

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

_____ /

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: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

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 BARBARA JEAN PERTEE and THEODORE PARKER (hereinafter referred to as "RESPONDENTS"), and alleges:

1. The property sought to be foreclosed on has the following physical address: 348 NE Escambia Street in Lake City, Florida ("Property").
2. RESPONDENTS, BARBARA JEAN PERTEE and THEODORE PARKER., are the owners 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 Beverly Wisman initially inspected RESPONDENTS' property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle

was parked on the Property.

4. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055 describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016, and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the certified mail to Petitioner on November 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."

6. On October 26, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.

7. On December 19, 2016, 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.

8. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 30 days following the date of entry of said Order.

9. 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 30th day, in accordance with Section 162.09, Florida Statutes.

10. The 180th day following the date of entry of said order was Monday, June 19, 2017.

11. To date, RESPONDENTS remain in default of the payment obligations by failing to make payment of the daily fine accrued and have failed to remedy the violations and bring the Property in compliance with Petitioner's Code of Ordinances on or before the 180th day from the date of said Order.

12. 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:

THEODORE PARKER,
348 NE ESCAMBIA STREET
LAKE CITY, FLORIDA 32055

BARBARA JEAN PERTEE
1040 SW CHARLESTON CT
LAKE CITY, FLORIDA 32025

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

The Northern Division of the City of Lake City, 61 feet of the East side of the Northwest 1/4 of Block 106, all lying and being in Columbia County, Florida.

Columbia County Parcel Identification Number: 00-00-00-12120-000



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: 2/13/25 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: 348 NE Escambia Street Nature
of Complaint: Derelict vehicles

How long has the complaint been going on? UNKNOWN Do you know
who the person(s) involved are? ☒ Yes No If yes, who? Barbara Jean Pertee & Theodore Parker 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: 2/13/25 Via: Person Case Number Assigned 202500000034
Notes:

LIEN BEGAN 7/17/17
348 NW ESCAMBIA
STREET
\$163,250 - 6/25/26

Case Data Sheet for case # 2500000034

Parcel# 12120-000

Address: 348 NE Escambia Street

Owner: Barbara Jean Pertee & Theodore Parker

Date of first inspection: 2/13/25

1st Notice of Violation sent: 2/13/25

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: _____

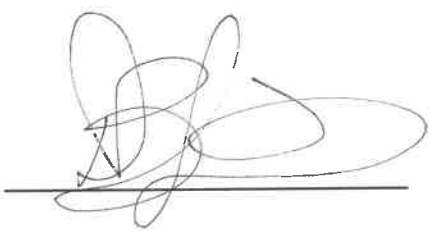
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 2/13/25

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-12120-000 (40696) >>

2025 Working Values
updated: 2/13/2025

Owner & Property Info

Result: 1 of 1

Owner	PERTEE BARBARA JEAN PARKER THEODORE 348 NE ESCAMBIA ST LAKE CITY, FL 32055		
Site	348 NE ESCAMBIA ST, LAKE CITY		
Description*	N DIV: 61 FT OFF THE E SIDE OF NW1/4 OF BLOCK 106.		
Area	0.147 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

2024 Certified Values		2025 Working Values	
Mkt Land	\$4,804	Mkt Land	\$4,804
Ag Land	\$0	Ag Land	\$0
Building	\$32,130	Building	\$32,130
XFOB	\$700	XFOB	\$700
Just	\$37,634	Just	\$37,634
Class	\$0	Class	\$0
Appraised	\$37,634	Appraised	\$37,634
SOH/10% Cap	\$245	SOH/10% Cap	\$0
Assessed	\$37,634	Assessed	\$37,634
Exempt	\$0	Exempt	\$0
Total	county:\$37,389 city:\$37,389	Total	county:\$37,634 city:\$37,634
Taxable	other:\$0 school:\$37,634	Taxable	other:\$0 school:\$37,634

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1920	966	1536	\$32,130

*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

Code	Desc	Year Blt	Value	Units	Dims
0165	CONC,PAVMT	1994	\$500.00	1.00	0 x 0
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0

