



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: 5/13/25 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: wited@lcfla.com

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 2983 W US Highway 90
of Complaint: Damaged / Broken Signage

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are? Yes No If yes, who? YAS LLC 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: 5/13/25 Via: Person Case Number Assigned 202500000118
Notes:

Case Data Sheet for case # 25-00000118

Parcel# 02585-002

Address: 2983 W US Highway 90

Owner: Y A S LLC

Date of first inspection: 5/13/25

5/13/25
1st Notice of Violation sent: _____

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: _____

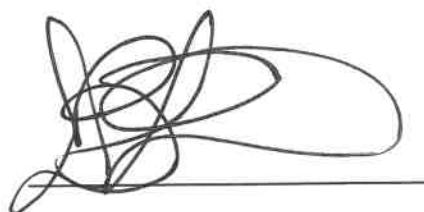
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 5/13/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 35-3S-16-02585-002

Owners

Y A S LLC
2987 US HWY 90 WEST
LAKE CITY, FL 32055

[GSA GIS](#) [Pictometry](#)

Parcel Summary

Location	2983 US HIGHWAY 90
Use Code	3900: HOTELS/MOTELS
Tax District	1: CITY OF LAKE CITY
Acreage	1.3800
Section	35
Township	3S
Range	16
Subdivision	LKE HARRIS



Additional Site Addresses

2987 W US HIGHWAY 90

Legal Description

BEG AT INTERS OF N R/W OF US-90 & E LINE
OF BROOKSIDE S/D, RUN N 400 FT, E 150 FT,
S 400 FT TO N R/W OF US-90, W ALONG R/W 150
FT TO POB. (CYPRESS INN).

ORB 769-2399, 831-391, WD 998-2250,
WD 1051-942, WD 1157-560

Working Values

	2025
Total Building	\$433,422

2025	
Total Extra Features	\$35,448
Total Market Land	\$901,695
Total Ag Land	\$0
Total Market	\$1,370,565
Total Assessed	\$1,370,565
Total Exempt	\$0
Total Taxable	\$1,370,565
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$418,747	\$403,996	\$389,320	\$352,593	\$414,283	\$422,365
Total Extra Features	\$35,448	\$35,448	\$18,800	\$18,800	\$18,801	\$18,801
Total Market Land	\$901,695	\$721,356	\$721,356	\$601,130	\$601,130	\$601,130
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$1,355,890	\$1,160,800	\$1,129,476	\$972,523	\$1,034,214	\$1,042,296
Total Assessed	\$1,276,880	\$1,160,800	\$1,069,775	\$972,523	\$1,034,214	\$1,042,296
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$1,276,880	\$1,160,800	\$1,069,775	\$972,523	\$1,034,214	\$1,042,296
SOH Diff	\$79,010	\$0	\$59,701	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1051/0942	2005-07-07	U	08	WARRANTY DEED	Improved	\$613,000	Grantor: NAGAR Grantee: Y.A.S LLC
WD 0998/2250	2003-10-30	Q		WARRANTY DEED	Improved	\$850,000	Grantor: SAMIT CORP Grantee: BHULABHAI J NAGAR
WD 0831/0391	1996-11-21	Q	06	WARRANTY DEED	Improved	\$900,000	Grantor: ROBERT P & JUDITH A EAKER Grantee: SAMIT CORPORATION
WD 0769/2399	1993-01-15	U	12	WARRANTY DEED	Improved	\$1,073,000	Grantor: THERESA WOLFF Grantee: ROBERT P EAKER
WD 0560/0354	1985-03-01	Q	01	WARRANTY DEED	Improved	\$1,175,000	

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000118
Respondent: Y A S LLC

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) 5:30p.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 Y A S LLC Relationship Owner
On date 9/30/25 time being 11:45 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

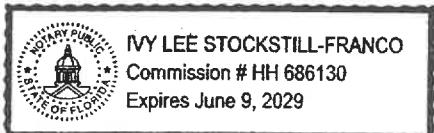
BEFORE ME, this day, 29th day of December 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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: 2983 W US Highway 90 AND 205 N Marion Ave, Lake City, FL. 32055.



Don White -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
29th day of December 2025, by Don White
who is personally known to me.

Ivy Lee Stockstill
Signature of Notary
Ivy Stockstill
Print or Type Name

My Commission expires: _____

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

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Case # 2500000118
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Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day/per violation each day the violation continues.

