

Case Data Sheet for case # 20-44

Parcel# 11025-000

Address: 586 NE Montana and vacant 11025000

Owner(s): Alberta Davis

Date of first inspection: 2/12/2020

1st Notice of Violation sent: 2/12/2020

Date of second inspection: 8/3/2021

2nd Notice of Violation sent: 8/3/2021

Date of Public Notice placed on property: 8/6/21

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

Notice in Lake City Reporter on: _____

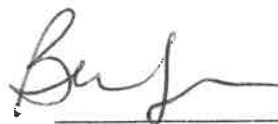
Notice posted in City Hall 8/6/21

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

Mailing Cost/ Date: _____

TOTAL Mailing Cost: _____



Beverly Jones COE/ City of Lake City

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2020-00000044

Respondent DAVIS, ALBERTA

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

DAVIS ALBERTA Relationship _____ OWNER _____

On date 8/3/21 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.

CODE ENFORCEMENT- SPECIAL MAGISTRATE
NOTICE OF Violation

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

Case # 2020-00000044

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 586 NE MONTANA ST Parcel ID# 11026000 AND VACANT PARCEL 11025-000:

REINSPECTION	Beverly A Jones	08/03/2021	9:50AM	Results <u>NO CHANGES.</u> <u>STRUCTURE IS</u> <u>DETERIORATING, WEEDS</u> <u>AND OVERGROWTH</u> <u>OVER 12 INCHES.</u> <u>BROKEN</u> <u>WOOD/WINDOWS/DOORS</u>
INITIAL INSPECTION	Beverly A Jones	02/12/2020	11:27AM	<u>Results</u>

Violation Code	Violation Description	Corrective Action
301.2 Responsibility	MOW AND MAINTAIN YARD, STRUCTURE IS IN NEED OF REPAIR. WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR, ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.	
304.1 General.		
304.13 Window, skylight and door		
302.4 WEEDS		

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 occupy and control.
304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
304.13 Window, skylight and door	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
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.
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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 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 DAVIS ALBERTA Relationship OWNER

On date 8/3/21 time being _____ Personal Service

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

First class mailing

Refused to sign, drop service

[Handwritten Signature]

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 # 2020-00000044

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INITIAL INSPECTION	Beverly A Jones	02/12/2020	11:27AM	Results <u>STRUCTURE IS DETERIORATING, WEEDS AND OVERGROWTH OVER 12 INCHES, BROKEN WOOD/WINDOWS/DOOR FRAMES</u>
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Violation Code	Violation Description	Corrective Action
301.2 Responsibility	MOW AND MAINTAIN YARD, STRUCTURE IS IN NEED OF REPAIR. WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR, ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.	
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304.13 Window, skylight and door		
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AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 6th day of AUGUST 2021, personally appeared, Beverly Jones, 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 6th day of Aug 2021, 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: 586 ne MONTANA ST -PARCEL 11026 -000 AND VACANT PARCEL 11025-000, 205 N Marion Ave, Lake City, FL. 32055



[SEAL]

Bef
Beverly Jones -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 3rd ____ day of August 2021, by Beverly Jones
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

Parcel: 00-00-00-11025-000 (39407)

Owner & Property Info

Owner	DAVIS ALBERTA 586 NE MONTANA ST LAKE CITY, FL 32055-1716		
Site			
Description *	NE DIV: BEG NE COR OF BLOCK 52 RUN W 40.77 FT, S 91.75 FT, E 40.53 FT, N 91.5 FT TO POB. (BEING LOT 1 BLOCK 52). ORB. 487-10, 667-367, 738-158, 880-1986,		
Area	0.083 AC	S/T/R	29-3S-17
Use Code **	VACANT (0000)	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	\$1,820	Mkt Land	\$1,820
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,820	Just	\$1,820
Class	\$0	Class	\$0
Appraised	\$1,820	Appraised	\$1,820
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,820	Assessed	\$1,820
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,820 city:\$1,820 other:\$1,820 school:\$1,820	Total Taxable	county:\$1,820 city:\$1,820 other:\$0 school:\$1,820