Land Breakdown

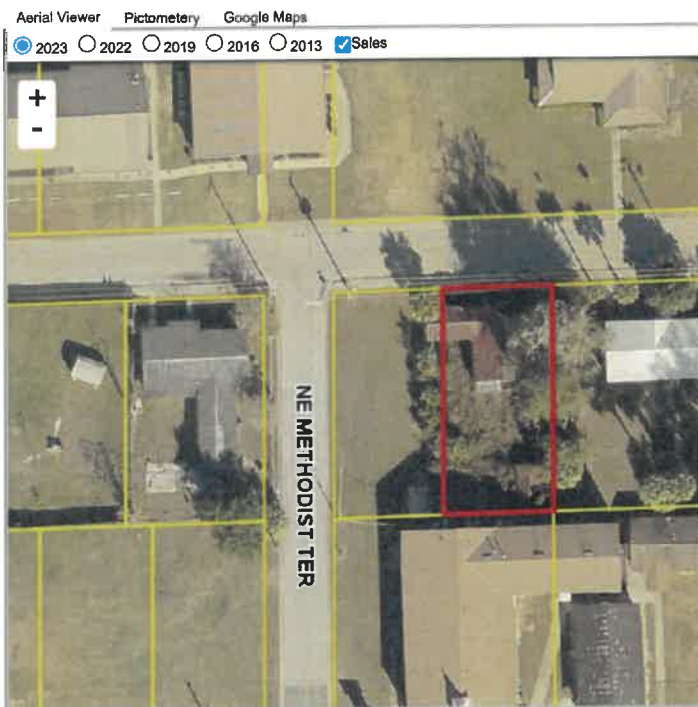
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	6,405.000 SF (0.147 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$4,804

Search Result: 1 of 1

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/13/2025 and may not reflect the data currently on file at our office.





Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12120-000 (40696) | SINGLE FAMILY (0100) | 0.147 AC

N DIV: 61 FT OFF THE E SIDE OF NW1/4 OF BLOCK 106.

Owner: PERTEE BARBARA JEAN

PARKER THEODORE

348 NE ESCAMBIA ST

LAKE CITY, FL 32055

Site: 348 NE ESCAMBIA ST, LAKE CITY

Sales Info NONE

2025 Working Values

Mkt Lnd	\$4,804	Appraised	\$37,634
Ag Lnd	\$0	Assessed	\$37,634
Bldg	\$32,130	Exempt	\$0
XFOB	\$700	county:	\$37,634
Just	\$37,634	city:	\$37,634
		other:	\$0
		school:	\$37,634
		Total Taxable	

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/13/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
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[LAKE CITY, FL 32055, COLUMBIA COUNTY](#)
Jan 1985

3.

[ALEXUS T PERTEE](#)
[ALEXUS PERTEE](#)

DOB: 3/xx/1993

Age: 31

Gender - Female

[*View Sources](#) (~2)

LexID: [48891900081](#)

[980 NW EADIE ST APT 102](#)
[LAKE CITY, FL 32055-3204,](#)
[COLUMBIA COUNTY](#)

Mar 2016 - Feb 2021

✓ Probable current address

Phone(s) in this top section may or may not be associated with the address.

[386-406-0921](#) - EST
ALEXUS TINAE
PERTEE
(CURRENT LISTING
NAME)
POSSIBLE WIRELESS



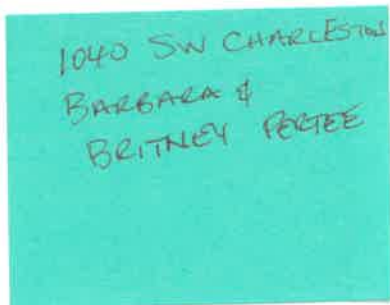
[352-374-5600](#) - EST
MERIDIANBEHAVIORAL
HEALTH
(CURRENT LISTING
NAME)

POSSIBLE VOIP
Oct 14, 2019 - Oct 14, 2019

[904-524-3018](#) - EST
ALEXUS T PERTEE
(CURRENT LISTING
NAME)
POSSIBLE WIRELESS



Jun 1, 2012 - Apr 1, 2022



[1786 SW GRANDVIEW ST](#)
[LAKE CITY, FL 32025-1300,](#)
[COLUMBIA COUNTY](#)
Nov 2023 - Aug 2024

[267 SW DAVACA GLN APT 101](#)
[LAKE CITY, FL 32025-0072,](#)
[COLUMBIA COUNTY](#)
Jul 2021 - Jun 2024

4.

[BERTRADE LEVELL PERTEE](#)
[BERTRADE L PERTEE](#)
[BERTRADE PERTEE](#)
[BETRADE L PERTEE](#)
[BERTRADE L PERTCE](#)
[L PERTEE BERTRADE](#)

DOB: 6/xx/1972

Age: 52

Gender - Male

[*View Sources](#) (~5)

SSN: [263-49-xxxx](#)



LexID: [1956969751](#)

DL: xxxx-xxx-xx-

xxx-x

DL State: FL

[348 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3073,](#)
[COLUMBIA COUNTY](#)

Nov 2008 - Dec 2013

Phone(s) in this top section may or may not be associated with the address.

