



# Notes Listing

Case Notes - IPMC - 2024-00000090

Date Descending

Run on 02/25/2025 03:25:58 PM

Subject	Author	Last Changed Date/Time
Investigation On 2/25/25 property and City Hall were posted with notice.	Donnell White	02/25/2025 03:25:52 PM
Investigation On 12/19/25 NOV was accepted by respondent.	Donnell White	02/25/2025 03:24:23 PM
Investigation On 1/16/25 a NOH and second NOV were prepared and sent via USPS certified mail. Correction date 2/13/25.	Donnell White	02/25/2025 03:17:51 PM
Investigation On 12/30/24 Found property has a current lien from same violation from August 2018. The violation has not been corrected and the lien remains unpaid. Consulting with attorney to address incorrect parcel number listed on Magistrate Order.	Donnell White	12/30/2024 12:02:19 PM
Initial Inspection On 12/13/24 observed large amounts of tarp covered household debris on front of property, this is creating a blight in the community. This create also creates a rodent harborage. On12/16/24 NOV was sent via certified mail.	Donnell White	12/13/2024 12:53:12 PM

# Participates in E-Verify

## NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, March 6, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**SPECIAL REQUIREMENTS:** Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA  
Code Enforcement Officer

On April 10, 2013, Governor Rick Scott signed into law CS/HB 155 (Chapter 2013-2, Laws of Florida).

This legislation reaffirms that Internet Café & Sweepstakes adult arcade are not exempted by exceptions in the gambling laws for charitable or nonprofit organizations, laws permitting certain game promotions or sweepstakes, and/or laws authorizing skill-based games at arcade



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

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 12/13/24 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: 954 NE Famu Lane Nature of Complaint: Debris on property - improperly stored / Rodent harborage / Overgrowth

How long has the complaint been going on? UNKNOWN Do you know who the person(s) involved are?  Yes  No If yes, who? Dianne Sherwin 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: 12/13/24 Via: Person Case Number Assigned 20240000090  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case Data Sheet for case # 2400000090

Parcel# 11924-000

Address: 954 Famu Lane

Owner: Dianne Sherwin

Date of first inspection: 12/13/24

1<sup>st</sup> Notice of Violation sent: 12/16/24

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> 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:

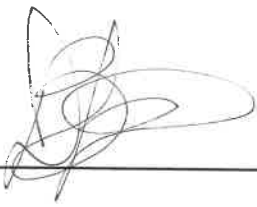
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$9.64 / 12/16/24

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_

  
\_\_\_\_\_

Don White CEO/ City of Lake City



### Columbia County Property Appraiser

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

**PARCEL: 28-3S-17-11924-000 (45567)** | SINGLE FAMILY (0100) | 1.889 AC

N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA

**NOTES:**

Columbia County, FL



**SHERWIN DIANNE**

Owner: 954 NE FAMU LN  
LAKE CITY, FL 32055  
Site: 954 NE FAMU LN, LAKE CITY

**2025 Working Values**

Mkt Lnd	\$41,157	Appraised	\$103,186
Ag Lnd	\$0	Assessed	\$71,313
Bldg	\$59,629	Exempt	\$63,090
XFOB	\$2,400	county:	\$3,221
Just	\$103,186	city:	\$3,221
		other:	\$0
		school:	\$46,313

Sales	4/19/2021	\$100	I (U)
Info	4/19/2021	\$100	V (U)
	4/17/2020	\$100	V (U)

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: 12/12/2024 and may not reflect the data currently on file at our office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)

**Columbia County Property Appraiser**

Jeff Hampton

**2025 Working Values**  
updated: 12/12/2024

Parcel: << 28-3S-17-11924-000 (45567) >>

**Owner & Property Info**

Result: 2 of 2

Owner	SHERWIN DIANNE 954 NE FAMU LN LAKE CITY, FL 32055		
Site	954 NE FAMU LN, LAKE CITY		
Description*	N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>		
Area	1.889 AC	S/T/R	28-3S-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 restricted by the Property Appraiser's office. Please contact your city or county Planning & Zoning offices for specific zoning information.

**Property & Assessment Values**

2024 Certified Values		2025 Working Values	
Mkt Land	\$41,157	Mkt Land	\$41,157
Ag Land	\$0	Ag Land	\$0
Building	\$59,629	Building	\$59,629
XFOB	\$2,400	XFOB	\$2,400
Just	\$103,186	Just	\$103,186
Class	\$0	Class	\$0
Appraised	\$103,186	Appraised	\$103,186
SOH/10% Cap	\$39,006	SOH/10% Cap	\$36,875
Assessed	\$69,475	Assessed	\$71,313
Exempt	HX HB SX \$61,252	Exempt	HX HB SX \$63,090
Total Taxable	county:\$2,928 city:\$2,928 other:\$0 school:\$44,475	Total Taxable	county:\$3,221 city:\$3,221 other:\$0 school:\$46,313

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



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2021	\$100	1448 / 1517	WD	I	U	11
4/19/2021	\$100	1435 / 919	QC	V	U	11
4/17/2020	\$100	1411 / 373	WD	V	U	11
4/17/2020	\$100	1411 / 371	WD	V	U	11
4/17/2020	\$100	1411 / 369	WD	V	U	11
4/17/2020	\$100	1411 / 367	WD	I	U	11
9/20/2019	\$100	1395 / 2461	QC	V	U	11
6/25/2019	\$100	1389 / 449	WD	V	U	11
6/12/2019	\$100	1386 / 1681	PR	V	U	30
6/12/2019	\$100	1386 / 1677	PR	V	U	30
12/4/2018	\$0	1373 / 1906	PB	V	U	18
12/19/2017	\$100	1350 / 2112	WD	V	U	11
8/24/2017	\$100	1347 / 2276	WD	V	U	11
10/2/2009	\$100	1181 / 2081	WD	I	U	14

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1998	720	8223	\$59,629

\*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
0190	FPLC PF	2012	\$1,200.00	1.00	0 x 0
0130	CLFENCE 5	2012	\$600.00	1.00	0 x 0
0130	CLFENCE 5	2012	\$600.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	19,800.000 SF (0.454 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$9,900
9901	AC/XFOB (MKT)	15,246.000 SF (0.350 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,623
0000	VAC RES (MKT)	47,269.000 SF (1.085 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$23,634