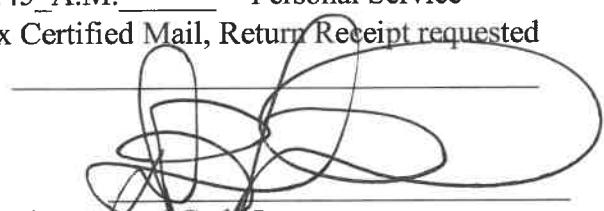
****It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection****

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Name Y A S LLC Relationship Owner
On date 9/30/25 time being 11:45 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



November 3, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on January 8, 2026 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: [https://us02web.Zoom.us/j/84659541815](https://us02web.zoom.us/j/84659541815)

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1

646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US
1 386 347 5053 US
1 507 473 4847 US
1 564 217 2000 US
1 669 444 9171 US
1 669 900 9128 US (San Jose)
833 548 0282 US Toll-free
877 853 5247 US Toll-free
888 788 0099 US Toll-free
833 548 0276 US Toll-free
Meeting ID: 846 5954 1815

Don White
City of Lake City
Code Enforcement Officer
(386)719-5743

whited@lcfla.com

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

NOTICE OF HEARING

Case # 2500000118
Respondent: Y A S LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 4 day of December, 2025, at (time) 5:30p.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 Compliance inspection****

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Y A S LLC Relationship Owner
On date 9/30/25 time being 11:45 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 _____



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 # 25-000000118 – 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: Y A S LLC

Address: 2983 W US Highway 90

INITIAL INSPECTION PROMPTED BY:

INITIAL INSPECTION

Complaint CE Personnel Observation
Complainant: Don White CE Personnel: Don White

Violation Code

Violation Description

Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition .



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
Sec. 78-1. -	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.
Restriction as to roadside signs; physical condition of sign.	

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: _____ 10/30/25 _____



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: Y A S LLC

Relationship owner: Owner

On date: 9/30/25 time being: 1:15 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 _____

_____ Don White _____

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 # 25-000000118

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: Y A S LLC

Address: 2983 W US Highway 90

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 5/13/25

Complaint CE Personnel Observation

Complainant: Don White

CE Personnel: Don White

Violation Code

Violation Description

Sec. 78-1. - Restriction as to roadside signs; physical condition of sign.	No advertisement, advertising signs or advertising structure shall be constructed, erected, used, operated or maintained: (6) Which is erected or maintained in an unsafe, insecure or unsightly condition.



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

Violation Code	Corrective Action
Sec. 78-1. -	All damaged signs must be replaced / repaired and maintained within standards governed by city ordinance. All permits must be applied for and acquired by correction date.
Restriction as to roadside signs; physical condition of sign.	

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: _____ 6/13/25 _____



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

Warning

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

Name: Y A S LLC

Relationship owner: Owner

On date: 5/13/25 time being: 1:15 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