[386-867-5885](#) - EST
BERTRADE PERTEE
(CURRENT LISTING
NAME)
POSSIBLE WIRELESS



Feb 1, 2022 - Jan 1, 2025



[512 E ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3020,](#)
[COLUMBIA COUNTY](#)
Apr 1999 - Jun 2004

[PO BOX 3242](#)
[LAKE CITY, FL 32056-3242,](#)
[COLUMBIA COUNTY](#)

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
			Jan 1999		
			2917 JUDY ST LAKE CITY, FL 32055, COLUMBIA COUNTY Jan 1999 - Oct 2007		
5.	KADRIA KASHONNA PERTEE KADRIA K PERTEE KADRIA PERTEE KADRIA PERTEZ DOB: 11/xx/1972 Age: 52 Gender - Female *View Sources (~5)	SSN: 264-47-xxxx  LexID: 2453810041	348 NE ESCAMBIA ST LAKE CITY, FL 32055-3073, COLUMBIA COUNTY 512 E ESCAMBIA ST LAKE CITY, FL 32055-3020, COLUMBIA COUNTY Jul 2000 - Jun 2004 2917 JUDY ST LAKE CITY, FL 32055, COLUMBIA COUNTY Jun 2004 RR 7 BOX 668 LAKE CITY, FL 32055, COLUMBIA COUNTY Mar 2000	Phone(s) in this top section may or may not be associated with the address. 386-365-0851 - EST BARBARA PERTEE (CURRENT LISTING NAME) POSSIBLE WIRELESS  Apr 1, 2007 - Jun 1, 2024	 criminal  motor vehicles  people at work
6.	KIMBERLY L PERTEE KIMBERLY PERTEE KIM PERTEE KIMBERLY LAVETTE GRAHAM PERTEE KIMBERLY L PETREE KIM PERTER DOB: 10/xx/1971 Age: 53 DOB: 10/1972 Age: 52 Gender - Female *View Sources (~7)	SSN: 595-01-xxxx  LexID: 1954634024 DL: xxxx-xxx-xx-xxx-x DL State: FL	378 SE LAKE FOREST PLAPT 103 LAKE CITY, FL 32025-5923, COLUMBIA COUNTY Nov 2020 ✓ Probable current address 1067 SW GODBOLD AVE LAKE CITY, FL 32024-3961, COLUMBIA COUNTY Feb 1999 - Mar 2011 RR 4 BOX 244D LAKE CITY, FL 32024-9370, COLUMBIA COUNTY Jan 2001 - Feb 2006 RR 4 BOX 244 LAKE CITY, FL 32024, COLUMBIA COUNTY	Phone(s) in this top section may or may not be associated with the address. 386-365-4079 - EST KIMBERLY LAVETTE GRAHAM PERTEE (CURRENT LISTING NAME) POSSIBLE WIRELESS  Nov 1, 2020 - Aug 1, 2024 386-719-2312 - EST POSSIBLE NON-DA   phone number may be disconnected.	 criminal  motor vehicles  people at work

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
			Apr 2000 - Jan 2003		
			RR 4 BOX 44D LAKE CITY, FL 32024, COLUMBIA COUNTY Jul 1999 - Sep 2005		
			SW GODBOLD AVE LAKE CITY, FL 32055, COLUMBIA COUNTY Feb 2000 - Mar 2001		
			614 W THOMPSON ST LAKE CITY, FL 32055, COLUMBIA COUNTY Feb 2000 - Oct 2000		
			615 W THOMPSON ST APT C3 LAKE CITY, FL 32055-1342, COLUMBIA COUNTY Apr 1996 - Jan 1999		
			1829 CONGRESS ST LAKE CITY, FL 32055-1780, COLUMBIA COUNTY May 1991 - Dec 1992		
			2653 SW BRIM ST LAKE CITY, FL 32024-0049, COLUMBIA COUNTY	386-754-8847 - EST KIMBERLY PERTEE (CURRENT LISTING NAME) POSSIBLE NON-DA ⓘ Jun 2008 - Dec 2009	

7.	KADRIA PERTEE *View Sources (~1)	LexID: 191090850336			
8.	AADRIA PERTEE		LAKE CITY, FL 32024 Apr 2010 - Jun 2010	386-752-8714 - EST POSSIBLE NON-DA ⓘ 🚩 phone number may be disconnected.	