Search Result: 2 of 2

# Columbia County Tax Collector

generated on 12/13/2024 10:44:11 AM EST

## Tax Record

Last Update: 11/5/2024 2:17:05 AM EST

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>			
R11924-000	REAL ESTATE	2023			
<b>Mailing Address</b>					
SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055					
<b>Property Address</b>					
954 FAMU LAKE CITY					
<b>GEO Number</b>					
283S17-11924-000					
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
HX 25000	001				
HB 9468					
SX 25000					
<b>Legal Description (click for full description)</b>					
28-3S-17 0100/01001.89 Acres N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, See Tax Roll For Extra Legal					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	62,130	59,468	\$2,662	\$13.04
BOARD OF COUNTY COMMISSIONERS	7.8150	62,130	59,468	\$2,662	\$20.80
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	67,691	25,000	\$42,691	\$31.93
LOCAL	3.2170	67,691	25,000	\$42,691	\$137.34
CAPITAL OUTLAY	1.5000	67,691	25,000	\$42,691	\$64.04
SUWANNEE RIVER WATER MGT DIST	0.3113	62,130	34,468	\$27,662	\$8.61
LAKE SHORE HOSPITAL AUTHORITY	0.0001	62,130	34,468	\$27,662	\$0.00
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$275.76
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$311.26
<b>Total Assessments</b>					\$311.26
<b>Taxes &amp; Assessments</b>					\$587.02
<b>If Paid By</b>				<b>Amount Due</b>	





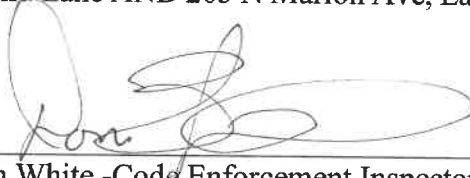
**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

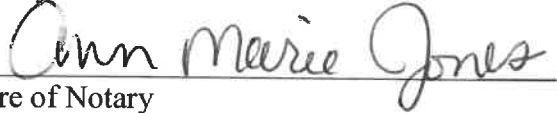
BEFORE ME, this day, 24th day of February 2025, personally appeared, Don White, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of February 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: 954 NE Famu Lane AND 205 N Marion Ave, Lake City, FL. 32055.



Don White -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
24th day of February 2025, by Don White  
who is personally known to me.



Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2028

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2400000090

Respondent Dianne Sherwin

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 2025, at (time) 5:30 P.M.. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> 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 Dianne Sherwin Relationship Owner

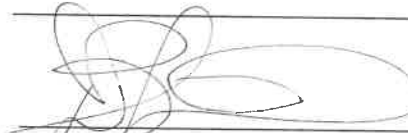
On date 1/16/25 time being 10:50 Personal Service

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](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000090 – 2<sup>ND</sup> 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: Dianne Sherwin  
 Address: 954 NE Famu Lane

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint  X  CE Personnel Observation  X   
 Date: 12/16/24 Complainant:  Don White  CE Personnel:  Don White

Violation Code	Violation Description
<b>302.1 Sanitation.</b>	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
<b>302.5 Rodent harborage.</b>	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>
<b>302.4 Weeds.</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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

Violation Code	Corrective Action
302.1 Sanitation	All overgrowth to be cleaned up and brought within city ordinance. Must be maintained within ordinance standards.
302.5 Rodent harborage.	All items improperly stored in front of dwelling needs to be stored in appropriate containers and relocated to rear of property.
302.4 Weeds.	All items in front of property under tarps housing / harboring rodents to be removed and properly stored.

**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: 2/16/25



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Dianne Sherwin Relationship owner: \_\_\_\_\_

On date: 1/27/25 time being: 10:00 A.M.


Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Don White  
 Print Name of Code Inspector

  
 Signature of Code Inspector



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> 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)

1/24/25



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**

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



12/16/24





12/16/24



12/16/24



12/16/24



12/16/24



12/16/24



12/16/24



12/16/24



12/16/24





12/16/24



12/16/29



12/16/24



12/16/24

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection\*\***

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

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

Name Diane Sherwin Relationship owner  
On date 4/13/21 time being Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

Jones, Beverly A  
Print Name of Code Inspector

Beverly Jones  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

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

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case # 2018-00000283

Respondent: SHERWIN, DIANNE

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) May 13, 2021 at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy Inspection\*\***

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

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

Name Diane Sherwin Relationship owner  
On date 3/19/2021 time being Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

Jones, Beverly A  
Print Name of Code Inspector

\_\_\_\_\_  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

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

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

**Case # 2018-00000283**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11923000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code    Violation Description    Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<b><u>302.1 SANITATION</u></b>	

Violation Code    Municipal Code

<p>22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.</p>
<p><b><u>302.1 SANITATION</u></b>.Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant</p>

occupies or controls in a clean and sanitary condition.

**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:

**CODE ENFORCEMENT BOARD  
OR SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING APPEAL**

from 5/13/21

Case # 2018-283

Respondent DIANE SHERWIN

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, JULY 8 2021 \_\_\_\_\_, at (time) 1:00 PM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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

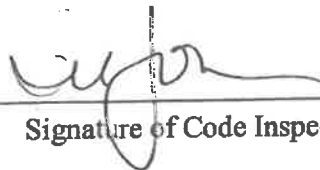
**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance Inspection\*\***

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

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

Name \_\_\_\_\_ DIANE SHERWIN \_\_\_\_\_ Relationship \_\_\_\_\_ OWNER \_\_\_\_\_  
On date \_\_\_\_\_ 6/17/21 \_\_\_\_\_ time being \_\_\_\_\_ Personal Service  
Posted on property and at City Hall \_\_\_\_\_ Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

Jones, Beverly A  
Print Name of Code Inspector

  
\_\_\_\_\_  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

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



Parcel: **28-3S-17-11924-000 (40509)**

**Owner & Property Info**

**Owner**  
SHERWIN DIANNE  
954 NE FAMU LN  
LAKE CITY, FL 32055

**Site**  
954 FAMU LN, LAKE CITY

**Description**  
N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB, (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454.87 FT E OF NW COR OF LOT 2 TOM PAGE SURVEY, RUN S 170 FT, E 190 FT, N 170 FT, ...more>>>