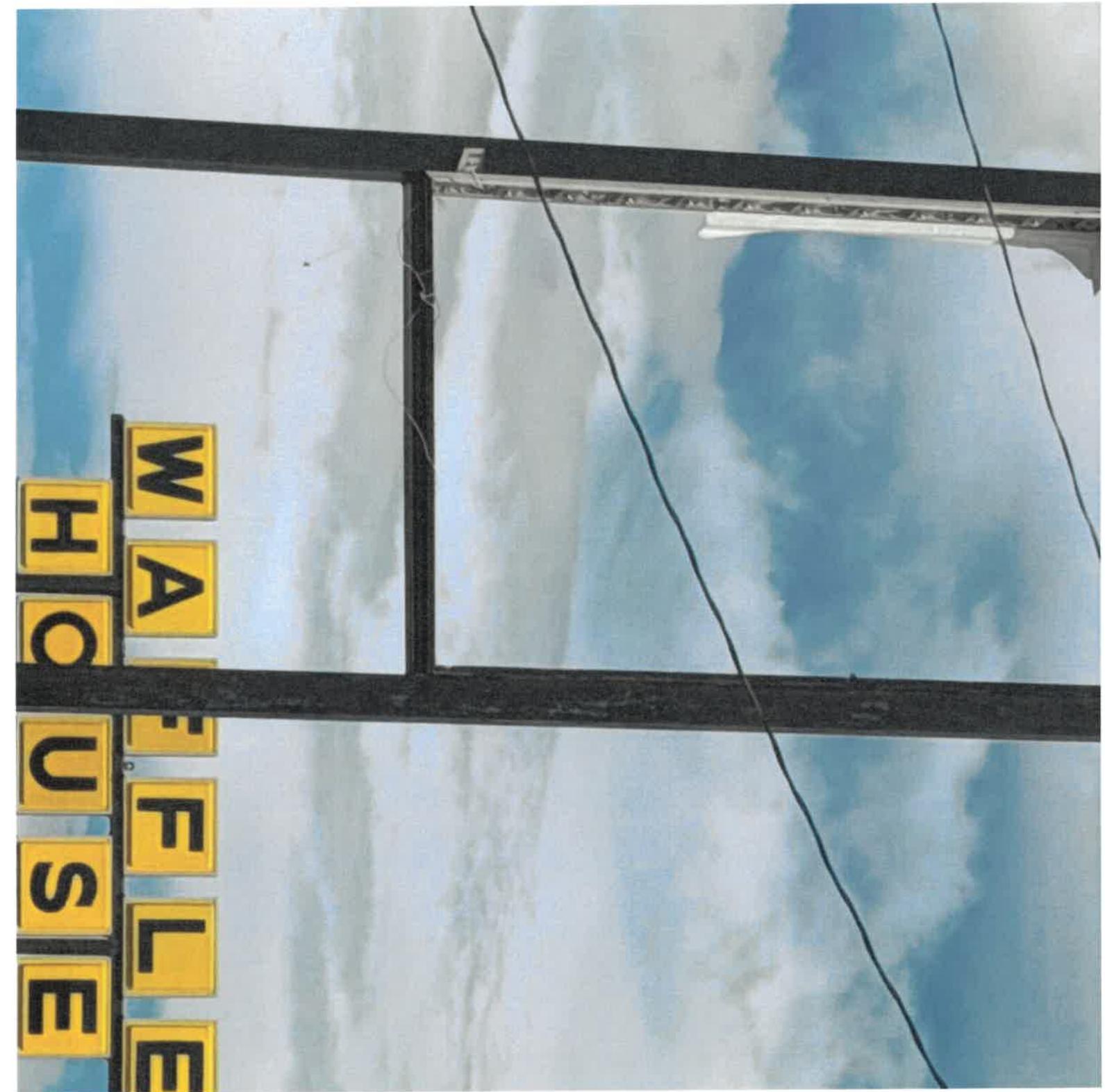
 Don White

Print Name of Code Inspector

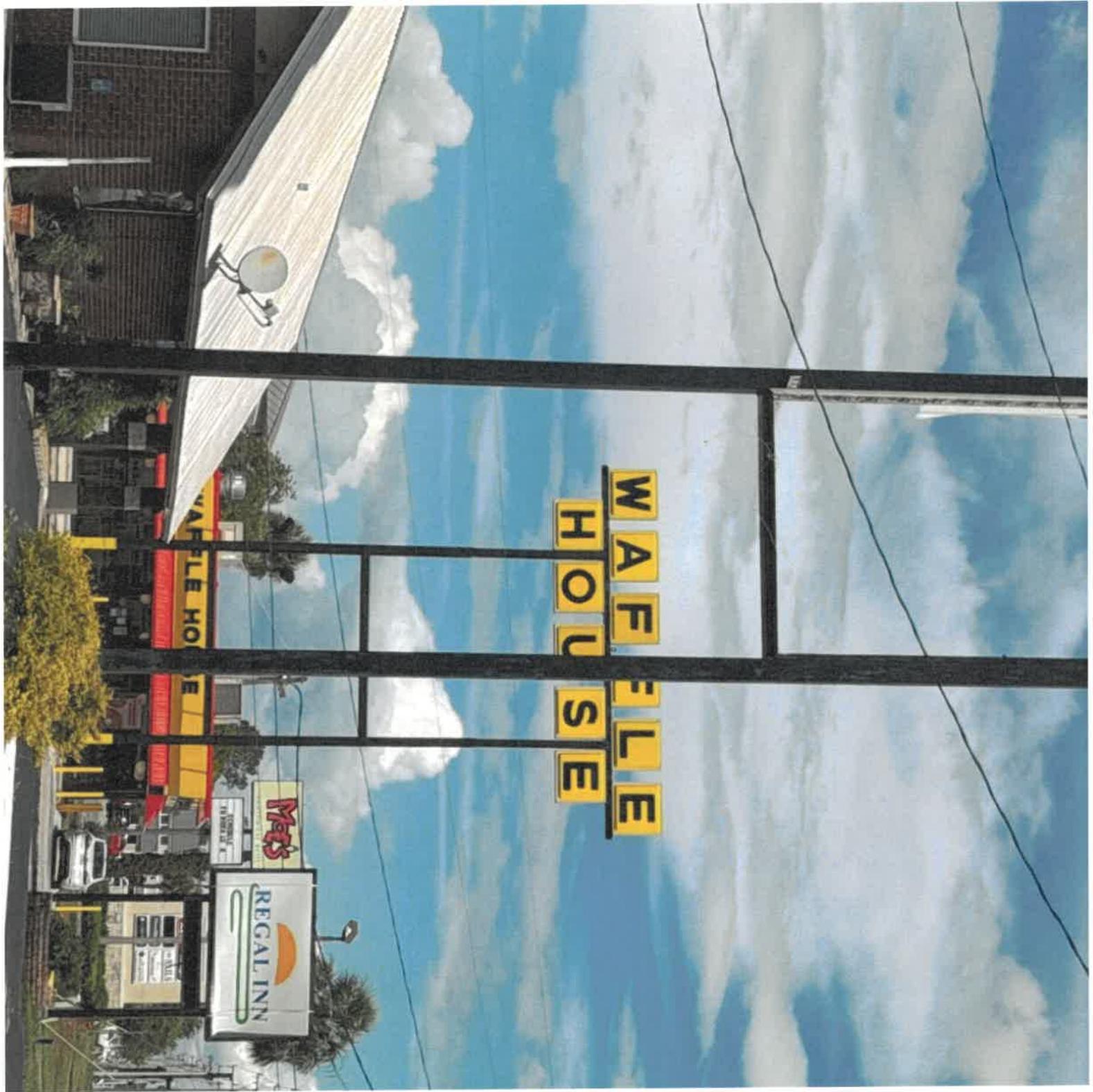
Signature of Code Inspector



5/13/25



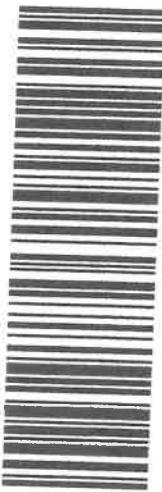
5/13/25



5/13/25

CERTIFIED MAIL

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



9589 0710 5270 2886 2490 51
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**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

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

OFFICIAL USE

Certified Mail

\$ 530

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

Return Receipt (hardcopy) \$ 4.00

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
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Postage

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

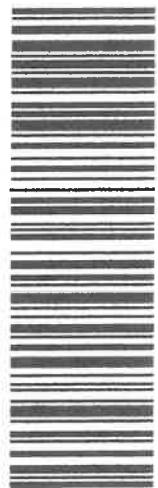
YAS LUC
2987 US Hwy WEST
Lake City, FL 32055

#118

~~Case~~ 118

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

CERTIFIED MAIL



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:

YAS LLC
2983 W US HIGHWAY 90
LAKE CITY, FL 32055



9589 0710 5270 2866 2488 94
2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)
X

C. Date of Delivery
10

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail Restricted Delivery	

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- You may purchase Certif
- First-Class Mail®, First-C
- or Priority Mail® service
- Certified Mail service is
- International mail.
- Insurance coverage is not
- with Certified Mail service
- of Certified Mail service
- Insurance coverage auto
- certain Priority Mail items
- For an additional fee, an
- endorsement on the mail
- the following services:
- - Return receipt service
- of delivery (including an
- electronic version). For
- complete PS Form 3811
- Receipt; attach PS Form

PS Form 3800, January 2000

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

YAB LLC
2983 W US HIGHWAY 90
LAKE CITY, FL 32055

Case# 118

Case # 118

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



9589 0710 5270 2886 2481 77
9589 0710 5270 2886 2481 77

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

