

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2025-00000089

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

JAMES H. JOHNSTON, III,

RESPONDENT.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2025-00000089

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

JAMES H. JOHNSTON, III,

RESPONDENT.

_____ /

PETITION FOR AUTHORIZATION TO FORECLOSE MUNICIPAL LIEN

COMES NOW, PETITIONER, CITY OF LAKE CITY, FLORIDA (hereinafter referred to as “PETITIONER”), by and through the undersigned counsel and seeks authorization pursuant to Section 162.09(3), Florida Statutes, to file municipal lien foreclosure against real property in Columbia County, Florida, owned by JAMES H. JOHNSTON, III (hereinafter referred to as “RESPONDENT”), and alleges:

1. The property sought to be foreclosed on has the following physical address: 372 NW GWEN LAKE AVE in Lake City, Florida (“Property”).
2. RESPONDENT, JAMES H. JOHNSTON, III, is the owner of record of the real property more particularly described as set forth on **Exhibit “A”** attached hereto and incorporated herein.
3. City of Lake City Code Inspector, Donnell White, initially inspected the Respondents residential property on April 4, 2025, and observed a vacant structure with significant fire damage and broken windows.
4. On April 7, 2025, PETITIONER sent a Notice of Violation via USPS certified mail addressed to Respondent describing the alleged violations.

5. On July 3, 2025, PETITIONER sent a second Notice of Violation and a Notice of Hearing via USPS certified mail addressed to Respondent describing the alleged violations. City of Lake City Code Inspector Donnell White also posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.

6. On October 2, 2025, an Order was entered by the Special Magistrate of the City of Lake City, Florida. Said Order is set forth on **Exhibit "B"** attached hereto and incorporated herein.

7. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 180 days following the date of entry of said Order.

8. The Order further stated that in the event that the subject property was not brought into compliance with Petitioner's Code of Ordinances on or before the 180th day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 181st day, in accordance with Section 162.09, Florida Statutes.

9. The 181st day following the date of entry of said order was Wednesday, April 1, 2026.

10. To date, RESPONDENT remains in default of the payment obligations by failing to make payment of the daily fine accrued and has failed to remedy the violations and bring the Property in compliance with Petitioner's Code of Ordinances on or before the 181st day from the date of said Order.

11. The subject property is not the constitutional homestead of the RESPONDENTS.

WHEREFORE, PETITIONER respectfully demands that the Special Magistrate enter an order authorizing PETITIONER to commence municipal lien foreclosure in the Third Judicial Circuit Court in and for Columbia County, Florida pursuant to Chapter 162, Florida Statutes.

DATED this ____ day of _____, 2026.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
M. AARON DUKES
Florida Bar No. 124349
Post Office Box 328
Lake Butler, Florida 32054
(352) 225-1654 (Telephone)
aaron@dukeslegal.com
dukeslegal@outlook.com
Attorney for PETITIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served via

U.S. mail this ____ day of _____, 2026, to the following:

JAMES H. JOHNSTON, III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

Commence at the Point of Intersection of the South line of Duval Street extended, and the centerline of Gwen Lake Boulevard, according to the Plat of IDLEAWILE REPLAT, a subdivision in Columbia County, Florida, according to the plat on file in the office of the Clerk of Circuit Court in and for said Columbia County, in Plat Book 2 page 117-A, and run thence Westerly along a perpendicular from the centerline of said Gwen Lake Boulevard, 50.00 feet to the West line of said Boulevard, thence Southerly along a curve deflecting to the left from a tangent bearing South $1^{\circ} 43'$ West, said curve having a radius of 176.20 feet, a distance of 44.10 feet for a Point of Beginning, and run thence Southerly along the above described curve 95.38 feet to point of tangent on the West line of said Gwen Lake Boulevard, thence South $43^{\circ} 32'$ West, along the West line of said Boulevard, 120.00 feet, thence South $88^{\circ} 56'$ West 220.00 feet, thence North $37^{\circ} 5'$ West 213.00 feet, thence North $88^{\circ} 56'$ East 220.00 feet to Point of Beginning, Being located in the NW $\frac{1}{4}$ of Section 31, Township 3 South, Range 17 East.

Columbia County Parcel Identification Number: 31-3S-17-06058-000

EXHIBIT B

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2025-00000089

v.

JAMES H. JOHNSTON III,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on October, 2 2025, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Respondent James H. Johnston III ("Respondent") is the owner of property located in Lake City, Florida, Parcel #: 31-3S-17-06058-000 ("Property"). Lake City Code Enforcement Inspector Donnell White appeared and testified at the hearing on behalf of Petitioner. No appearance was made on behalf of Respondent.
2. On April 4, 2025, Inspector White inspected the Property and observed a vacant structure with significant fire damage and broken windows. On April 7, 2025, Inspector White issued a Notice of Violation to Respondent via certified mail.
3. On July 3, 2025, Inspector White issued to Respondent a second Notice of Violation and a Notice of Hearing via certified mail. Inspector White also posted copies of the Notice of Hearing on the Property and at City Hall.