**Area**  
1.539 AC

**Use Code**  
SINGLE FAMILY (0100)

**S/T/R**  
S/T/R

**Tax District**  
28-3S-17

Description above is not to be used as the legal description for this parcel in any legal transaction. The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

	2020 Certified Values	2021 Working Values
Mkt Land	\$10,858	Mkt Land \$10,859
Ag Land	\$0	Ag Land \$0
Building	\$36,361	Building \$39,750
XFOB	\$1,800	XFOB \$1,800
Just	\$49,019	Just \$52,409
Class	\$0	Class \$0
Appraised	\$49,019	Appraised \$52,409
SOH Cap [?] [?]	\$0	SOH Cap [?] \$0
Assessed	\$49,019	Assessed \$52,409
Exempt	\$0	Exempt \$0
<b>Total taxable</b>	county:\$49,019 city:\$49,019 other:\$49,019 Total Taxable	county:\$52,409 city:\$52,409 other:\$0 Total Taxable

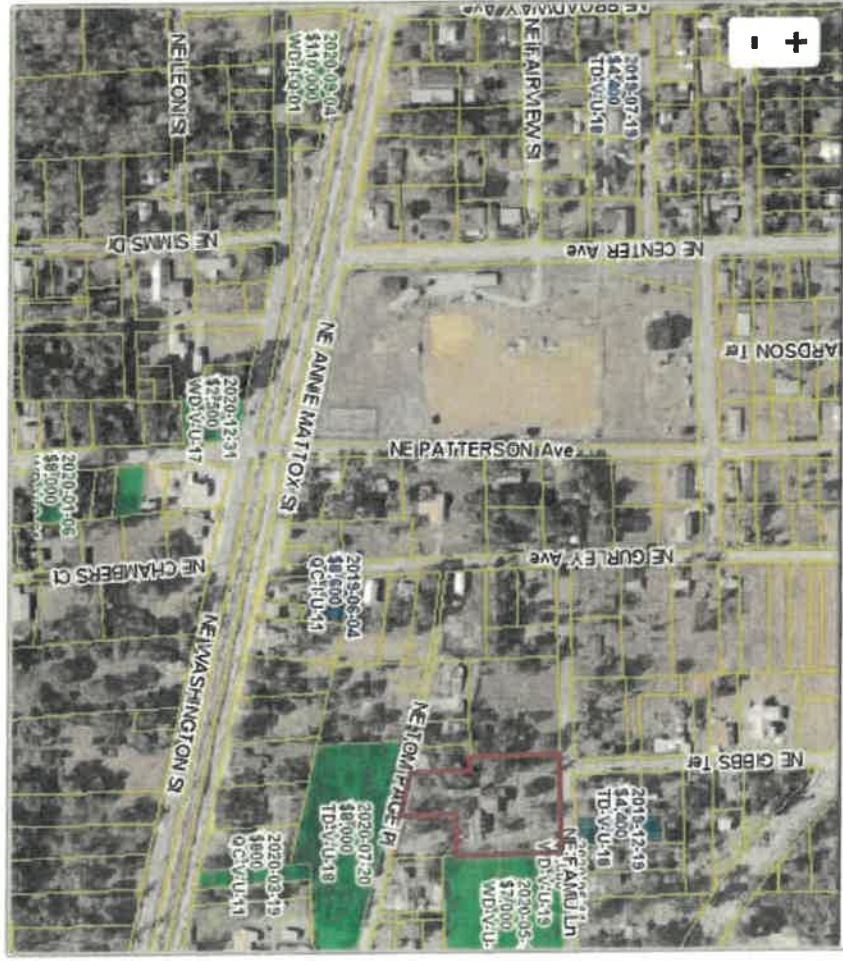
**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/17/2020	\$100	1411/0373	WD	V	U	11
4/17/2020	\$100	1411/0371	WD	V	U	11
4/17/2020	\$100	1411/0369	WD	V	U	11
4/17/2020	\$100	1411/0367	WD	I	U	11
6/25/2019	\$100	1389/0449	WD	V	U	11
6/12/2019	\$100	1386/1681	PR	V	U	30
6/12/2019	\$100	1386/1677	PR	V	U	30
12/4/2018	\$0	1373/1906	PB	V	U	18
12/19/2017	\$100	1350/2112	WD	V	U	11
8/24/2017	\$100	1347/2276	WD	V	U	11
10/2/2009	\$100	1181/2081	WD	I	U	14

**Building Characteristics**

Aerial Viewer    Pictometry    Google Maps

2019    2016    2013    2010    2007    2005     Sales



**CODE ENFORCEMENT SPECIAL MAGISTRATE**

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

**NOTICE OF VIOLATION****Case # 2018-0000283**

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 Parcel ID# 11923-000/11925-000/11924-000:

INITIAL INSPECTION	BEVERLY JONES	7/23/18	3:45PM	Failed-piles of discarded bricks, other debris left In yard. Public nuisance as it is an attractive nuisance, no permits on file for any type of construction.
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Violation Code	Violation Description	Corrective Action
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22-191	SECTION 22-191 PUBLIC NUISANCE	Remove all brick and debris as items can not be stored on residential property.
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Violation Code	Municipal Code
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22-164	<p><i>Nuisance or public nuisance. Any one or combination of the following:</i></p> <p>Any attractive nuisance which may prove detrimental to the health or safety of children and others whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, abandoned or discarded ice boxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units, abandoned motor vehicles and any structurally unsound fences or structures; lumber, trash, fences, debris, or vegetation such as poison ivy, oak or sumac, which may prove a hazard for inquisitive persons. Abandoned buildings are attractive nuisances when they are unsecured or unsecurable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. Unsafe conditions may include such neglect of security that opportunities for criminal activity persist to the danger and detriment of the neighborhood.</p>
--------	--

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

Type of Corrective Action	Due Date
NOTICE OF VIOLATION	08/10/2018

If the violation continues beyond the above date, you will be summoned to appear before the Code Enforcement Board of Lake City, Florida and may be subject to a possible civil fine of up to \$250 per day/per violation for each day the violation continues beyond the above date.

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

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

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

If the violation is a repeat violation you may be subject to a possible civil fine of up to \$500.00 per day/per violation for each day the repeat violation continues.