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/7/1999	\$200	0880/1986	WD	V	U	01
12/11/1990	\$0	0738/0158	QC	V	U	01
11/14/1988	\$1,500	0667/0367	TD	V	U	

Building Characteristics

Bldg Sketch	Description *	Year Bit	Base SF	Actual SF	Bldg Value

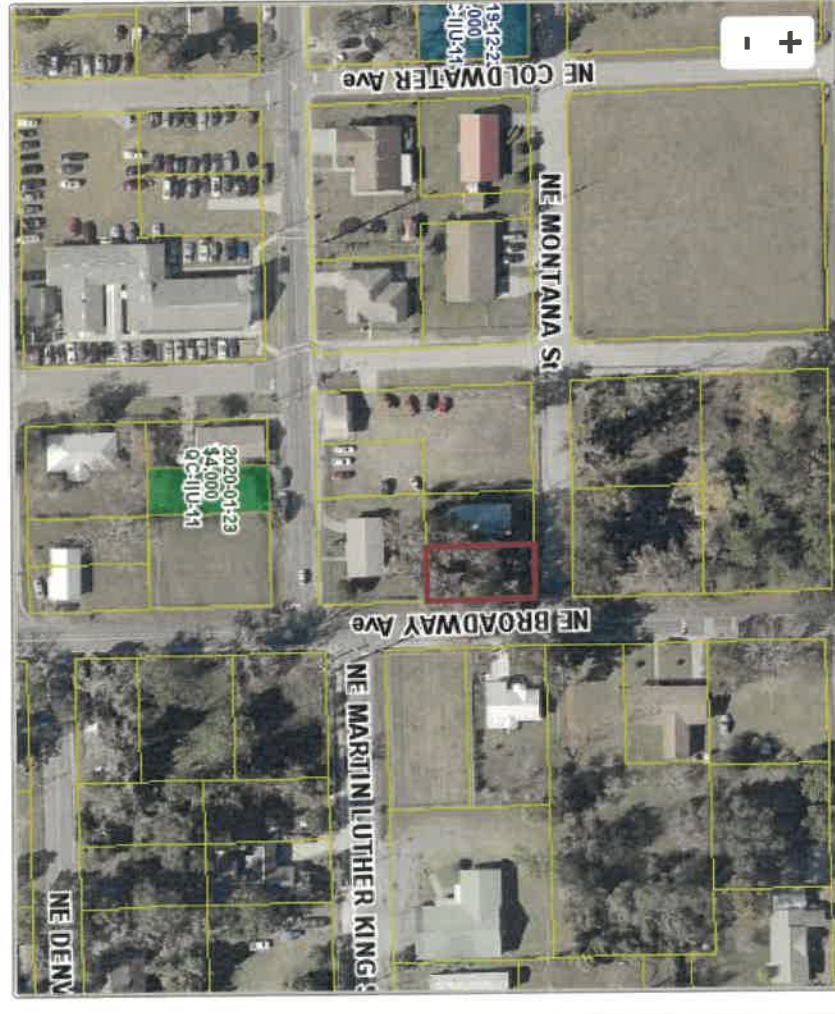
Extra Features & Out Buildings (Codes)