4. At the October 2, 2025 hearing, Inspector White testified that the dwelling on the Property had caught fire on two occasions and presented photographs from the day of the hearing demonstrating that the dwelling has not been repaired or demolished. Inspector White further testified that he spoke with Respondent on October 1, 2025, who advised that he seeks to repair or remodel the dwelling on the Property.
5. Inspector White requested that Respondent be given thirty (30) days to obtain a permit to rebuild the dwelling, or a permit to demolish the dwelling, and, upon receiving the applicable permit, that Respondent be given one-hundred and eighty (180) days to repair the dwelling or ninety (90) days to demolish the dwelling, as applicable. Should Respondent fail to repair or demolish the dwelling within the applicable time frame, Inspector White requested a fine of fifty dollars (\$50.00) per day be imposed on the Property. Inspector White also requested that Respondent be ordered to reimburse Petitioner in an amount of \$20.88, representing administrative costs incurred by Petitioner in issuing notices to Respondent.

CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution Nos. 2020-022 and 2025-050.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes and Chapter 2, Article X of the Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

9. Respondent failed to timely correct all of the alleged violations on the Property.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time, and location.
11. Pursuant to Chapter 2, Article X, Section 2-418, the undersigned Special Magistrate is authorized to order the relief granted herein.
12. The evidence presented at the October 2, 2025 hearing demonstrated that the Property is in violation of Chapter 22, Article VII, Division 2, Section 22-175 of Lake City, Florida Code of Ordinances, adopting and incorporating the International Property Maintenance Code 2018 Edition ("IPMC"), and Subsections 301.3 and 304.1.1 of the IPMC.

ORDER

13. Within thirty (30) days of the date of this Order, Respondent shall obtain the necessary permit to either repair or demolish the vacant dwelling on the Property in accordance with Subsections 301.3 and 304.1.1 of the IPMC. Should Respondent obtain a permit to repair the dwelling, Respondent shall complete such repairs within one-hundred and eighty (180) days from the date such permit is obtained. Should Respondent obtain a permit to demolish the dwelling, Respondent shall complete such demolition within ninety (90) days from the date such permit is obtained.
14. In the event Respondent fails to comply with Paragraph 13 above, a daily fine of fifty dollars (\$50.00) per day will be imposed and begin to accrue one-hundred and eighty-one (181) days from the date Respondent obtains a permit to repair the dwelling, or ninety-one (91) days from the date Respondent obtains a permit to demolish the dwelling, as applicable, which may become a lien on the Property, and the lien may be used to foreclose on the Property.

15. Within fifteen (15) days of the date of this Order, Respondent shall pay Petitioner's administrative costs incurred in this case in the amount of \$20.88.

DONE AND ORDERED on this 7th day of October, 2025.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
James H. Johnston III
Donnell White



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: 4/4/25 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: 372 NW Gwen Lake Avenue Nature
of Complaint: Unsafe structure / Overgrowth / Vacant land and structures violation

How long has the complaint been going on? UNKNOWN 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? Currently Is there any other information
that you would like to us to know? _____

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

Date Received: 4/4/25 Via: Person Case Number Assigned 202500000089
Notes: _____

Case Data Sheet for case # 25-00000089

Parcel# 06058-000

Address: 372 NW Gwen Lake Avenue

Owner: James H Johnston III

Date of first inspection: 4/4/25

1st Notice of Violation sent: 4/7/25

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: _____

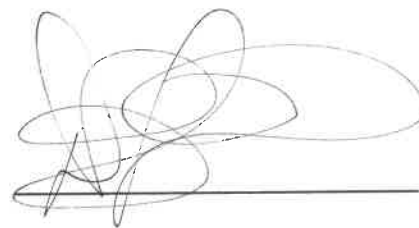
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 4/7/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 31-3S-17-06058-000

Owners

JOHNSTON JAMES H III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

Parcel Summary

Location	372 NW GWEN LAKE AVE
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.7960
Section	31
Township	3S
Range	17
Subdivision	DIST 2

Legal Description

COMM INTERS OF S R/W OF DUVAL ST EXTENDED & C/L OF GWEN LAKE BLVD, RUN W'LY ALONG PERPENDICULAR OF GWEN LAKE BLVD 50 FT TO W R/W OF SAID BLVD, RUN S'LY ALONG A CURVE 44.10 FT FOR POB, CONT S'LY ALONG CURVE 95.38 FT, S 120 FT, W 220 FT, N 213 FT, NE 220 FT TO POB. (IN NW1/4).LIFE EST 1067-2365 WD 1243-264



Working Values

	2025
Total Building	\$17,894
Total Extra Features	\$1,200

	2025
Total Market Land	\$13,190
Total Ag Land	\$0
Total Market	\$32,284
Total Assessed	\$32,284
Total Exempt	\$0
Total Taxable	\$32,284
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$17,397	\$15,904	\$13,754	\$11,600	\$10,603	\$9,775
Total Extra Features	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Total Market Land	\$13,190	\$13,190	\$13,190	\$10,413	\$10,413	\$10,413
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$31,787	\$30,294	\$28,144	\$23,213	\$22,216	\$21,388
Total Assessed	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$30,896	\$28,087	\$25,534	\$23,213	\$22,216	\$21,388
SOH Diff	\$891	\$2,207	\$2,610	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1243/0264	2012-10-15	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$25,000	Grantor: RAYMA M & JAMES LEO MARKHAM & JENNIFER BOWLES Grantee: JAMES H JOHNSTON III