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

Name Louise Dandy Relationship recorded owner of Parcel 11924-000  
Name: Minnie Lee Brown Relationship: recorded owner for Parcel 11925-000  
Name: AMY HART Relationship: recorded owner for Parcel 11923-000

On date 7/23/18 time being \_\_\_\_\_ Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
 First class mailing  
Refused to sign, drop service

Print Name of Code Inspector

\_\_\_\_\_  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
Signature of Respondent/Recipient      Date

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

**Case # 2018-00000283**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at Parcel ID# 11924000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	<u>Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.</u>
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	<u>Results</u>
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	<u>Results</u>

Violation Code    Violation Description    Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<b><u>302.1 SANITATION</u></b>	

Violation Code    Municipal Code

<p>22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.</p> <p><b><u>302.1 SANITATION.</u></b>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant</p>
--

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

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

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

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

Name Diane Sherwin Relationship owner  
 On date 4/15/2021 time being Personal Service  
 Posted on property and at City Hall Certified Mail, Return Receipt requested  
 First class mailing  
 Refused to sign, drop service

Beverly Jones  
 Print Name of Code Inspector

  
 Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
 Signature of Respondent/Recipient      Date

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

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

**Case # 2018-00000283**

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 Parcel ID# 11923000:

REINSPECTION	Beverly A Jones	4/14/2021	9:38AM	Results-follow up complaint-property has been before magistrate regarding this issue. Respondent has not complied. brick/construction debris is still present. Bricks present a sanitation and a public nuisance as they harbor snakes and pests, also an attraction nuisance.
REINSPECTION	Beverly A Jones	05/20/2019	2:37PM	Results
INITIAL INSPECTION	Beverly A Jones	08/28/2018	2:22PM	Results
INITIAL INSPECTION	Beverly A Jones	07/23/2018	9:00AM	Results

Violation Code    Violation Description    Corrective Action

22-191-Public Nuisance	Remove bricks due to sanitation and nuisance issue. Previous magistrate order is attached.
<b><u>302.1 SANITATION</u></b>	

Violation Code    Municipal Code

<p>22-191 -city ordinance-Public nuisances are defined in the definitions section of division 1 herein. When nuisance conditions or hazards degenerate or cumulatively impact on structures, dwellings, or other buildings regulated by the minimum standards codes, to the extent that repair, removal, securing or demolition is necessary for the public health, safety and welfare, then the city growth management director or his designee or the code enforcement board are authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structures according to procedures outlined herein. These powers are hereby declared to be remedial and essential for the public interest and it is intended that such powers be liberally construed to effectuate the purposes stated herein.</p>
<p><b><u>302.1 SANITATION</u></b>.Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant</p>

occupies or controls in a clean and sanitary condition.

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

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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:

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- (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.

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

Name Diane Sherwin Relationship owner  
 On date 4/15/2021 time being Personal Service  
 Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

Beverly Jones  
 Print Name of Code Inspector

\_\_\_\_\_  
 Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
 Signature of Respondent/Recipient      Date

Type of Corrective Action	Due Date
NOTICE OF HEARING	05/13/2021
NOTICE OF VIOLATION	04/30/2021

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

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

Name Diane Sherwin Relationship owner  
 On date 4/15/2021 time being Personal Service  
Posted on property and at City Hall Certified Mail, Return Receipt requested  
First class mailing  
Refused to sign, drop service

**Beverly Jones**  
 Print Name of Code Inspector

\_\_\_\_\_  
 Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Violation**

\_\_\_\_\_  
 Signature of Respondent/Recipient      Date



## Track Another Package +

**Track Packages Anytime, Anywhere**

Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

[https://reg.usps.com/xself?](https://reg.usps.com/xself?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2F informeddelivery.usps.com/box/pages/intro/start.action)

**Tracking Number: 70180680000115811384**

Remove X

Your item was delivered to the front desk, reception area, or mail room at 3:16 pm on June 10, 2021 in WESLEY CHAPEL, FL 33544.

### **Delivered, Front Desk/Reception/Mail Room**

June 10, 2021 at 3:16 pm  
WESLEY CHAPEL, FL 33544

**Get Updates** v

**Text & Email Updates** v

**Tracking History** v

**Product Information** v

**See Less** ^



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

**PARCEL: 28-3S-17-11924-000 (40509)** | SINGLE FAMILY (0100) | 1.539 AC  
 N DIV: COMM 480 FT E OF NW COR OF SW1/4 OF SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT, N 228 FT TO POB. (AKA PART OF LOT 2 TOM PA

<b>Owner:</b>	<b>SHERWIN DIANNE</b>				
	954 NE FAMU LN	Mkt Lnd	\$10,859	Appraised	\$52,409
	LAKE CITY, FL 32056	Ag Lnd	\$0	Assessed	\$52,409
<b>Site:</b>	954 FAMU LN, LAKE CITY	Bldg	\$39,750	Exempt	\$0
<b>Sales Info</b>	4/17/2020 \$100 V (U)	XFOB	\$1,800	Total	county:\$52,409
	4/17/2020 \$100 V (U)	Just	\$52,409	Taxable	city:\$52,409
	4/17/2020 \$100 V (U)				other:\$0
					school:\$52,409

**NOTES:**



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)



**Tax Record**

print

Account No  
1 of 1

Last Update: 4/27/2021 9:11:18 AM EDT

**Details**

**Tax Record**

- [Print View](#)
- [Legal Desc.](#)
- [Tax Payment](#)
- [Payment History](#)
- [Print Tax Bill New!](#)
- [Change of Address](#)



**Ad Valorem Taxes and Non-Ad Valorem Assessments**

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

**Archives**

- [Account Number](#)
- [GEO Number](#)
- [Owner Name](#)
- [Property Address](#)
- [Mailing Address](#)

Account Number	Tax Type	Tax
R11924-000	REAL ESTATE	
<b>Mailing Address</b> SHERWIN DIANNE 954 NE FAMU LN LAKE CITY FL 32055		<b>Property Address</b> 954 FAMU NE LAKE CITY
		<b>GEO Number</b> 283S17-11924-000
Exempt Amount	Taxable Value	
See Below	See Below	

**Site Functions**

- [Tax Search](#)
- [Local Business Tax](#)
- [Contact Us](#)
- [County Login](#)
- [Home](#)

Exemption Detail	Millage Code	Escrow Co.
NO EXEMPTIONS	001	
<b><u>Legal Description (click for full description)</u></b> 28-3S-17 0100/01001.54 Acres N DIV: COMM 480 FT E OF NW COR OF ; SW1/4, RUN S 170 FT FOR POB, RUN E 100 FT, S 228 FT, W 102.4 FT FT TO POB. (AKA PART OF LOT 2 TOM PAGE SURVEY) & N DIV: BEG 454 OF NW COR OF LOT 2 TOM PAGE SURVEY, See Tax Roll For Extra Lega.		