Results 1 to 8 of 8
Last Name: PERTEE; **City:** LAKE CITY; **State:** FL; **ZIP Code:** 32055;

Your DPPA Permissible Use: No Permissible Purpose
Your GLBA Permissible Use: No Permissible Purpose
Your DMF Permissible Use: Legitimate Business Purpose Pursuant to a Law, Government Rule, Regulation, or Fiduciary Duty

Results 1 to 8 of 8

Last Name: PERTEE; City: LAKE CITY; State: FL; ZIP Code: 32055;

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
1.	D JACQUELYN C PERTEE JACQUELYN PERTEE JACQUELIN PERTEE JACQUELYN PERTEE-JENKINS JACQUELYN PORTER DOB: 3/xx/1951 DOD: 06/21/2009 Age at death: 58 Gender - Female *View Sources (~7)	SSN: 264-94-xxxx   SSN belongs to a person reported as deceased. LexID: 1236939359 DL: xxxx-xxx-xx-xxx-x DL State: FL	203 NE MONTANA ST LAKE CITY, FL 32055-2183, COLUMBIA COUNTY Oct 2003 - Jun 2009  Probable current address	386-758-5971 - EST POSSIBLE NON-DA 	 criminal  people at work
			203 NE MONTANA ST LAKE CITY F*L, FL 32055-2183, COLUMBIA COUNTY Jul 2003 - Mar 2004  Probable current address		
			880 NW LAKE JEFFERY RD LAKE CITY, FL 32055-1818, COLUMBIA COUNTY Feb 2009		
			RR 11 BOX 527 LAKE CITY, FL 32055, COLUMBIA COUNTY Nov 2000 - Aug 2006		
			1402 NE WASHINGTON ST LAKE CITY, FL 32055-6571, COLUMBIA COUNTY Jul 1997		
			15 AHN NW COUNTY ROAD 25A LAKE CITY, FL 32055 Feb 2003 - Apr 2003		
			NW COUNTY RD 25A LAKE CITY, FL 32055, COLUMBIA COUNTY Jul 2001 - Jul 2002		
			15 AHN NW VALDOSTA RD LAKE CITY, FL 32055 Jan 2001 - Jul 2001		
			1714 TEXAS ST LAKE CITY, FL 32055-1560, COLUMBIA COUNTY Feb 2000 - Feb 2001		
			615 W THOMPSON ST APT C3 LAKE CITY, FL 32055, COLUMBIA COUNTY Mar 1995		

ALL	NAME	SSN	ADDRESS	PHONE(S)	INDICATORS
			572 PO RT LAKE CITY, FL 32055, COLUMBIA COUNTY Aug 1988		
			RR 1 BOX 572 LAKE CITY, FL 32055-9754, COLUMBIA COUNTY Dec 1987		
			615 W THOMPSON ST APT D8 LAKE CITY, FL 32055-1342, COLUMBIA COUNTY		
			RR 11 BOX 572 LAKE CITY, FL 32055, COLUMBIA COUNTY Aug 1983		
			RR 5 BOX 315B LAKE CITY, FL 32055, COLUMBIA COUNTY Aug 1981		

2.

[BARBARA JEAN PERTEE](#)
[BARBARA J PERTEE](#)
[BARBARA PERTEE](#)
[BARBARA PERTREE](#)
DOB: 7/xx/1952
Age: 72
DOB: 1/1952
Age: 73
Gender - Female
[*View Sources](#) (~9)

SSN: [264-04-xxxx](#)

SSN: [264-05-xxxx](#)

 SSN belongs to a person reported as deceased.
 SSN not recently reported for subject.
LexID: [1956058959](#)
DL: **xxxx-xx-xx-xx**
DL State: FL

[348 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055-3073,](#)
[COLUMBIA COUNTY](#)
Apr 1981 - 2023

Phone(s) in this top section may or may not be associated with the address.

