



Case Datasheet

CaseType: IPMC - International Prop Maint Code: 2024-00000079 Case Date: 12/02/2024 Case Status: Active

Case Number: 2024-00000079
 Resolution Date: 85
 Days Open: 85
 Case Description: Debris on property

Name: Marshall Sovo
 Reported By: Marshall Sovo
 Business Name: Marshall Sovo
 Central Name: JACKSON FANNIE MAE ET AL
 Parcel Owner Name: JACKSON FANNIE MAE ET AL
 Cited Party Name: JACKSON FANNIE MAE ET AL
 Utility Customer: Marshall R Sovo
 Animal: (386) 719-5746
 Inspector: sovam@lcfia.com
 Phone Number: sovam@lcfia.com
 Alternate Phone: sovam@lcfia.com
 Email Address: sovam@lcfia.com
 Comments:

Date	Type	User	Notes/Activity
02/25/2025	Notes	Marshall Sovo	Investigation
01/31/2025	Notes	Marshall Sovo	Investigation
01/17/2025	Notes	Marshall Sovo	Investigation
12/12/2024	Notes	Marshall Sovo	Investigation
12/02/2024	Notes	Marshall Sovo	Initial Inspection
12/02/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 12/02/2024



Notes Listing

Case Notes - IPMC - 2024-00000079

Date Descending

Run on 02/25/2025 01:27:36 PM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	02/25/2025 12:26:06 PM
On February 25, 2025 I posted the property with a Affidavit of Posting and Notice of Hearing. These were also posted at City hall, Photos were taken of the postings and are attached to the case file.		
Investigation	Marshall Sova	01/31/2025 03:27:17 PM
On January 31, 2025 the certified green card was returned to me as delivered and signed for.		
Investigation	Marshall Sova	01/17/2025 02:05:02 PM
On January 17, 2025 I re-inspected the property and the owner has not complied with the clean up of the property.		
I prepared a NOV and a NOH and mailed it certified to the owner on January 17, 2025 to attend the Special Magistrate hearing scheduled for March 6, 2025.		
Investigation	Marshall Sova	12/12/2024 09:11:59 AM
On December 12, 2024 the certified green card was returned to me as delivered. It was signed for by Francene Ruffin.		
Initial Inspection	Marshall Sova	12/02/2024 02:28:34 PM
On December 2, 2024 I observed the property located at 533 NE Washington Street littered with debris. There is a dilapidated travel trailer on the rear of the property.		
Photos were taken of the property and debris and the photos were placed into the case file. A NOV was prepared and mailed certified to the property owner with a compliance date of January 3, 2025.		



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: December 2, 2024 Name (required) Marshall Sova
Phone: (387)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email:

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 533 NE Washington St Lake City, FL 32055 Nature
of Complaint: Debris on property

How long has the complaint been going on? Unknown Do you know
who the person(s) involved are? Yes No If yes, who? Fannie Mae Jackson ET AL Do you know the time
frames that the complaint is happening? Yes No If yes, when? Now Is there any other information
that you would like to us to know?

There are no prior code cases at this location

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

Date Received: December 2, 2024 Via: Person Case Number Assigned 24-0000079

Notes:

Parcel# 11759-000

Address: 533 NE Washington St

Owner: Fannie Mae Jackson ET AL

Date of first inspection: 12/2/2024

1st Notice of Violation sent: ~~12/3/2024~~ 12/2/24⁹⁷⁶

2nd inspection date: 1/17/25

2nd Notice of Violation sent: 1/17/25

Date of Public Notice placed on property: 2/25/25

Notice of Mag. Hearing sent: 1/31/25¹⁷

Notice on City of Lake City website on: 1/17/25

Notice posted in City Hall: 2/25/25

Mailing Cost/Date: \$9.64 12/2/2024

Mailing Cost/Date: ~~\$9.64~~ 1/17/25

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

NOTICE OF APPLICATION FOR TAX DEED

Notice is hereby given that **ST Wealth Partners LP Department 6200** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Tax Deed File No: 19-35 TD

Certificate Number: **3076 of 2017**

Parcel Number: **SEC 0 TWN 0 RNG 0 PARCEL NUMBER 11769-000**

Description of Property: **N DIV: BEG SW COR OF PROPERTY OF GERALDINE FERRELL, RUN N 210 FT, W 48.5 FT, S 210 FT, E 48.5 FT TO POB. (BEING A PART OF LOT 18 IN BLOCK D)**

Name in Which Assessed: **FANNIE JACKSON**

Name on last tax roll, if different :

All of said property being in the County of Columbia, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate or certificates will be sold to the highest bidder at the Courthouse.

Inst: 201912017392 Date: 07/26/2019 Time: 8:14AM
Page 1 of 1 B: 1389 P: 2458, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk

P. DeWitt Cason
Columbia County Clerk of Circuit Court

BY:
Deputy Clerk



Contact the Tax Collector at 386-758-1077 to obtain the amount necessary to redeem.

