2.17 Parking, Storage of certain Vehicles	All vehicles and/ or trailers on property without current license plates and registration or operational must be removed and stored in an enclosed building per LDR guidelines and city ordinances. Correction date 6/30/25.
Sec 22-164 Nuisance or Public Nuisance	All fencing, building material accumulation and debris must be removed from property and stored properly in a building or facility designed for warehousing such materials in accord with city ordinances. Correction date 6/30/25.
302.7 Accessory structures	Damaged, broken and/or fallen fencing and fence panels must be repaired and maintained in structurally sound condition per city ordinances and international home maintenance standards. Correction date 6/30/25.

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:



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

Due date: 6.30//25



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: Tim Hartley Relationship owner: Owner

On date: 5/29/25 time being: 4:00 p.m.

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested X

First class mailing

Refused to sign , drop service

Don White

Print Name of Code Inspector

Signature of Code Inspector



5/29/25



5/29/25



5/29/25

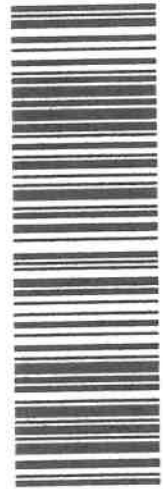


5/29/25



5/29/25

CERTIFIED MAIL



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

9589 0710 5270 2886 2499 90

9589 0710 5270 2886 2499 90

VANIA STREET
025

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

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

Certified Mail Fee

\$ 5.80

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.74

Total Postage and Fees

\$ 6.54

Sent To

TIM HARTLEY

Street and Apt. No., or PO Box No.

409 SE PENNSYLVANIA STREET

City, State, ZIP+4®

LAKE CITY, FL 32025

Postmark
Here

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

Important Reminders:

- You may purchase First-Class Mail® service.
- Certified Mail® and Registered Mail® services are available for delivery of certain items.
- Insurance coverage is available for delivery of certain items.
- Signature verification of delivery is available for certain items.
- A record of delivery (including electronic verification of delivery) is available for certain items.
- You can request a hard copy of the delivery record for certain items.