Buildings

Building # 1, Section # 1, 10603, SFR

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1990	\$89,469	1945	1945	60.00%	80.00%	20.00%	\$17,894

James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069

Lake City, FL 32056-2069

Official Records Receipt Recording

Username: Valeria

Changed By: Valeria

Receipt#: 306432

Payee Name: CITY OF LAKE CITY FLORIDA

Receipt Date: 12/22/2025

205 N MARION AVENUE

LAKE CITY, FL 32055-

Escrow Balance:

Escrow Customer:

Instrument(s): 202512028872-BK1556/PG2456-2461-GOVERNMENT-RELATED

Details

CTY COMM JULY 1	\$12.00
FACC JULY 1	\$0.60
Indexing	\$0.00
PRMTF JULY 1	\$11.40
Recording	\$25.00
Records Trust	\$3.50

Receipt Total: \$52.50

Amount Tendered: \$0.00

Amount Due: \$52.50

Overage: \$0.00

Auth. Code:

Tender:

Card:

AID:

Payment Method:

TID:

Payment Variant:

MID:



Inst: 202512028872 Date: 12/22/2025 Time: 10:32AM
Page 1 of 6 B: 1556 P: 2456, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ME*
Deputy Clerk

MAYOR - COUNCIL MEMBER
NOAH WALKER

COUNCIL MEMBERS
JAMES CARTER
TAMMY HARRIS
RICKY JERNIGAN
CHEVELLA YOUNG

CITY MANAGER
DON ROSENTHAL

CITY CLERK
AUDREY SIKES

CITY ATTORNEY
CLAY MARTIN

STATE OF FLORIDA
COUNTY OF COLUMBIA

I, Michelle Cannon, Deputy Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order-Case No. 20254-00000089 (5 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 22nd day of December 2025.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



Michelle Cannon, CMC
Deputy City Clerk

USPS CERTIFIED MAIL

GrayRobinson P A
643 SW 4th Avenue, Suite 110
Gainesville FL 32601-6250



9214 8901 8318 7400 0025 82

JAMES H JOHNSTON III
756 SW ICHETUCKNEE AVE
LAKE CITY FL 32024-5065

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2025-00000089

v.

JAMES H. JOHNSTON III,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on October, 2 2025, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Respondent James H. Johnston III ("Respondent") is the owner of property located in Lake City, Florida, Parcel #: 31-3S-17-06058-000 ("Property"). Lake City Code Enforcement Inspector Donnell White appeared and testified at the hearing on behalf of Petitioner. No appearance was made on behalf of Respondent.
2. On April 4, 2025, Inspector White inspected the Property and observed a vacant structure with significant fire damage and broken windows. On April 7, 2025, Inspector White issued a Notice of Violation to Respondent via certified mail.
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CONCLUSIONS OF LAW

6. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution Nos. 2020-022 and 2025-050.
7. The proceedings in this matter are governed by Chapter 162, Florida Statutes and Chapter 2, Article X of the Lake City, Florida Code of Ordinances.
8. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.

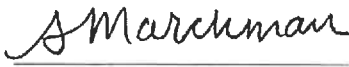
9. Respondent failed to timely correct all of the alleged violations on the Property.
10. Petitioner requested a hearing and provided proper notice to Respondent of its date, time, and location.
11. Pursuant to Chapter 2, Article X, Section 2-418, the undersigned Special Magistrate is authorized to order the relief granted herein.
12. The evidence presented at the October 2, 2025 hearing demonstrated that the Property is in violation of Chapter 22, Article VII, Division 2, Section 22-175 of Lake City, Florida Code of Ordinances, adopting and incorporating the International Property Maintenance Code 2018 Edition ("IPMC"), and Subsections 301.3 and 304.1.1 of the IPMC.

ORDER

13. Within thirty (30) days of the date of this Order, Respondent shall obtain the necessary permit to either repair or demolish the vacant dwelling on the Property in accordance with Subsections 301.3 and 304.1.1 of the IPMC. Should Respondent obtain a permit to repair the dwelling, Respondent shall complete such repairs within one-hundred and eighty (180) days from the date such permit is obtained. Should Respondent obtain a permit to demolish the dwelling, Respondent shall complete such demolition within ninety (90) days from the date such permit is obtained.
14. In the event Respondent fails to comply with Paragraph 13 above, a daily fine of fifty dollars (\$50.00) per day will be imposed and begin to accrue one-hundred and eighty-one (181) days from the date Respondent obtains a permit to repair the dwelling, or ninety-one (91) days from the date Respondent obtains a permit to demolish the dwelling, as applicable, which may become a lien on the Property, and the lien may be used to foreclose on the Property.