DATED: JULY 12, 2019

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN, OR IN WHICH YOU MAY HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION UNLESS BACK TAXES ARE PAID.

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 11/28/2024

Parcel: 00-00-00-11759-000 (40345)

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info		Result: 1 of 1	
Owner	JACKSON FANNIE MAE ET AL 143 KINGSWOOD DR ELLENWOOD, GA 30294		
Site	533 NE WASHINGTON ST, LAKE CITY		
Description*	N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,		
Area	0.229 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	\$4,755	Mkt Land	\$4,755
Ag Land	\$0	Ag Land	\$0
Building	\$12,828	Building	\$12,828
XFOB	\$250	XFOB	\$250
Just	\$17,833	Just	\$17,833
Class	\$0	Class	\$0
Appraised	\$17,833	Appraised	\$17,833
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$17,833	Assessed	\$17,833
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833	Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833

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)	1900	1134	1350	\$12,828	

*Bldg Desc delimitations 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	
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0	
0296	SHED METAL	2011	\$50.00	1.00	0 x 0	

Land Breakdown						
Code	Desc	Units	Adjustments		Eff Rate	Land Value
0100	SFR (MKT)	10,010.000 SF (0.229 AC)	1.0000/1.0000 1.0000/.9500000 /		\$0 /SF	\$4,755

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: 11/28/2024 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: 00-00-00-11759-000 (40345) | SINGLE FAMILY (0100) | 0.229 AC

N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,

JACKSON FANNIE MAE ET AL
 Owner: 143 KINGSWOOD DR
 ELLENWOOD, GA 30294
 Site: 533 NE WASHINGTON ST, LAKE
 CITY
 Sales Info: NONE

2025 Working Values			
Mkt Lnd	\$4,755	Appraised	\$17,833
Ag Lnd	\$0	Assessed	\$17,833
Bldg	\$12,828	Exempt	\$0
XFOB	\$250		
Just	\$17,833	Total	county:\$17,833
		Taxable	city:\$17,833
			other:\$0
			school:\$17,833

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: 11/28/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000079 2nd Violation

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: **Fannie Mae Jackson ET AL**
 Address: **533 NE Washington St. Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint CE Personnel Observation
 Date: **12/02/2024** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

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: **Attend Special Magistrate hearing on March 6, 2025** _____



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: Fannie Mae Jackson ET AL Relationship owner: _____

On date: January 17, 2025 time being: 1:30 pm _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sovia
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 # 24-0000079

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: **Fannie Mae Jackson ET AL**
Address: **533 NE Washington St. Lake City, FL 32055**

INITIAL INSPECTION PROMPTED BY:
INITIAL INSPECTION
Complaint CE Personnel Observation
Date: **12/02/2024** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

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: **January 3, 2025** _____



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;
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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 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: Fannie Mae Jackson ET AL Relationship owner: _____

On date: December 3, 2024 time being: 9:00 am _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

Refused to sign , drop service

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



Growth Management

- Special Magistrate Hearing Notices
- Apply Online for a New 911 Address
- Zoning Applications
- Zoning Atlas
- Building Permit and Inspection Utilization Report
- Comprehensive Plan
- Permit Fees Schedule
- Permit Forms
- Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 24-00000081 Dante Blaine Maranto (01/13/2025) uploaded (01/13/2025) (54 KB)
- 24-00000093 Huntlee Investments Inc. (01/16/2025 uploaded (01/16/2025) (53 KB)
- 24-00000095 Huntlee Investments Inc. (01/16/2025) uploaded (01/16/2025) (53 KB)
- 24-00000079 Fannie Mae Jackson Et AL (01/17/2025) uploaded (01/17/2025) (69 KB)
- 24-00000098 DBM Property LLC (01/23/2025) uploaded (01/23/2025) (54 KB)
- 24-00000103 Chidozie V Okike and Cotina J Okike (1/24/2025) uploaded 1/27/25 (56 KB)
- 24-00000090 Dianne Sherwin (1/24/25) uploaded 1/27/25 (55 KB)
- 24-00000100 Lake City DG, LLC (1/24/25) uploaded (2/21/25) (6 MB)

PUBLIC NOTICE

Public Notice

2/25/25

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

THE BOARD OF COUNTY COMMISSIONERS, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT 6, is hereby giving notice that it will hold a public hearing on the proposed project described below on the date, time, and location specified below. The public hearing will be held on the date, time, and location specified below. The public hearing will be held on the date, time, and location specified below.

PROJECT DESCRIPTION:

The proposed project is the construction of a new road, approximately 1.5 miles long, connecting the existing road network to the proposed development. The project is located in the unincorporated area of the county, near the intersection of the existing road and the proposed road.

DATE, TIME, AND LOCATION:

The public hearing will be held on the date, time, and location specified below.

AGENCY OF JURISDICTION:

The agency of jurisdiction for this project is the Florida Department of Transportation (FDOT), District 6.