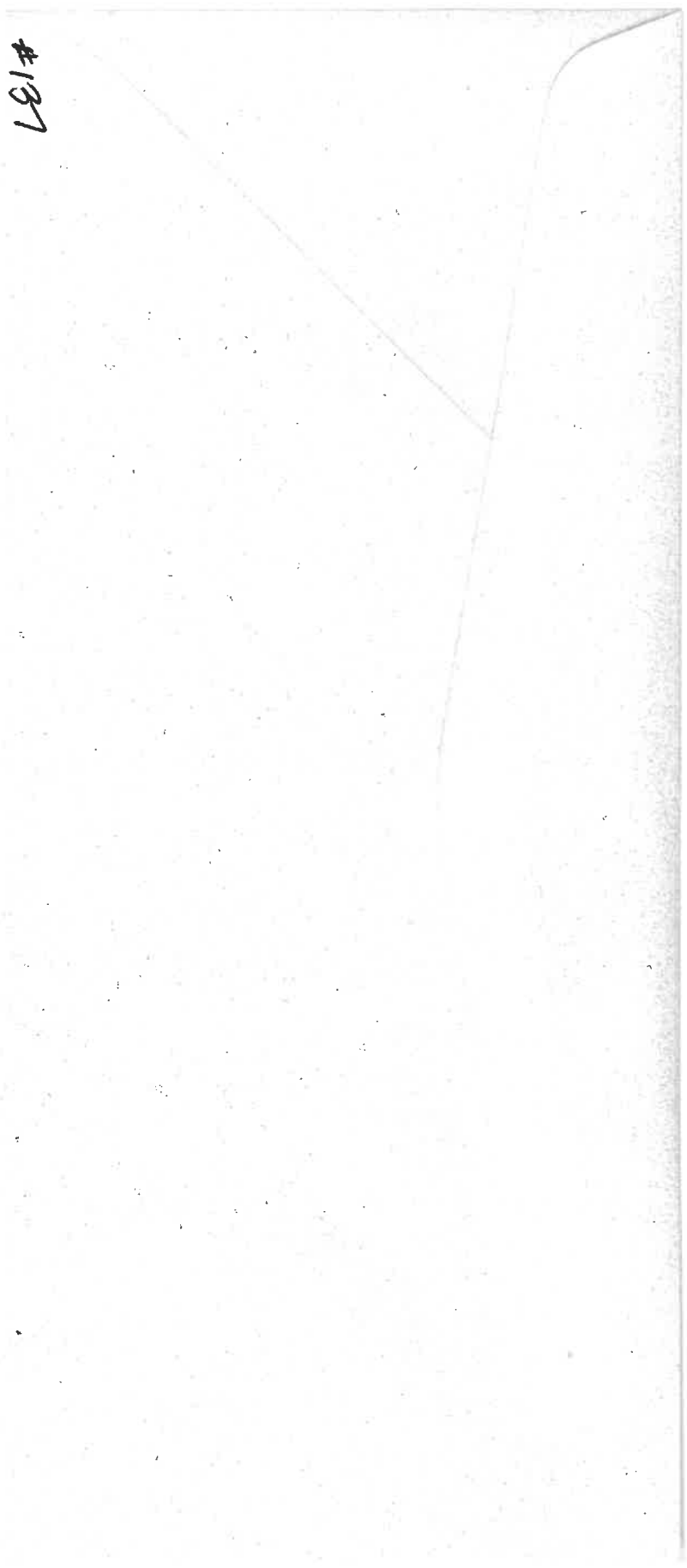
PS Form 3800, January 2012

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

TIM HARTLEY
409 DE PENNSYLVANIA STREET
LAKE CITY, FL 32025

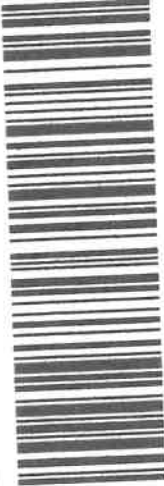
#137

#137



CERTIFIED MAIL

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



9589 0710 5270 2886 2486 65
9589 0710 5270 2886 2486 65

STREET

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

Certified Mail Fee	
\$	5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<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	
\$	1.14
Total Postage and Fees	
\$	10.44

Postmark
Here

Sent to	TIM HARTLEY
Street, Apt. No., or P.O. Box No.	401 SE PENNSYLVANIA STREET
City, State, ZIP+4 [®]	LAKE CITY FL 32025

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIM HARTLEY
409 SE PENNSYLVANIA
STREET
LAKE CITY, FL 32025



9590 9402 9016 4122 8438 20

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2486 65

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?

If YES, enter delivery address below:

☐ Yes ☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Cer
- First-Class Mail®, First
- or Priority Mail® service
- Certified Mail service is
- International mail.
- Insurance coverage is
- with Certified Mail serv
- of Certified Mail service
- Insurance coverage aut
- certain Priority Mail item
- For an additional fee, an
- endorsement on the ma
- the following services:
- Return receipt service
- of delivery (including
- You can request a har
- electronic version. Fo
- complete PS Form 38
- Receipt attach PS Fo

PS Form 3800, January 2

City of Lake City

Code Enforcement

205 N. Marion Ave.
Lake City, Florida 32055

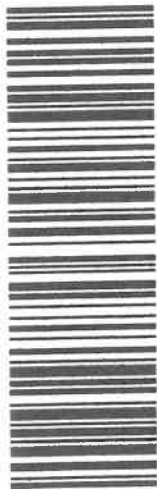
TIM HARTLEY
409 SE PENNSYLVANIA STREET
LAKE CITY, FL 32025

CASE # 137

CASE #
137

CERTIFIED MAIL®

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



9589 0710 5270 2886 2482 45
9589 0710 5270 2886 2482 45

PENNSYLVANIA STREET
325

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

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

Certified Mail Fee \$ 4.85
Extra Services & Fees (check box, add fees if appropriate)
☐ Return Receipt (hardcopy) \$ 1.10
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$.69
Total Postage and Fees \$ 9.64

Postmark
Here

Sent To TIM HARTLEY
Street and Apt. No. or PO Box No. 409 82 PENNSYLVANIA STREET
City, State, ZIP+4® LAKE CITY FL 32025

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIM HARTLEY
409 SE PENNSYLVANIA ST
LAKE CITY, FL 32025



9590 9402 9016 4122 8442 09

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2482 45

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

Mail
Mail Restricted Delivery
0)

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the card) that is retained by the sender.
- A unique identifier for verification of delivery.
- A record of delivery (including signature) that is retained by the sender for a specified period.

Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service. Certified Mail service is available for international mail.
- Insurance coverage is provided with Certified Mail service or Certified Mail service. Insurance coverage for certain Priority Mail items is provided.
- For an additional fee, an endorsement on the mail can be added for the following services:
 - Return receipt service, including delivery (including electronic version). For complete PS Form 3811, attach PS Form 3811.

PS Form 3800, January 2