15. Within fifteen (15) days of the date of this Order, Respondent shall pay Petitioner's administrative costs incurred in this case in the amount of \$20.88.

DONE AND ORDERED on this 7th day of October, 2025.


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
James H. Johnston III
Donnell White



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 # 24-00000089 – 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: James H Johnston III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

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

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>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.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.

UNDELIVERED



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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: 9/30/25



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: James H Johnston III Relationship owner: Owner

On date: 7/3/25 time being: 3:50 P.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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
___James H Johnst

on III _____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, 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 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 James H Johnston III Relationship Owner

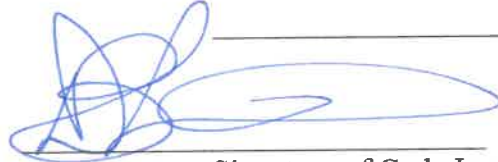
On date 7/3/25 time being 4:30 Personal Service

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



August 28, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 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>

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)719-5746

whited@lcfla.com

Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • growthmanagement@lcfla.com

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent

__James H Johnson III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, 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 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 James H Johnson III Relationship Owner

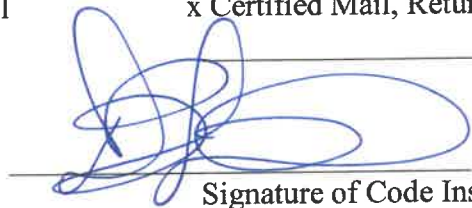
On date 7/3/25 time being 4:30 Personal Service

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

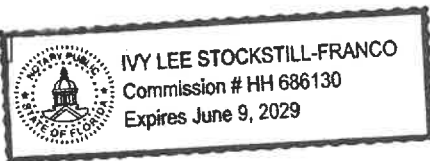
BEFORE ME, this day, 22nd day of September 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of September 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: 372 NW Gwen Lake Avenue and 205 N. Marion Avenue Lake City, FL.


Don White Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____ 22nd ____ day of September 2025, by Don White
who is personally known to me.

[SEAL]




Signature of Notary

Ivy Stockstill - Franco
Print or Type Name

My Commission expires: _____

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
___James H Johnst

on III_____

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 2 day of October, 2025, 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 James H Johnston III Relationship Owner

On date 7/3/25 time being 4:30 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 # 24-00000089 – 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: James H Johnston III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

Complaint X CE Personnel Observation X

Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>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.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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: 9/30/25



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: James H Johnston III

Relationship owner: Owner

On date: 7/3/25

time being: 3:50 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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
____James H Johnson III_____

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 September, 2025, 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 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 Jimmy H Johnson III Relationship
Owner

On date 7/3/25 time being 4:30 Personal Service
Posted on property and at City Hall x 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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000089_____

Respondent
__James H Johnson III_____

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 September, 2025, 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 Compliance inspection****

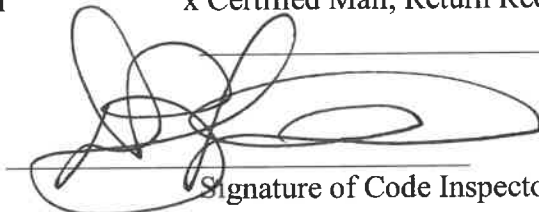
This case will not go before the Special Magistrate if the violation (s) are brought into compliance in accordance with the Notice of Violation.

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

Name Jimmy H Johnson III Relationship
Owner

On date 7/3/25 time being 4:30 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 # 24-00000089 – 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: James H Johnson III

Address: : 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4/7/25

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

Violation Code	Violation Description
301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>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.
304.1.1 Unsafe conditions	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 3. Structures or components thereof that have reached their limit state.



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions	Unsafe conditions of property structure must be repaired or demolished and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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: 7/31/25



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: James H Johnson III Relationship owner: Owner

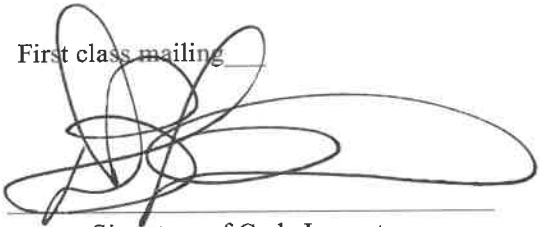
On date: 7/3/25 time being: 3:50 P.M.

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 # 25-00000089

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: James H Johnson III

Address: 372 NW Gwen Lake Avenue

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 4 /7/25

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

Violation Code

Violation Description

301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
302.4 Weeds.	<i>Premises</i> and <i>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.
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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Violation Code	Corrective Action
301.3 Vacant structures and land.	Structure must be repaired / properly secured and maintained to remove blight condition. Permits must be secured for repairs to structure by correction date 5-7-25. Repairs to be started within permit start and expiration dates.
302.4 Weeds.	All grass and overgrown vegetation on property must be cut within ordinance limits and maintained to remove and prevent future blight condition.
304.1.1 Unsafe conditions.	Unsafe conditions of property structure must be repaired and maintained to a safe and sound dwelling. Secured to prevent blight and unauthorized access/ usage.