Sales Price \$0.00  
Doc Stamps .70

This Instrument Prepared by & return to:  
Name: JAMES A. DANDY  
Address: 9104 MIDDLEGROUND ROAD  
SAVANNAH, GA 31406

Inst: 201712023713 Date: 12/29/2017 Time: 1:04PM  
Page 1 of 2 B: 1350 P: 2112, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: R11923, R11902, R11924 and R11925

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS CORRECTIVE DEED** Made the 19<sup>th</sup> day of December, A.D. 2017, by **JAMES A. DANDY, CONVEYING NON HOMESTEAD PROPERTY**, hereinafter called the grantor, to **DIANNE SHERWIN**, whose post office address is **954 NE FAMU LANE, LAKE CITY, FL 32055**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Attached Exhibit A

**THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN INSTRUMENT RECORDED IN O.R. BOOK 1347 PAGE 2277 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa W. Plummer  
Witness Signature  
MELISSA W. PLUMMER  
Printed Name

Kyleenia Yhap  
Witness Signature  
Kyleenia Yhap  
Printed Name

JAMES A. DANDY L.S.  
Address:  
9104 MIDDLEGROUND ROAD  
SAVANNAH, GA 31406

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2017, by **JAMES A. DANDY**, who is known to me or who has produced State ID as identification.

Phyllis Youmans  
Notary Public  
My commission expires June 24, 2018



"EXHIBIT A"

COMMENCE AT THE NE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 89°07'39" W., 650.35 FEET; THENCE S. 01°55'19" W., 29.61 FOR THE POINT OF BEGINNING; THENCE CONTINUE S., 01°55'19" W 117.06 FEET; THENCE S.01°54'35" W., 128.21 FEET; THENCE N. 88°10'40" W., 9006 FEET; THENCE S. 01°49'20" W., 127.63 FEET; THENCE N.87°24'32" W., 38.43 FEET; THENCE N.74°37'09" W., 63.33 FEET THENCE N.01°49'20" E., 141.62 FEET; THENCE N. 88°21'46" W., 33.69 FEET; THENCE N.01°07'44" E., 213.67 FEET; THENCE S. 88°46'33" E., 226.74 FEET TO THE POINT OF BEGINNING CONTAINING 1.92 ACRES MORE OR LESS.

This instrument Prepared by & When Recorded Return To:  
Lloyd E. Peterson, Jr., Esq.  
905 SW Baya Drive  
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201912016565 Date: 07/17/2019 Time: 3:59PM  
Page 1 of 2 B: 1389 P: 449, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel ID#: 28-3S-17-11925-001

(Space above this line reserved for recording office use only)

## Corrected Warranty Deed

**THIS WARRANTY DEED** made this 25 day of June, 2019 between **MINNIE CARTER VANN f/k/a/ MINNIE LEE BROWN**, Individually, **CONVEYING NON-HOMESTEAD PROPERTY**, whose post office address is 415 Mercury Dr., Tallahassee, FL 32305-6828, grantor(hereinafter referred to as Grantor), and **JAMES A. DANDY**, Individually, whose post office address is 4750 Cumberland Drive, Savannah, GA 31405, grantee(hereinafter referred to as Grantee),

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

N.B.: The purpose of this deed is to correct the legal description of deed recorded at Official Records Book 1347 of Page 2276 of the public records of Columbia County, Florida. The deed did not include the a strip of land that borders or overlaps Parcel #28-3S-17-11923-000.

*Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:*

**COMMENCE** at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 3 South, Range 17 East, Columbia County, Florida and run North 89°07'39" West along the North line of Southwest 1/4 of the Southwest 1/4 of Section 28 a distance of 840.88 feet; thence South 01°49'20" West a distance of 26.97 feet to a point on the Southerly right-of-way line of NE Famu Lane; thence South 88°37'02" East along said Southerly right-of-way line of NE Famu Lane a distance of 190.43 feet to a point on the East line of Lot 2 of Tom Page survey; thence South 01°54'35" West along said East line of Lot 2 of Tom Page survey a distance of 147.04 feet to the POINT OF BEGINNING; thence continue South 01°54'35" West along said East line of Lot 2 of Tom Page survey a distance of 99.16 feet; thence North 87°12'09" West a distance of 89.87 feet; thence North 01°54'35" East a distance of 98.83 feet; thence South 87°24'37" East a distance of 89.87 feet to the POINT OF BEGINNING. Containing 0.20 acres, more or less.

**SUBJECT TO** taxes for 2019 and subsequent years, covenants, conditions, restrictions, easements, reservations, and limitations of record, if any; but this shall not serve to reimpose the same.

N.B.: Grantor warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

*Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

*To Have and to Hold the same in fee simple forever.*

*And the grantor hereby covenants with said grantee that he/she is lawfully seized of said land in fee simple; that he/she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.*

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Print Name: Andrea L. Parra

Minnie Carter Vann

MINNIE CARTER VANN, Grantor

415 Mercury Drive, Tallahassee, FL 32305

Witness #2

Print Name: Gerome Brown

Gerome Brown

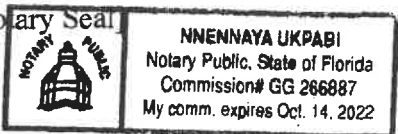
STATE OF FLORIDA

COUNTY OF Leon

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25 day of 25<sup>th</sup> June, 2019 by MINNIE CARTER VANN, who  is personally known or  has produced a State ID driver's license as identification, who is the person described in and who executed the foregoing instrument, and who says that the execution hereof is his free act and deed for the use and purpose herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, this date.