Code	Desc	Year Bit	Value	Units	Dims

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value

Aerial Viewer Pictometry Google Maps
2019 2016 2013 2010 2007 2005 Sales



Last Update: 8/3/2021 9:38:33 AM EDT

Register for eBill

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

Account Number		Tax Type	Tax Year
R11026-000		REAL ESTATE	2020
Mailing Address DAVIS ALBERTA 586 NE MONTANA ST LAKE CITY FL 32055-1716			
		Property Address 586 MONTANA NE LAKE CITY	
		GEO Number 000000-11026-000	
Exempt Amount		Taxable Value	
See Below		See Below	
Exemption Detail		Millage Code	Escrow Code
NO EXEMPTIONS		103	
Legal Description (click for full description) 00-00-00 0100/0100.08 Acres NE DIV: LOT 2 BLOCK 52, 498-396, 529-527.			
Ad Valorem Taxes			
ixing Authority	Rate	Assessed Value	Exemption Amount Taxable Value Levied Taxes
TY OF LAKE CITY	4.9000	19,806	0 \$19,806 \$97.05
ARD OF COUNTY COMMISSIONERS	8.0150	19,806	0 \$19,806 \$158.75
LUMBIA COUNTY SCHOOL BOARD			
CRETIONARY	0.7480	19,806	0 \$19,806 \$14.81
CAL	3.7810	19,806	0 \$19,806 \$74.89
PITAL OUTLAY	1.5000	19,806	0 \$19,806 \$29.71
WANNEE RIVER WATER MGT DIST	0.3696	19,806	0 \$19,806 \$7.32
KE SHORE HOSPITAL AUTHORITY	0.0001	19,806	0 \$19,806 \$0.00
Total Millage	19.3137	Total Taxes	\$382.53
Non-Ad Valorem Assessments			
Code	Levying Authority	Amount	
XLCF	CITY FIRE ASSESSMENT	\$252.02	
Total Assessments		\$252.02	
Taxes & Assessments		\$634.55	

Parcel: << 00-00-00-11026-000 (39408) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	DAVIS ALBERTA 586 NE MONTANA ST LAKE CITY, FL 32055-1716		
Site	586 NE MONTANA ST, LAKE CITY		
Description*	NE DIV: LOT 2 BLOCK 52. 498-396, 529-527.		
Area	0.083 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	\$1,820	Mkt Land	\$1,820
Ag Land	\$0	Ag Land	\$0
Building	\$17,986	Building	\$21,630
XFOB	\$0	XFOB	\$0
Just	\$19,806	Just	\$23,450
Class	\$0	Class	\$0
Appraised	\$19,806	Appraised	\$23,450
SOH Cap [?]	\$0	SOH Cap [?]	\$1,663
Assessed	\$19,806	Assessed	\$23,450
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,806 city:\$19,806 Total other:\$19,806 school:\$19,806 Taxable		county:\$21,787 city:\$21,787 other:\$0 school:\$23,450

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/1983	\$81	0529/0627	WD	I	U	01
10/8/1982	\$81	0498/0396	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1930	968	1144	\$21,630

*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.