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: 5/7/25



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: James H Johnston III Relationship owner: Owner

On date: 5/7/25 time being: _____

Personal Service

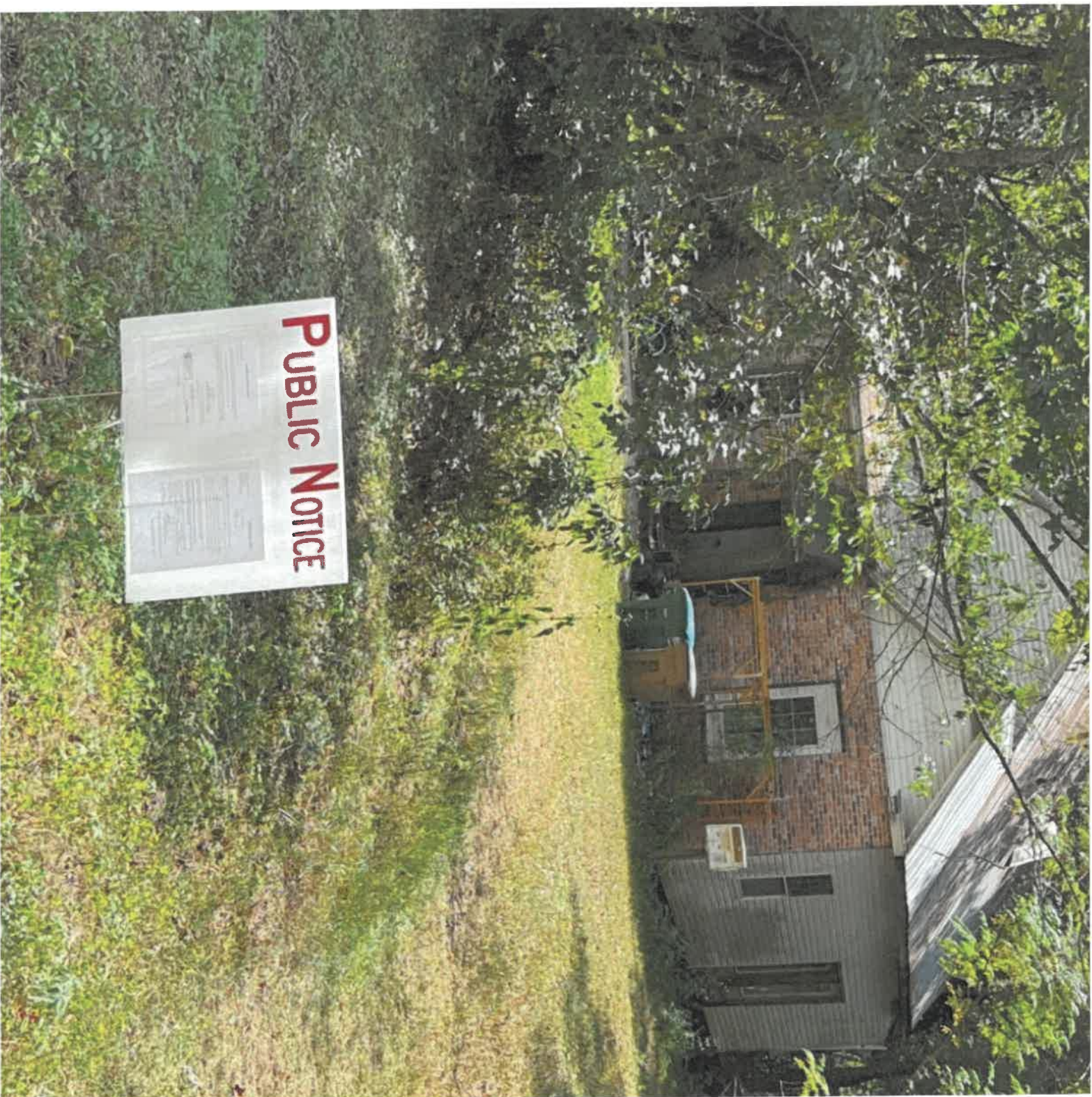