[Notary Seal



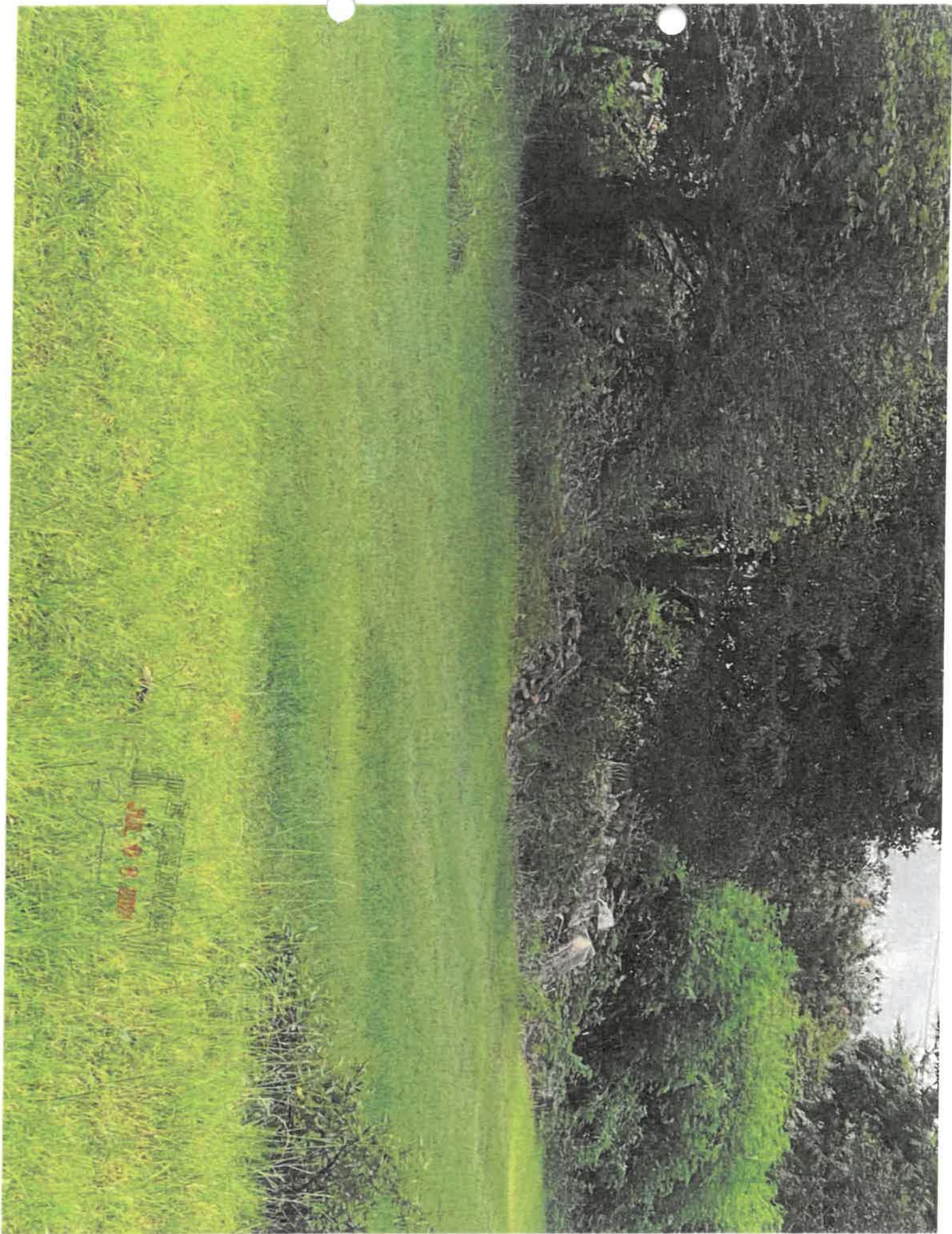
NNENNAYA UKPABI

Notary Public, State of Florida

Print Name: NNENNAYA UKPABI

Commission Expires: 10/14/2022





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

**CITY OF LAKE CITY, FLORIDA**

**CASE NO. 2018-00000283**

**PETITIONER,**

**v.**

**DIANE SHERWIN,**

**RESPONDENT.**

Inst: 201912025972 Date: 11/07/2019 Time: 8:30AM  
Page 1 of 4 B: 1398 P: 670, P.DeWitt Cason, Clerk of Court Colum  
County, By: BS  
Deputy Clerk

**ORDER**

**THIS CAUSE came before the Special Magistrate on October 10, 2019, at the request of  
Petitioner, and the Special Magistrate having heard and received testimony and evidence from  
Petitioner and Respondent, makes the following findings of fact and conclusions of law and  
thereupon orders, as follows:**

**Findings of Fact**

- 1. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE  
FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos.  
11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property").  
City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing.  
Respondent also appeared and testified at the hearing.**
- 2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's  
Property on August 1, 2019, and observed piles of landscaping materials, including  
reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping  
materials may harbor pests that could pose a risk to public health and safety. Respondent  
testified that she intends to use all of the materials for landscaping purposes on the**

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was 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. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct all of the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
6. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

**Order**

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91<sup>st</sup> or 181<sup>st</sup> day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17<sup>th</sup> day of October 2019.