[386-365-0851](#) - EST
BARBARA PERTEE
(CURRENT LISTING NAME)
POSSIBLE WIRELESS


Apr 1, 2007 - Jan 1, 2025

[386-697-4660](#) - EST
POSSIBLE WIRELESS


Jan 1, 2020 - Apr 1, 2022



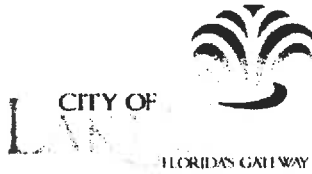
[512 E ESCAMBIA ST APT 15](#)
[LAKE CITY, FL 32055-3020,](#)
[COLUMBIA COUNTY](#)
Apr 1981 - Oct 2007

[48 NE ESCAMBIA ST](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
May 2003

[15 MONTANA ST](#)
[LAKE CITY, FL 32055, COLUMBIA](#)
[COUNTY](#)
Jul 1992 - Jan 2003

[PO BOX 3242](#)
[LAKE CITY, FL 32056-3242,](#)
[COLUMBIA COUNTY](#)
Aug 1992 - Jan 2003

[B 1140 RT PO](#)



City of Lake City

Office of the City Clerk

205 North Marion Avenue
Lake City, Florida 32055

TELEPHONE: (386) 719-5756
FAX: (386) 752-4896

STATE OF FLORIDA

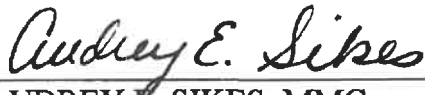
COUNTY OF COLUMBIA

Inst: 201712000624 Date: 01/11/2017 Time: 8:37AM
Page 1 of 5 B: 1328 P: 2555, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk

I, Audrey E. Sikes, 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. 2016-00000552 (4 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 6th day of January 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000552

PETITIONER,

v.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on December 8, 2016, 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. Respondents, Barbara Jean Pertee and Theodore Parker ("Respondents"), are the owners of residential real property located at 348 NE Escambia Street in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondents' residential property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle was parked on the Property.
3. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055

describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the certified mail to Petitioner on November 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."
5. On October 26, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on December 6, 2016 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.

3. Respondents were properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.

Order

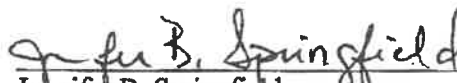
1. Within thirty (30) days of the date of this Order, Respondents shall take all actions necessary to correct the violations found on the subject Property as stated herein.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 180th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 30th day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondents are ordered to pay Petitioner's enforcement costs in the amount of twelve dollars and ninety-two cents (\$12.92) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondents, \$12.92 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 19th day of December 2016.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondents, Barbara Jean Pertee and Theodore Parker, at 348 NE Escambia Street in Lake City, Florida 32055 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 19th day of December 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox



City of Lake City

Office of the City Clerk

205 North Marion Avenue
Lake City, Florida 32055

TELEPHONE: (386) 719-5756

FAX: (386) 752-4896

STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst: 201712000624 Date: 01/11/2017 Time: 8:37AM
Page 1 of 5 B: 1328 P: 2555, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

I, Audrey E. Sikes, 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. 2016-00000552 (4 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 6th day of January 2017.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

AUDREY E. SIKES, MMC
City Clerk

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2016-00000552

PETITIONER,

v.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

ORDER

THIS CAUSE came before the Special Magistrate on December 8, 2016, 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. Respondents, Barbara Jean Pertee and Theodore Parker ("Respondents"), are the owners of residential real property located at 348 NE Escambia Street in Lake City, Florida ("Property").
2. City of Lake City Code Inspector Beverly Wisman initially inspected Respondents' residential property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle was parked on the Property.
3. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055

describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

4. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016 and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the certified mail to Petitioner on November 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."
5. On October 26, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.
6. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on December 6, 2016 and the conditions were unchanged.

Conclusions of Law

1. The authority of the undersigned special magistrate to hear and determine the violations alleged by Petitioner comes from Part I, chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2014-050.
2. The proceedings in this matter are governed by chapter 162, Florida Statutes, and Article X, Chapter 2, Part II, Lake City, Florida Code of Ordinances.

3. Respondents were properly notified of the alleged violations on the Property and provided with a reasonable period of time within which to correct the violations.
4. Respondents failed to timely correct the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondents of its date, time and location.

Order

1. Within thirty (30) days of the date of this Order, Respondents shall take all actions necessary to correct the violations found on the subject Property as stated herein.
2. In the event the subject property is not brought into compliance with Petitioner's Code of Ordinances on or before the 180th day, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 30th day, in accordance with Section 162.09, Florida Statutes, and may become a lien on the property upon which Petitioner may foreclose.
3. In addition, Respondents are ordered to pay Petitioner's enforcement costs in the amount of twelve dollars and ninety-two cents (\$12.92) within ten (10) days of the date of this Order. In the event such costs are not timely paid by Respondents, \$12.92 may be added to the amount of any lien placed on the subject property by Petitioner.

DONE AND ORDERED in this 19th day of December 2016.