Posted on property and at City Hall

Certified Mail, Return Receipt requested X First class mailing

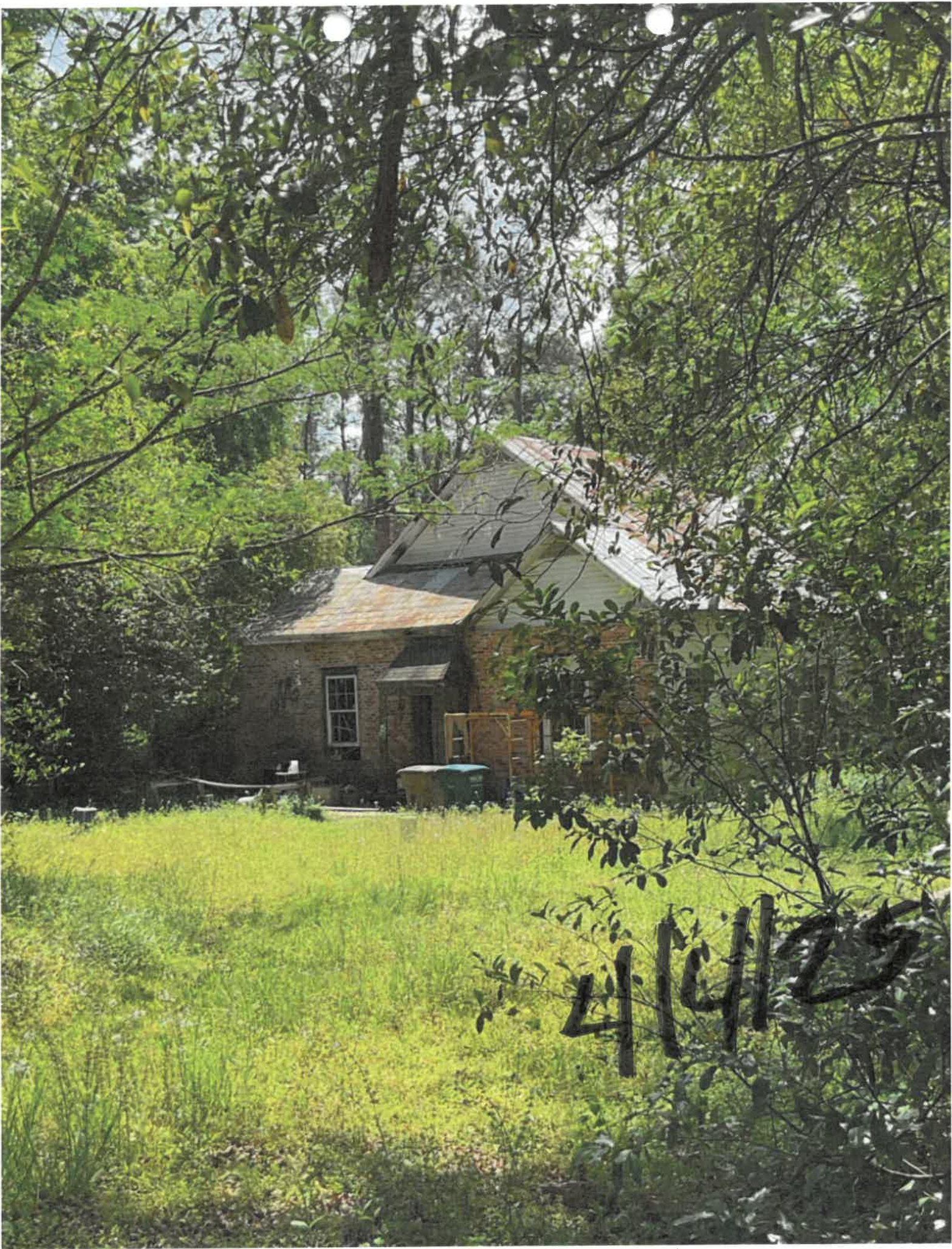
Refused to sign , drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector



372 NW
GIVEN LAKE
AVENUE

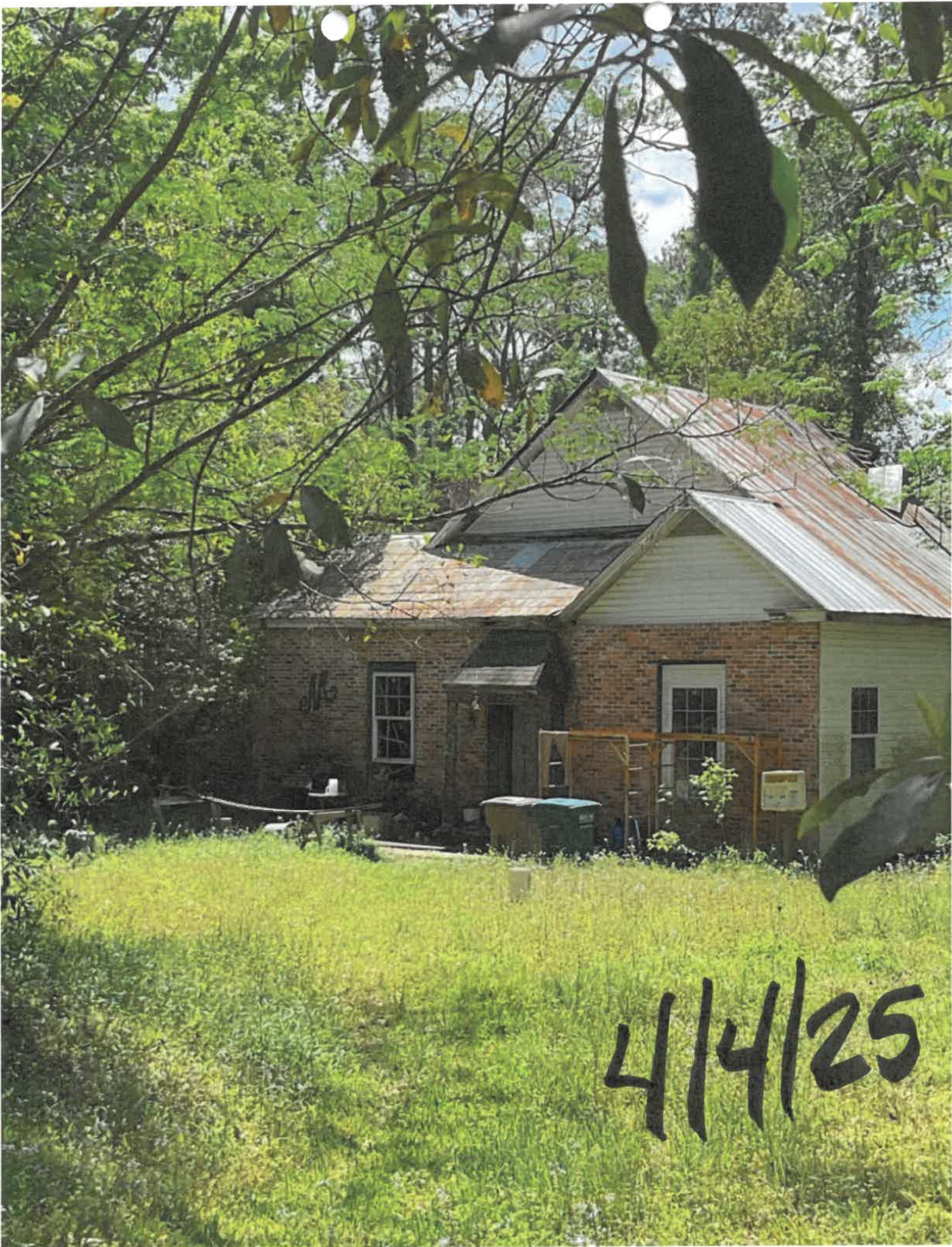


4/14/25



FIRE
EXTINGUISHER

4/4/23



4/4/25



4/14/25

PRIVATE
PROPERTY
NO TRESPASSING

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



9589 0710 5270 2886 2492 80
9589 0710 5270 2886 2492 80

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

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

OFFICIAL USE

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	
City, State, ZIP+4 [®]	Lake City, FL 32024
Street and Apt. No. or P.O. Box No.	156 SW LITCHFIELD AVE
Postmark	Here
Postage and Fees	\$10.00
Postage	\$4.00
Extra Services & Fees (check box, add fee if appropriate)	
☐ Certified Mail Fee	\$3.00
☐ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
☐ Extra Services & Fees (check box, add fee if appropriate)	\$4.00

James H. Johnson III
Sent to
City, State, ZIP+4[®]
Lake City, FL 32024

Ave

III

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
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:

JAMES H JOHNSON III
756 SW ICHEVUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9812 5266 7841 05

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2492 80

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?
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
- ☐ 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 (this portable electronic verification) for a specified period of delivery.
■ A record of delivery (signature) that is retained for a specified period.
■ Important Reminder: You may purchase First-Class Mail®, First-Class Mail® Extra, or Priority Mail® service.
■ Certified Mail service with Certified Mail® International mail.
■ Insurance coverage with Certified Mail® and Certified Mail® International mail.
■ For an additional fee, endorsement on the return receipt service.
■ Return receipt service of delivery (including delivery request a You can request a electronic version of the complete PS Form 3800, January

City of Lake City

Code Enforcement

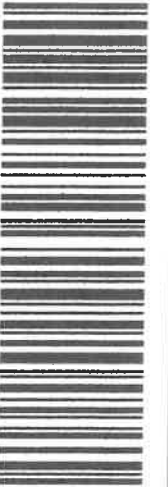
205 N. Marion Ave.
Lake City, Florida 32055

JAMES H JOHNSON III
756 SW ICHTUCKNEE AVE
LAKE CITY, FL 32024

089

CERTIFIED MAIL®

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



9589 0710 5270 2886 2487 26
9589 0710 5270 2886 2487 26

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

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

OFFICIAL USE

Postage	\$ 10.44
Postmark	Here
Extra Services & Fees (check box, add fee to postage)	\$ 2.30
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Total Postage and Fees \$ 12.74	

Sent To
JAMES H JOHNSON III
156 SW WILKES AVE
LAKE CITY, FL 32024
City, State, Zip+4

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

JOHNSON III
WILKES AVE
32024

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 H JOHNSON III
756 SW ICHETUCKEE
AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8434 79

2. Article Number (Transfer from service label)

9589 0730 5270 2886 2487

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?
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

26
Mail Restricted Delivery

Domestic Return Receipt

Certified Mail

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

Important Reminders:

- ☐ You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, or Priority Mail® services.
- ☐ Certified Mail service is available for First-Class Mail®, First-Class Mail® International, and Priority Mail®.
- ☐ Insurance coverage is available with Certified Mail service. Insurance coverage available for certain Priority Mail items.
- ☐ For an additional fee, an endorsement on the mailpiece for the following services:
 - Return receipt service of delivery (including electronic version. For complete PS Form 3811, see Receipt; attach PS Form 3811, July 2020 PSN 7530-02-000-9053)