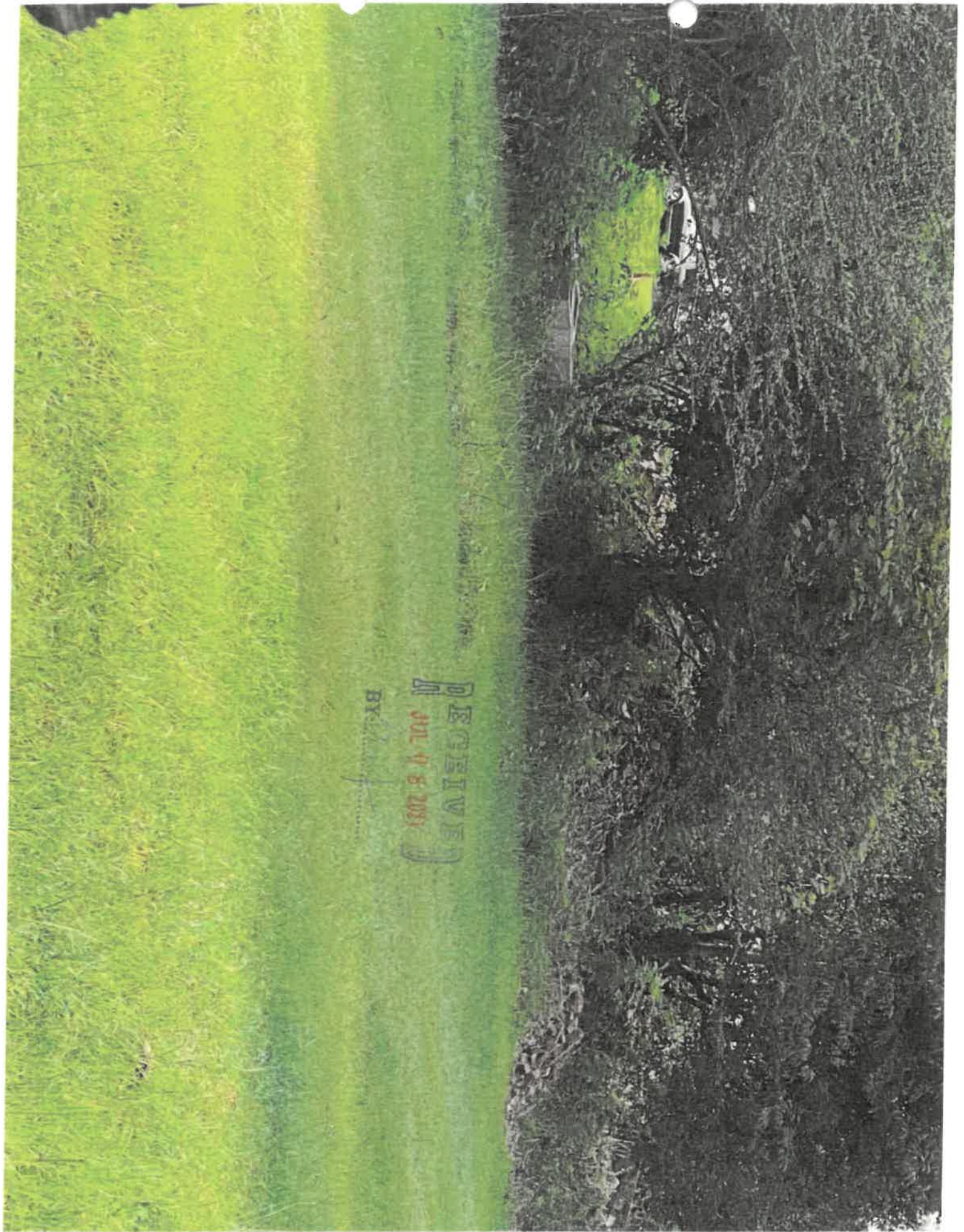
  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to [jonesb@lcfia.com](mailto:jonesb@lcfia.com) this 17<sup>th</sup> day of October 2019.

  
Jennifer B. Springfield

Copies to:  
Joseph Helfenberger  
David Young



RECEIVED  
JUL 11 8 2003

BY: [Signature]

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

**CITY OF LAKE CITY, FLORIDA**

**PETITIONER,**

**CASE NO. 2018-283**

**v.**

**DIANNE SHERWIN,**

**RESPONDENT.**

**ORDER IMPOSING ADMINISTRATIVE FINE**

Pursuant to Section 162.09, Florida Statutes, this cause came on for hearing before the Special Magistrate on July 8, 2021.

The hearing was held because it was alleged that the Respondent(s) had been ordered to correct certain violations, and that the Respondent(s) had failed to do so.

After due notice to the Respondent(s), the Special Magistrate heard testimony under oath, received evidence, and heard argument of the parties present. Upon the evidence presented, the Special Magistrate makes these Findings of Fact and Conclusions of Law.

The Respondent is the owner of the property located at 954 NE FAMU LN, LAKE CITY, FL, 32055. Said property will be referred to herein as the Subject Property.

By Order dated October 17, 2019 (hereinafter, the Violation Order), the Subject Property was found to be in violation of the Code of the City of Lake City, Florida. Respondent(s) was/were ordered to correct the deficiency(ies) by a date certain. Said Violation Order is incorporated herein.

The ordered corrective action was not timely taken for the violation(s) set forth in the Violation Order. Moreover, the violation(s) continue.

It is appropriate to order the Respondent(s) to pay a fine for each day the violation(s) continue(s) past the date set in the violation Order.

Having considered the factors set forth in Florida Statute Section 162.09(2)(b), the appropriate fine amount is twenty-five dollars (\$25.00) per day.

Accordingly, **IT IS ORDERED:**

An administrative fine is hereby imposed upon Respondent Dianne Sherwin in the amount of twenty-five dollars (\$25.00) per day, beginning January 16, 2021 (91 days from October 17, 2019) for each day the violation(s) continue(s), which shall continue to accrue daily unless and until the violation(s) is/are cleared or extinguished by law.

A certified copy of this Order may be recorded in the public records of any county. Such recording shall establish this Order as a lien against the subject property and any real or personal property owned by the Respondent(s).

DONE AND ORDERED on this 13th day of July, 2021.

  
STEPHANIE MARCHMAN  
SPECIAL MAGISTRATE

Copies furnished to:  
Respondent  
Joseph Helfenberger  
David Young  
Bev Jones



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF LAKE CITY, FLORIDA

CITY OF LAKE CITY, FLORIDA

CASE NO. 2018-00000283

PETITIONER,

v.

DIANE SHERWIN,

RESPONDENT.

---

ORDER

THIS CAUSE came before the Special Magistrate on October 10, 2019, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

**Findings of Fact**

1. Dianne Sherwin ("Respondent") is the owner of residential property located at 954 NE FAMU Lane in Lake City, Florida, which property has been assigned Tax Parcel Nos. 11932-000 and 11925-000 by the Columbia County Property Appraiser ("Property"). City of Lake City Code Inspector Beverly Jones appeared and testified at the hearing. Respondent also appeared and testified at the hearing.
2. City of Lake City Code Inspector Beverly Jones initially inspected Respondent's Property on August 1, 2019, and observed piles of landscaping materials, including reclaimed bricks. Petitioner testified that it is concerned that the piles of landscaping materials may harbor pests that could pose a risk to public health and safety. Respondent testified that she intends to use all of the materials for landscaping purposes on the

Property. Respondent further testified that she has taken measures to ensure that there are no pests in the piles.