JENNIFER B. SPRINGFIELD
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondents, Barbara Jean Pertee and Theodore Parker, at 348 NE Escambia Street in Lake City, Florida 32055 via USPS regular mail, and to Beverly Wisman, City of Lake City, Florida via electronic mail to wismanb@lcfla.com this 19th day of December 2016.


Jennifer B. Springfield

Cc via e-mail: Wendell Johnson
Robert Hathcox

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000034

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 3 day of April, 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 Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being 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

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2500000034

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

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

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Name Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being Personal Service

Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Don White
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000034

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: Barbara Jean Pertee & Theodore Parker

Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

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

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and <i>gardens</i> .
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.8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles must be corrected or removed from property per city and international ordinances by correction date.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards.
304.1.1 Unsafe conditions.	The unsafe structure must be demolished or brought into a habitable condition. All debris to be removed from property. All required permits for correcting violation must be applied for and acquired by the correction date 6/27/25.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: _____ 6/1/25 _____



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: Barbara Jean Pertee & Theodore Parker

Relationship owner: Owner

On date: 5/27/25

time being: 2:00 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



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 # 25-00000034

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: Barbara Jean Pertee & Theodore Parker

Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

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

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
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. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All untagged / expired tagged, unregistered, and / or inoperable vehicles must be corrected or removed from property per city and international ordinances by correction date.
302.4 Weeds.	All overgrowth grass and vegetation on property must be cut and maintained to international and city ordinance standards.
304.1.1 Unsafe conditions.	The unsafe structure must be demolished or brought into a habitable condition. All debris to be removed from property. All required permits for correcting violation must be applied for and acquired by the correction date 6/27/25.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: 6/1/25



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

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

Name: Barbara Jean Pertee & Theodore Parker

Relationship owner: Owner

On date: 5/27/25

time being: 2:00 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 # 2500000034

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 3 day of April, 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 Barbara Jean Pertee & Theodore Parker

Relationship Owner

On date 2/13/25 time being Personal Service

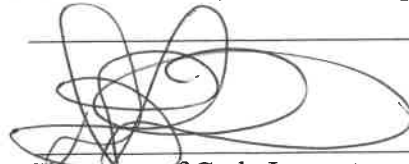
☐ Posted on property and at City Hall

☒ Certified Mail, Return Receipt requested

☐ First class mailing

☐ Refused to sign, drop service

Don White
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient Date



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000034

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: Barbara Jean Pertee and Theodore Parker
Address: 348 NE Escambia Street

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: 2/13/25

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

Violation Code	Violation Description
302.8 Motor vehicles.	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved spray booth</i> .
302.4 Weeds.	<i>Premises and exterior property</i> shall be maintained free from weeds or plant growth in excess of 12 INCHES . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
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 5. Structural members that have evidence of <i>deterioration</i> or that are not capable of safely supporting all nominal loads and load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
302.8 Motor vehicles.	All nonrunning, unplated and derelict vehicles must be removed from property. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
302.4 Weeds.	All grass, shrubs and vegetation must be cut and maintained within set limits of city and international ordinances.
304.1.1 Unsafe conditions.	All structure support, roofing, windows and outside structures must be repaired to safe and functional condition or in process of being repaired by set correction date.

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: 3/13/25



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: Barbara Jean Pertee & Theodore Parker Relationship owner: _____

On date: 2/13/25 time being: 1:45 p.m.