PS Form 3800, January 2020

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

JAMES H JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

CASE #
089

CERTIFIED MAIL®



9589 0710 5270 2886 2484 74

9589 0710 5270 2886 2484 74

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 fee if appropriate)

☐ Return Receipt (hardcopy)	\$	
☐ 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 by JAMES H JOHNSON III

Street and Apt. No., or PO Box No.
156 SW ICHETUCKNEE AVE

City, State, ZIP+4®
LAKE CITY, FL 32024

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

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

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:

1. Article Addressed to: JAMES H. JOHNSON, III
756 SW ICHEE TUCKER AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8439 81

2. Article Number (Transfer from service label)

9589 0720 6856 42 4842 2886 2484 74

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x ☐ Agent

☐ Addressee	
B. Received by (<i>Printed Name</i>)	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

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the form)
- A unique identifier for your shipment
- Electronic verification of delivery
- A record of delivery (including date and time)
- Signature (this is required for a specified period)

Important Reminders:

- First-class mail, First-class Mail® and Priority Mail® service
- Certified Mail® service is not available for international mail.
- Insurance coverage is provided with Certified Mail service
- Insurance coverage with Certified Mail service is not available for certain Priority Mail items

For an additional fee, an endorsement on the mail can be added for the following services:

- Return receipt service
- You can request a hard copy of the return receipt electronic version. For complete PS Form 38

Receipt attach PS Form 3800, January 7, 2002

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

JAMES H JOHNSON III
156 SW ICHETWENEE AVE
LAKE CITY, FL 32024

#089

6807

7/2/25

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 H. BRINSTON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024*



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 78

Mail
Mail Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

☒ Date of Delivery

B. Received by (Printed Name)

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

Domestic Return Receipt

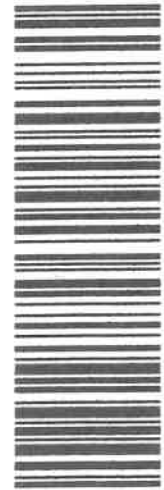
Certified Mail

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

Important Reminders:

- You may purchase Certified Mail service, First-Class Mail® or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is not available with Certified Mail service.
- Insurance coverage auto insurance coverage auto of Certified Mail service.
- For an additional fee, and certain Priority Mail items, endorsement on the mail, the following services:
- Return receipt service of delivery (including the electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 20

CERTIFIED MAIL



9589 0710 5270 2886 2480 78

9589 0710 5270 2886 2480 78

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 fee if appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	6.94
Total Postage and Fees	
\$	11.79

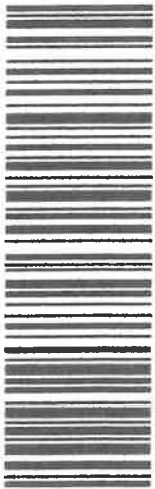
Sent To	JAMES H JOHNSTON III
Street and Apt. No., or PO Box No.	156 SW ICHETUCKNEE AVE
City, State, ZIP+4®	LAKE CITY, FL 32024

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

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

111
E AVENUE

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



9589 0710 5270 2886 2481 08

9589 0710 5270 2886 2481 08

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 fee if appropriate)

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

Postage

\$ 9.64

Total Postage and Fees

\$ 14.49

Sent by

JAMES H. JOHNSTON, III

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

419 SW LAKEVIEW AVENUE

City, State, ZIP+4®

LAKE CITY, FL 32025

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

Postmark
Here

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT 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:

JAMES H. THASTON III
419 SW LAKEVIEW AVENUE
LAKE CITY, FL 32025



9590 9402 9016 4122 8444 07

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2481 08

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

Domestic Return Receipt

PS Form 3800, January 2019

Certified Mail

- A receipt (this portion of)
- A unique identifier for yo
- Electronic verification of delivery.
- A record of delivery (incl signature) that is retaine 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 n with Certified Mail servie of Certified Mail service. Insurance coverage auto certain Priority Mail item
- For an additional fee, an endorsement on the mal the following services:
 - Return receipt service, of delivery (including t You can request a hard electronic version. For complete PS Form 3811, Receipt; attach PS Fo

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 H. JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8444 69

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2480 78

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

Leslie Stetzer

C. Date of Delivery

☐ Yes☐ No

D. Is delivery address different from item 1?

☐ Yes☐ No

If YES, enter delivery address below:

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

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 H. JOHNSON III
756 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024



9590 9402 9016 4122 8439 81

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2484 74

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

Leslie Stetzer

C. Date of Delivery

☐ Yes☐ No

D. Is delivery address different from item 1?

☐ Yes☐ No

If YES, enter delivery address below:

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

USPS TRACKING#



JACKSONVILLE FL 320

11 APR 2025 PM 4 L

9590 9402 9016 4122 8444 69

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF
205 N Marion Ave.
Lake City FL, 32055

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



USPS TRACKING#



JACKSONVILLE RPDC 320

7 JUL 2025 PM 4 L

9590 9402 9016 4122 8439 81

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Lake City/ CODE ENF
205 N Marion Ave.
Lake City FL, 32055

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