3. On August 6, 2019, Petitioner hand-delivered a Notice of Violation to Respondent at the City of Lake City's City Hall, requiring Respondent to remove the piles of landscaping materials no later than August 30, 2019, together with a Notice of Hearing with the time and place of the October 10, 2019 hearing.
4. Petitioner re-inspected the Property several days before the hearing and the condition was 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. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
4. Respondent failed to timely correct all of the alleged violations on the Property.
5. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
6. Pursuant to Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned special magistrate is authorized to order the relief granted herein.

**Order**

1. Within ninety (90) days of the date of this Order, Respondent shall establish orderly stacks on pallets comprised of all of the bricks and similarly organize all other landscaping materials on the Property, as necessary to prevent them from attracting pests.
2. Within six months (180 days) of the date of this Order, Respondent shall complete her landscaping projects on the Property using the bricks and other materials or remove and properly dispose of all such materials, including the bricks.
3. Respondent shall continue to maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
4. In the event that Respondent fails to timely comply with Paragraph nos. 1 or 2 above, a daily fine of twenty-five dollars (\$25.00) will be imposed and begin to accrue on either the 91<sup>st</sup> or 181<sup>st</sup> day, which can become a lien on the Property, which lien can be used by Petitioner to foreclose on the Property.

DONE AND ORDERED in this 17<sup>th</sup> day of October 2019.

  
JENNIFER B. SPRINGFIELD  
SPECIAL MAGISTRATE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Respondent Dianne Sherwin at 954 FAMU Lane, Lake City, Florida 32055 via USPS regular mail, and to Beverly Jones, City of Lake City, Florida via electronic mail to [jonesb@lcfla.com](mailto:jonesb@lcfla.com) this 17<sup>th</sup> day of October 2019.

  
Jennifer B. Springfield

Copies to:  
Joseph Helfenberger  
David Young



STEPHEN M. WITT

CHRIS GREENE  
JAKE HILL, JR.  
EUGENE JEFFERSON  
TODD SAMPSON

JOSEPH HELFENBERGER

AUDREY E. SIKES

FRED KOBERLEIN, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

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 Number 2018-00000283 (2 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 15<sup>th</sup> day of July 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.

*Audrey E. Sikes*  
\_\_\_\_\_  
AUDREY E. SIKES  
City Clerk

Inst: 202112015287 Date: 08/02/2021 Time: 9:47AM  
Page 1 of 8 B: 1443 P: 2386, James M Swisher, Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000090**

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: Dianne Sherwin  
 Address: 954 NW Famu Lane

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:

Date: 12/16/24 Complaint  X  CE Personnel Observation \_\_\_\_\_  
 Complainant: Don White CE Personnel: Don White

Violation Code	Violation Description
<b>302.1 Sanitation.</b>	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
<b>302.5 Rodent harborage.</b>	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>
<b>302.4 Weeds.</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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

Violation Code	Corrective Action
<b>302.4 Weeds.</b>	All overgrowth to be cleaned up and brought within city ordinance. Must be maintained within ordinance standards.
<b>302.1 Sanitation.</b>	All items improperly stored in front of dwelling need to be stored in appropriate containers and relocated to rear of property.
<b>302.5 Rodent harborage.</b>	All items in front of property under tarps housing/ harboring rodents to be removed and properly stored.

**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: \_\_\_\_\_ 1/16/25 \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto: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: Dianne Sherwin \_\_\_\_\_ Relationship owner: \_\_\_\_\_

On date: 12/16/24 \_\_\_\_\_ time being: 12:30 P.M. \_\_\_\_\_

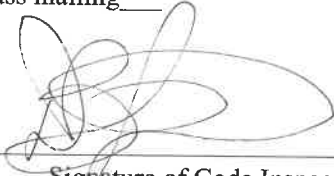
Personal Service \_\_\_\_\_

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



CERTIFIED MAIL



9589 0710 5270 1815 1125 65  
9589 0710 5270 1815 1125 65

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

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.12
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .65
<b>Total Postage and Fees</b>	<b>\$ 9.82</b>

Postmark  
Here

Sent To DIANNE SHERWIN  
 Street and Apt. No., or PO Box No. 954 NE FAMU LANE  
 City, State, ZIP+4® LAKE CITY, FL 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:  
 DIANNE STEWART  
 954 NIE FARM LANE  
 LATECITY, FL 32055



9590 9402 8577 3244 7295 30

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 65

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. Received by (Printed Name)

Agent  
 Addressee

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
- Insured 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 portion of)
- 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, First-Class Mail®, First-Class Mail® International, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available with Certified Mail service. Insurance coverage automatically applies to certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, the following services are available:
  - Return receipt service, including hard copy or electronic version. For hard copy, complete PS Form 3811, *Return Receipt*; attach PS Form 3811 to the mailpiece.

PS Form 3800, January 2019

**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:**

DIANNE SHERWIN  
954 FAMU LANE  
LAKE CITY, FL 32055



9590 9402 8577 3244 7298 20

**2. Article Number (Transfer from service label)**

9589 0710 5270 1815 1111

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  No**  
**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  
 Insured 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 portion)
- A unique identifier for
- Electronic verification of
- delivery.
- A record of delivery (in
- signature) that is retained
- for a specified period.

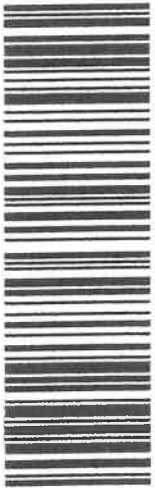
**Important Reminders:**

- You may purchase Certified Mail® service.
- First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is international mail.
- Insurance coverage is available with Certified Mail service.
- Certified Mail service is available for certain Priority Mail International® services.
- For an additional fee, an endorsement on the mailpiece may be obtained for the following services:
  - Return receipt services of delivery (including electronic version, Form PS Form 3811)
  - Return receipt services of delivery (including electronic version, Form PS Form 3811)

**Receipt attach PS Form 3811**

PS Form 3800, January

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



9589 0710 5270 1815 1111 86  
 9589 0710 5270 1815 1111 86

WINN  
 LANE  
 32055

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Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
 Here

Postage	\$ .65
Total Postage and Fees	\$ 9.60

Sent To  
 DIANNE SHERWIN  
 Street and Apt. No., or PO Box No.  
 954 PAMU LANE  
 City, State, ZIP+4®  
 LAKE CITY, FL 32055