Personal Service _____

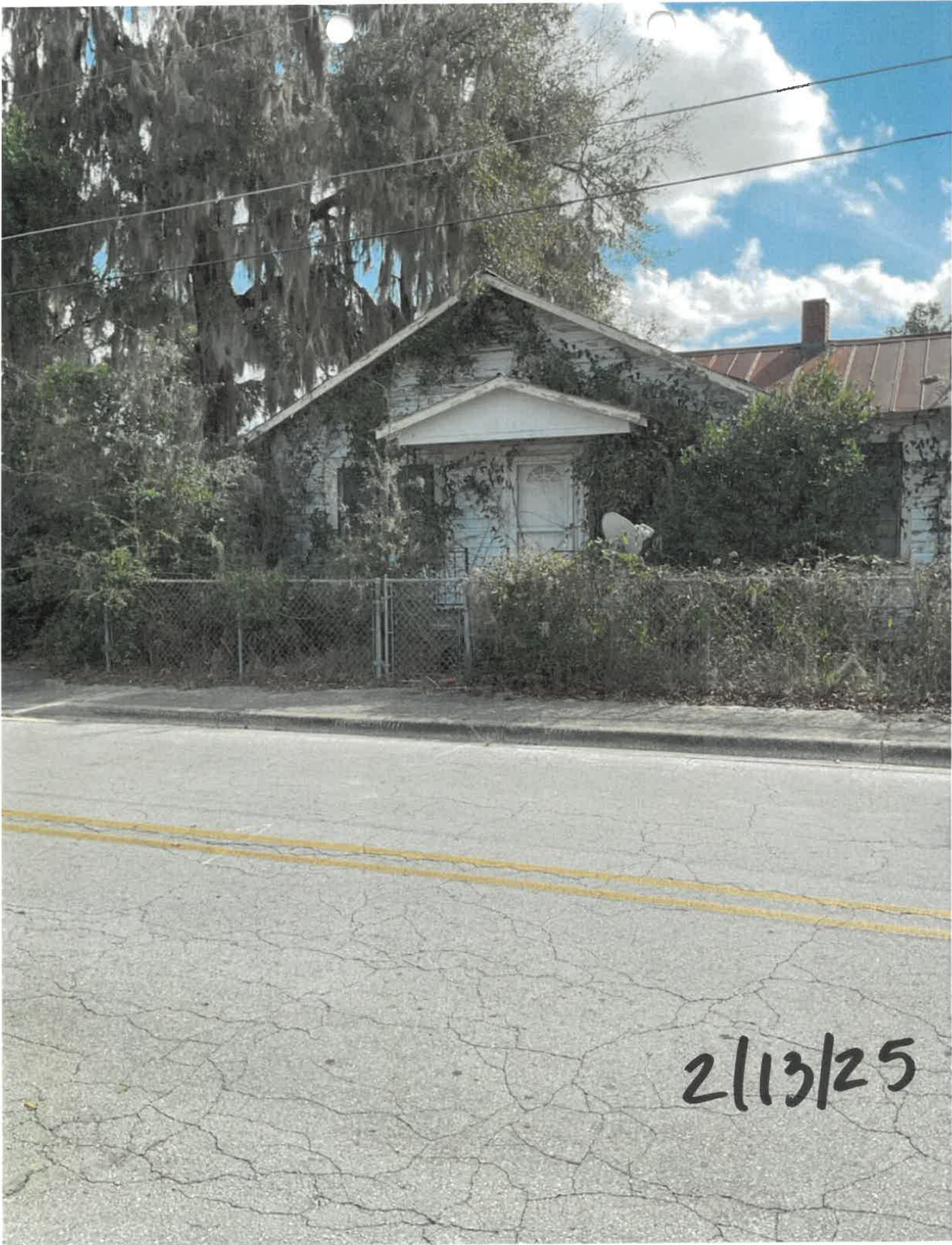
Posted on property _____ and at City Hall _____

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



2/13/25



2/13/25



2/13/25



2/13/25



2/13/25



2/13/25



2/13/25

Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-4S-17-07979-202 (29064) >>

2025 Working Values
updated: 2/13/2025

Owner & Property Info

Result: 2 of 3

Owner	PERTEE BARBARA JEAN 1040 SW CHARLESTON CT LAKE CITY, FL 32025		
Site	1040 SW CHARLESTON CT, LAKE CITY		
Description*	LOT 2 CHARLESTON COURT S/D. 779-1087, 920-597, 941-914, WD 1192-2353, CT 1316-657, WD 1323-679, WD 1327-1386, WD 1396-404.		
Area	0.3 AC	S/T/R	06-4S-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

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,500	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$178,874	Building	\$174,869
XFOB	\$2,313	XFOB	\$2,313
Just	\$199,687	Just	\$195,682
Class	\$0	Class	\$0
Appraised	\$199,687	Appraised	\$195,682
SOH/10% Cap	\$1,058	SOH/10% Cap	\$0
Assessed	\$199,687	Assessed	\$195,682
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$198,629 city:\$198,629 other:\$0 school:\$199,687	Total Taxable	county:\$195,682 city:\$195,682 other:\$0 school:\$195,682

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/9/2019	\$172,000	1396 / 404	WD	I	Q	01
12/15/2016	\$120,000	1327 / 1386	WD	I	U	18
7/11/2016	\$100	1323 / 679	WD	I	U	18
5/25/2016	\$100	1316 / 657	CT	I	U	12
3/31/2010	\$166,000	1192 / 2353	WD	I	Q	01
12/3/2001	\$129,900	941 / 914	WD	I	Q	
1/29/2001	\$15,900	920 / 597	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2001	1784	2479	\$174,869

*Bldg Desc: determinations are used by the Property Appraiser's 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

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2001	\$2,013.00	1342.00	0 x 0
0120	CLFENCE 4	2012	\$200.00	1.00	0 x 0
0169	FENCE/WOOD	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.300 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500

Search Result: 2 of 3

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1063

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 2/13/2025 and may not reflect the data currently on file at our office.