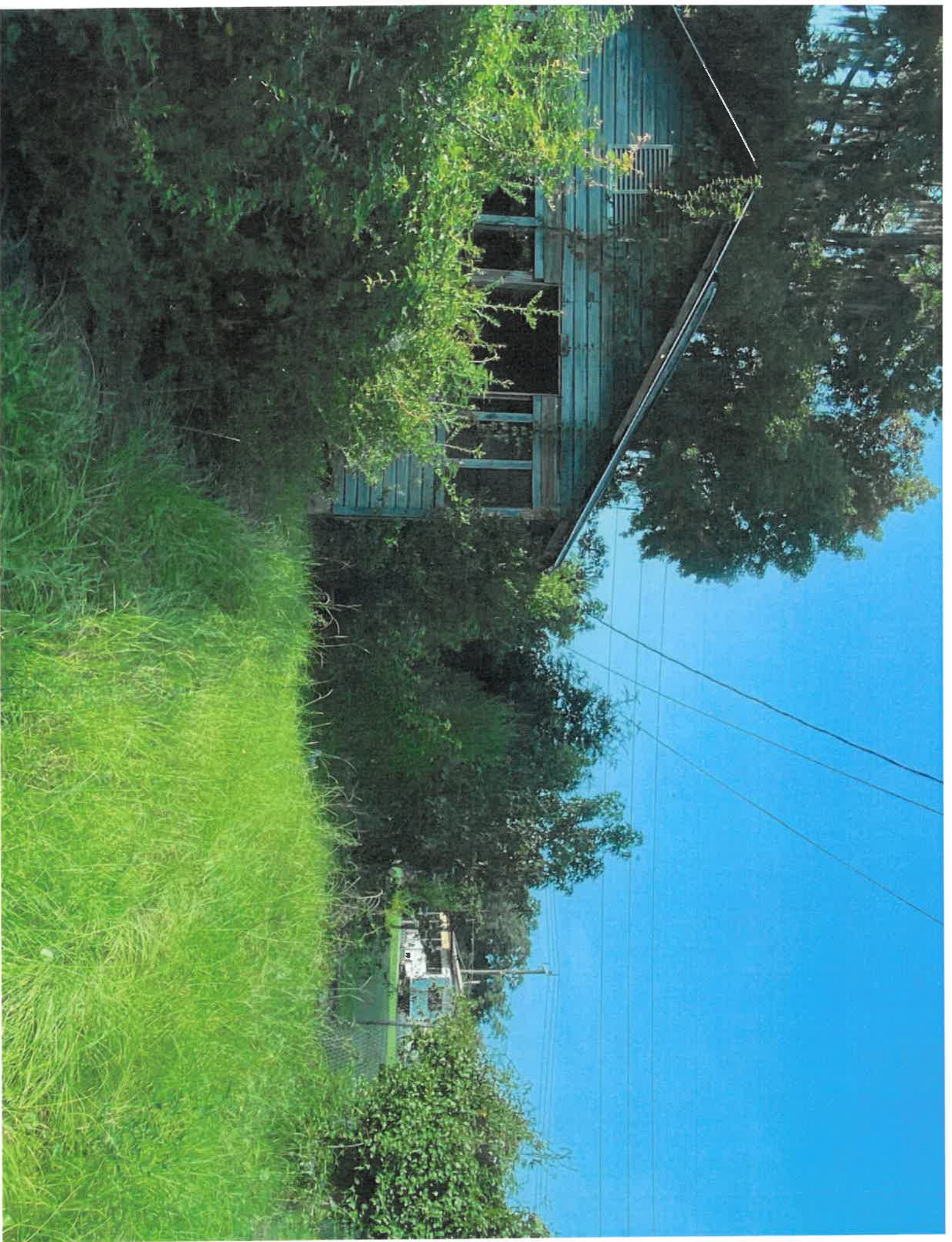
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims

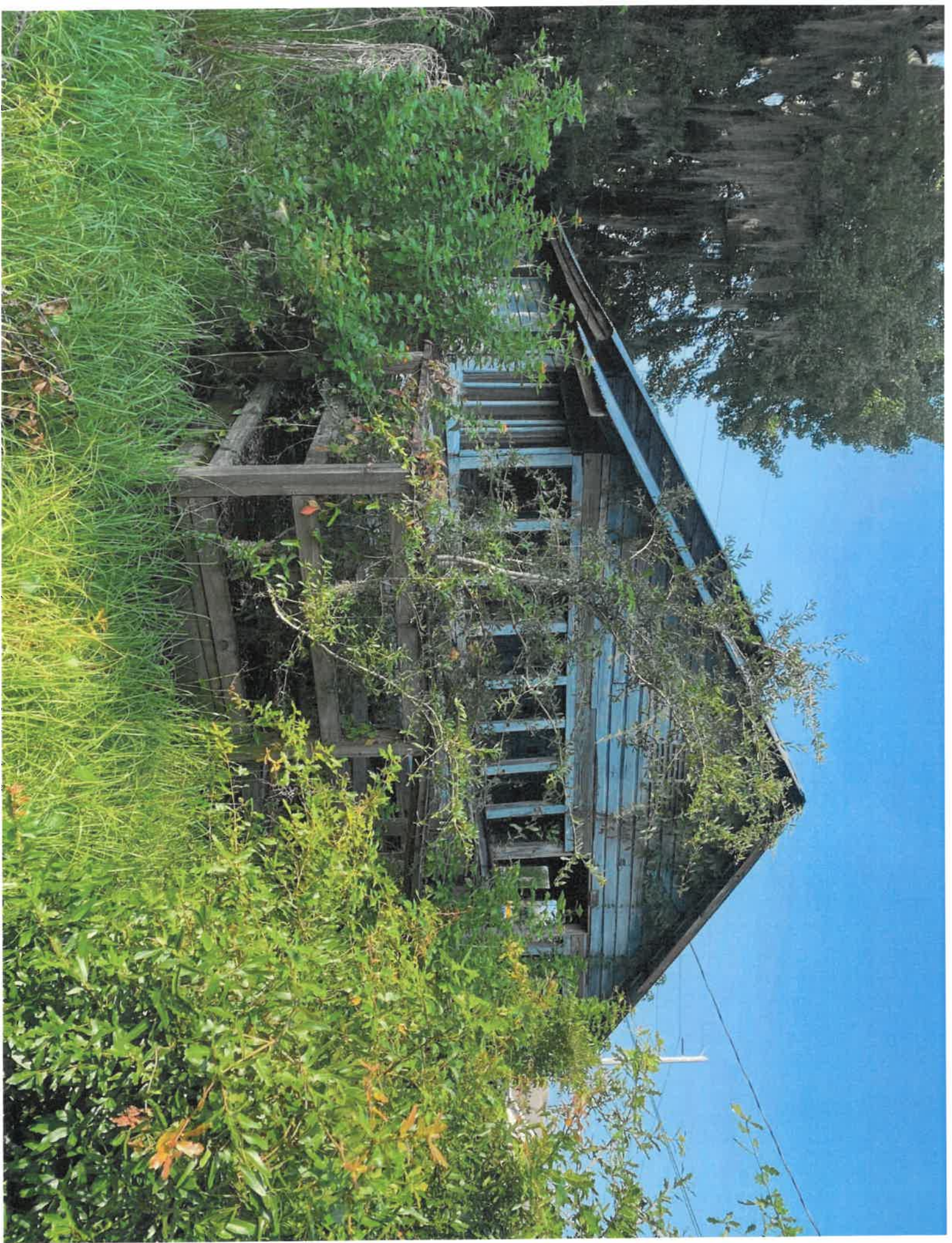
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3,640.000 SF (0.083 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$1,820















A part of the structure shall be maintained in good repair, structurally sound, sanitary and control.

The exterior of a structure shall be maintained in good repair, structurally sound, sanitary so as not to pose a threat to the public health, safety or welfare.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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

**ENFORCEMENT BOARD
SPECIAL MAGISTRATE**

Lake City
Marion Ave.
Florida 32055

NOTICE OF HEARING

Case # 2020-00000044

Respondent DAVIS, ALBERTA

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) 10:00 AM. 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 Magistrate regarding the violation. You have the right to examine all evidence and to cross-examine witnesses, and to present evidence and testimony on your own behalf.

**ENFORCEMENT- SPECIAL MAGISTRATE
OF Violation**

Lake City
Marion Ave.
Florida 32055

Case # 2020-00000044

of Lake City, Florida, the undersigned Code Inspector certifies that he/she has made a visual inspection of the property located at 586 NE 11025-090 and has observed the following violations of the Codes of Lake City where violated at the property located at 586 NE 11025-090:

ON	Beverly A Jones	08/03/2021	9:50AM	Results NO CHANGES, STRUCTURE IS DETERIORATING, WEEDS AND OVERGROWTH OVER 12 INCHES, BROKEN WINDOW, TACKERS
	Beverly A Jones	02/12/2020	11:27AM	Results

Violating Description: MOW AND MAINTAIN YARD, STRUCTURE IS IN NEED OF REPAIR, WINDOWS WILL REQUIRE A PERMIT BY LICENSED CONTRACTOR, ALONG WITH ANY OTHER REPAIRS TO STRUCTURE.

Applicable Code:

This section of the provisions shall describe the structure and determine compliance or non-compliance with these requirements. Except as otherwise provided for in this section, a structure shall not be used for any purpose other than that for which it was designed and constructed. The structure shall be maintained in good repair and shall not be used for any purpose other than that for which it was designed and constructed. The structure shall be maintained in good repair and shall not be used for any purpose other than that for which it was designed and constructed. The structure shall be maintained in good repair and shall not be used for any purpose other than that for which it was designed and constructed.