

Case Data Sheet for case # 19-244

Parcel# 11339-000

Address: 317 NW Indiana

Owner(s): ST Wealth LP

Date of first inspection: 8/26/19

1st Notice of Violation sent: 8/26/19

Date of second inspection: 8/6/21

2nd Notice of Violation sent: 8/6/21

Date of Public Notice placed on property: — green card ret

Notice of Mag. Hearing Sent: 8/6/21

Notice in Lake City Reporter on: _____

Notice posted in City Hall na - green card ret.

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____

Bu f
Beverly Jones COE/ City of Lake City

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

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

Case # 2019-00000246

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 317 NW INDIANA LN Parcel ID# 11339000:

INITIAL INSPECTION	Beverly A Jones	08/26/2019	9:47AM	<u>Results rotted wood, structure and roof is deteriorated, broken windows, doors in need of repair, overgrown.</u>
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Violation Code Violation Description Corrective Action

IPMC 301.2 Responsibility	Demolish and remove structure or repair in accordance with currently adopted codes Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
301.3 Vacant structures and land. IPMC	
302.4 weeds IPMC	
304.13 Window, skylight and door frames	
304.13.2 Openable windows IPMC	
304.18.1 Doors IPMC	
305.4 Stairs and walking surfaces IPMC	
sec 108.1 general ipmc unsafe structures and equipment	
sec 110.1 general-demolition	

Violation Code Municipal Code

301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they
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	occupy and control.
301.3 Vacant structures and land	The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.
302.4 weeds	Premises and exterior property 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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
304.13 Window, skylight and door	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
304.18.1 Doors	Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.
305.4 Stairs and walking surface	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
sec 108.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
sec 110.1	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish

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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:

Type of Corrective Action

Due Date

Comply with corrective action by 10/1/2019

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

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

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

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

Name 5T Wealth Partners LP Relationship owner

On date 8/26/21 time being _____ Personal Service


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

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

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

Case # 2019-00000246

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at 317 NW INDIANA LN Parcel ID# 11339000:

INITIAL INSPECTION	Beverly A Jones	08/26/2019	9:47AM	<u>Results</u>
Re Inspection	Beverly A Jones	8/6/21	11:15 am	No changes, overgrown, further deterioration

Violation Code Violation Description Corrective Action

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Violation Code Municipal Code

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sec 108.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
sec 110.1	The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish

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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:

Type of Corrective Action Due Date

Comply with corrective action by 9/6/21

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

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

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

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

Name 5T Wealth Partners LP Relationship owner

On date 8/6/21 time being Personal Service

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

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector


Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2019-00000246

Respondent 5T Wealth Partners LP

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, September 9, 2021 _____, at (time) 1:00 PM. 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(s) 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 Board 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 5T Wealth Partners LP Relationship owner

On date 8/6/21 time being Personal Service

Posted on property and at City Hall


Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector


Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

Parcel: << 00-00-00-11339-000 (39793) >>

Owner & Property Info

Owner	5T WEALTH PARTNERS LP P O BOX 162121 ALTAMONTE SPRINGS, FL 32716		
Site	317 NW INDIANA LN, LAKE CITY		
Description*	NW DIV: BEG 70 FT W OF SE COR, RUN N 105 FT, W 40 FT, S 105 FT, E 37 FT TO POB. BLOCK 41. 773-2099, 776-1424, WD 1159-1437, TD 1286-473, QC 1351-1392, TD 1365-2592,		
Area	0.096 AC	S/T/R	29-3S-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

2020 Certified Values		2021 Working Values	
Mkt Land	\$2,100	Mkt Land	\$2,100
Ag Land	\$0	Ag Land	\$0
Building	\$16,061	Building	\$17,568
XFOB	\$0	XFOB	\$0
Just	\$18,161	Just	\$19,668
Class	\$0	Class	\$0
Appraised	\$18,161	Appraised	\$19,668
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$18,161	Assessed	\$19,668
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$18,161 city:\$18,161 other:\$18,161 school:\$18,161	Total Taxable	county:\$19,668 city:\$19,668 other:\$0 school:\$19,668

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/16/2018	\$3,600	1365/2592	TD	I	U	18
1/8/2018	\$2,200	1351/1392	QC	I	U	11
11/17/2014	\$4,100	1286/0473	TD	I	U	18
9/2/2008	\$15,000	1159/1437	WD	I	U	03
4/12/1993	\$0	0776/1424	QC	I	U	01
4/12/1993	\$3,500	0773/2099	WD	I	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1930	950	1450	\$17,568

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	4,200.000 SF (0.096 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$2,100

Last Update: 8/6/2021 11:19:33 AM EDT

Register for eBill

The information contained herein does not constitute a title search and should not be relied on as such.

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2020	2387		2381	2021	\$724.87
<u>2018</u>	2400		2690	2019	\$719.92
<u>2019</u>	2386		2753	2020	\$838.22
			Prior Years Total		\$2,283.01
If Paid By			Prior Years Due		
8/31/2021			\$2,283.01		

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:

ST. Michael Partners LP
PO Box 162121
Altamonte Springs FL
32716



9590 9402 6540 1028 6167 57

7018 0680 0001 1581 4828

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature] ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Brandon P.

C. Date of Delivery

8/11

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 checked="" 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"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Restricted Delivery | |