#034

TER

CERTIFIED MAIL®



9589 0710 5270 2886 2493 10
9589 0710 5270 2886 2493 10

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

R
1040 SW
LAK

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

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

OFFICIAL USE

Certified Mail Fee \$ <u>5.25</u>	
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$ <u>4.40</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ <u>7.44</u>	
Total Postage and Fees \$ <u>10.44</u>	
Send To BARBARA JEAN PORTEE 1040 SW CHARLESTON CT LAKE CITY, FL 32025 (4084)	

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

Postmark
Here

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:

BARBARA LEAN PETERSE
1040 SW CHALETSON CT
LAKE CITY, FL 32025

9590 9402 9812 5266 7843 41



2. Article Number (Transfer from service label)

9589 0710 5270 2886 2493

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent
☐ Addressee

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

10

Domestic Return Receipt

Certified Mail

- A receipt (this portion of)
- A unique Identifier for yo
- Electronic verification of delivery.
- A record of delivery (incl signature) that is retain

Important Reminders:

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

PS Form 3800, January 2

City of Lake City

Code Enforcement

205 N. Marion Ave.
Lake City, Florida 32055

BARBARA JEAN PORTER
1040 SW CHARLESTON CT
LAKE CITY, FL 32025

#034

CERTIFIED MAIL

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



9589 0710 5270 2886 2482 21
9589 0710 5270 2886 2482 21

EDDORRE PARKER

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
\$ 9.04
Total Postage and Fees
\$ 13.89

Postmark
Here

Sent To
BARBARA JEAN PERTEE & EDDORRE PARKER
Street and Apt. No., or PO Box No.
1040 CHARLESTON COURT
City, State, ZIP+4®
LAKE CITY, FL 32025

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

PLACE STICKER AT TOP OF ENVELOPE 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:

BARBARA JEAN PARKER &
THEODORE PARKER
1040 CHARLESTON COURT
LAKE CITY, FL 32025



9590 9402 9016 4122 8447 66

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2482 21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ 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
 - ☐ 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 portion)
- A unique identifier for delivery verification
- Electronic verification of delivery
- A record of delivery (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 available with Certified Mail service of Certified Mail service.
- Insurance coverage available with Priority Mail item.
- For an additional fee, an endorsement on the mailpiece may be requested.
- Return receipt service: of delivery (including electronic version). For complete PS Form 3811, Receipt attach PS Form 3800, January 20

City of Lake City

Code Enforcement

205 N. Marion Ave.

Lake City, Florida 32055

BARBARA JEAN PERTEE & THEODORE PARKER
1040 SW CHANCESTON COURT
LAKE CITY, FL 32025

5/21/25

#034

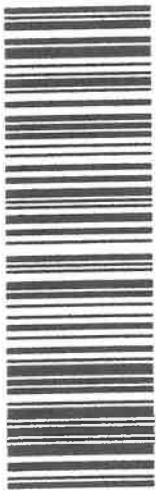
034

5/27/25

5/27/25

CASE # 034

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



9589 0710 5270 1815 1130 50
9589 0710 5270 1815 1130 50

DORE PARKER

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

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

OFFICIAL USE

Certified Mail Fee

\$ 4.05

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

- ☐ Return Receipt (hardcopy) \$ 4.05
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.65

Total Postage and Fees

\$ 9.64

Sent To

BARBARA JEAN DEETEE & THEODORE PARKER

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

1040 SW CHARLESTON COURT

City, State, ZIP+4[®]

LAKE CITY, FL 32025

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

BAR
1040
LAKE

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:

BANGORICA JENNY PERCEPETHEDOLE
1040 SW CHARLESTON COURT
LAKE CITY, FL 32025



9590 9402 8577 3244 7292 02

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1130 50

PS Form 3811, July 2020 PSN 7530-02-000-8053

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

Domestic Return Receipt

Certified Mails

- A receipt (this portion of the mailpiece) for you.
- 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®, First-Class Mail® Extra, and Registered Mail® are not eligible for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is available for Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, you can request a return receipt (including electronic version). For complete PS Form 3800, January 2019, attach PS Form 3800.