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

OFFICIAL USE

Certified Mail F
\$ 403
Extra Services & Fees (check box, add fee if appropriate)
 Return Receipt (hardcopy) \$ 403
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

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

Sent To
YAS LLC
2987 US HWY 90 WEST
LAKE CITY, FL 32055
Street and Box No. or P.O. Box No.
City, State, Zip

PS Form 3800, January 2023 PSN 7650-02-000-9047 See Reverse for Instructions

WEST
32055

Y2J

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:

YAS LLC
2987 US Hwy 90
WEST
LAKE CITY, FL 32055



9590 9402 9016 4122 8442 23

2. Article Number (Transfer from service label)

9 589 0710 5270 2886 2481 77 0

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input checked="" type="checkbox"/> Agent
X	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Restricted Delivery
<p>Recipient: attach PS Form 3800, January 2 complete PS Form 3800, January 2 or delivery (including You can request a bill of delivery (including Return envelope service the following services: endorsement on the ma For an additional fee, an Deluxe Priority Mail item Deluxe Priority Mail item Insurance coverage out of Certified Mail service With Certified Mail service Insurance coverage is in Interstate mail.</p> <p>■ For an additional fee, an endorsement on the ma Deluxe Priority Mail item Deluxe Priority Mail item Insurance coverage out of Certified Mail service With Certified Mail service Insurance coverage is in Interstate mail.</p> <p>■ Adult Signature ■ Adult Signature Restricted Delivery ■ Certified Mail® ■ Certified Mail Restricted Delivery ■ Collect on Delivery ■ Collect on Delivery Restricted Delivery ■ Collect on Mail ■ Fall Restricted Delivery</p>	

Certified Mail

Important Reminders:

- You may purchase First-Class Mail or Priority Mail® service for a specific period of time.
- A record of delivery (inc. signature) that is retained for a specific period.
- Electronic verification of delivery.
- A unique identifier for every delivery.
- A receipt (this portion of the label) for delivery.

PS Form 3800, January 2
complete PS Form 3800, January 2