APPROVED FOR:

The proposed project has been approved for by the Florida Department of Transportation (FDOT), District 6.

DATE:

The proposed project has been approved for by the Florida Department of Transportation (FDOT), District 6, on the date, time, and location specified below.

2/25/25

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 25th day of FEBRUARY 2025, personally appeared, Marshall Sova, 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 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St AND 205 N Marion Ave. Lake City, FL. 32055.

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

NOTICE OF HEARING

Case No.: 24-00000079
Respondent: Fannie Mae Jackson Et AL

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 06th day of March, 2025, at (time) 5:30 a.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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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 <u>Fannie Mae Jackson Et AL</u>	Relationship <u>Owner</u>
On date <u>January 17, 2025</u>	time being <u>2:30 pm</u>
<input type="checkbox"/> Personal Service	<input checked="" type="checkbox"/> Posted on property and at City Hall
<input checked="" type="checkbox"/> Certified Mail, Return Receipt requested	<input type="checkbox"/> First class mailing
<input type="checkbox"/> Refused to sign, drop service	

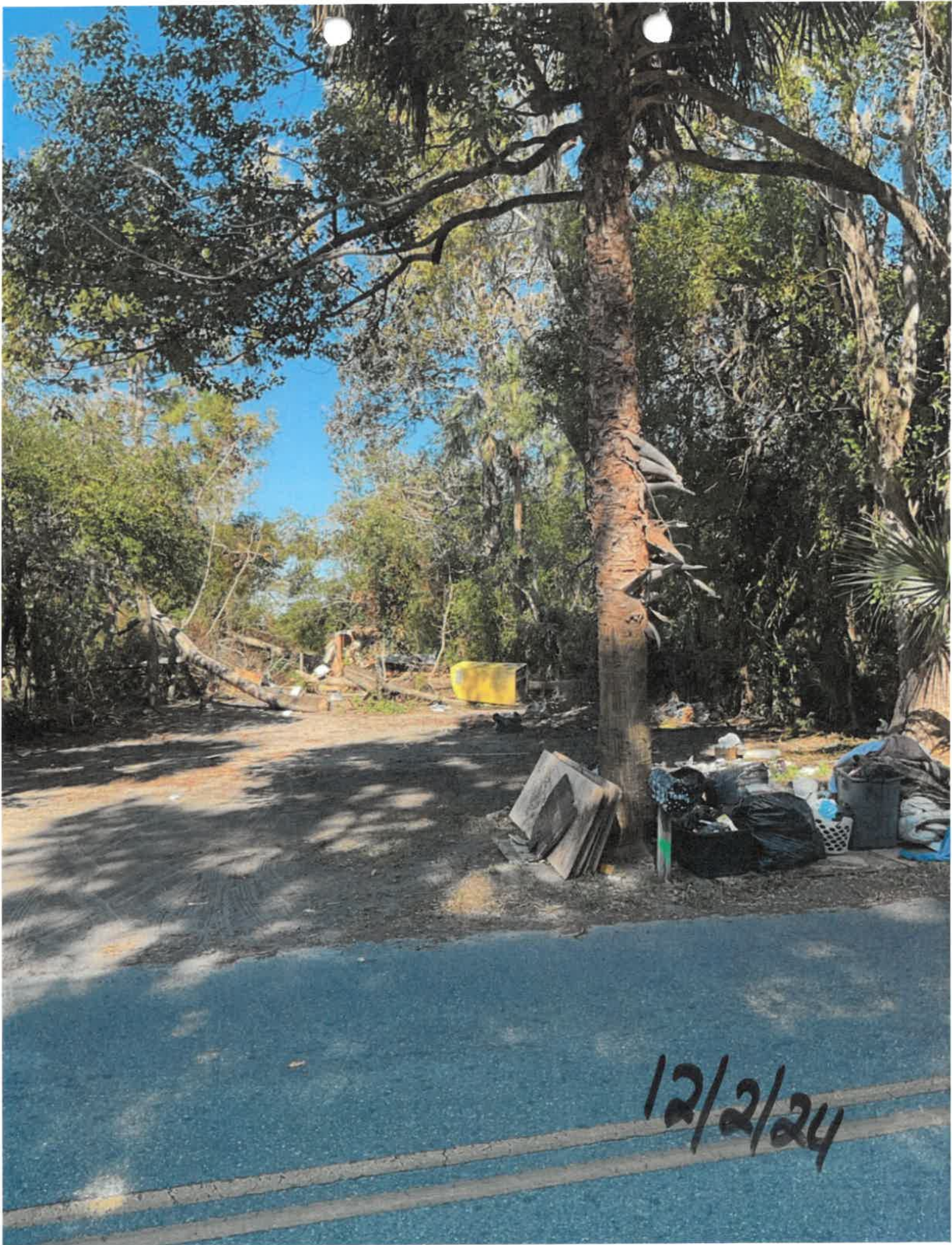
Marshall Sova
Print Name of Code Inspector

[Signature]
Signature of Code Inspector

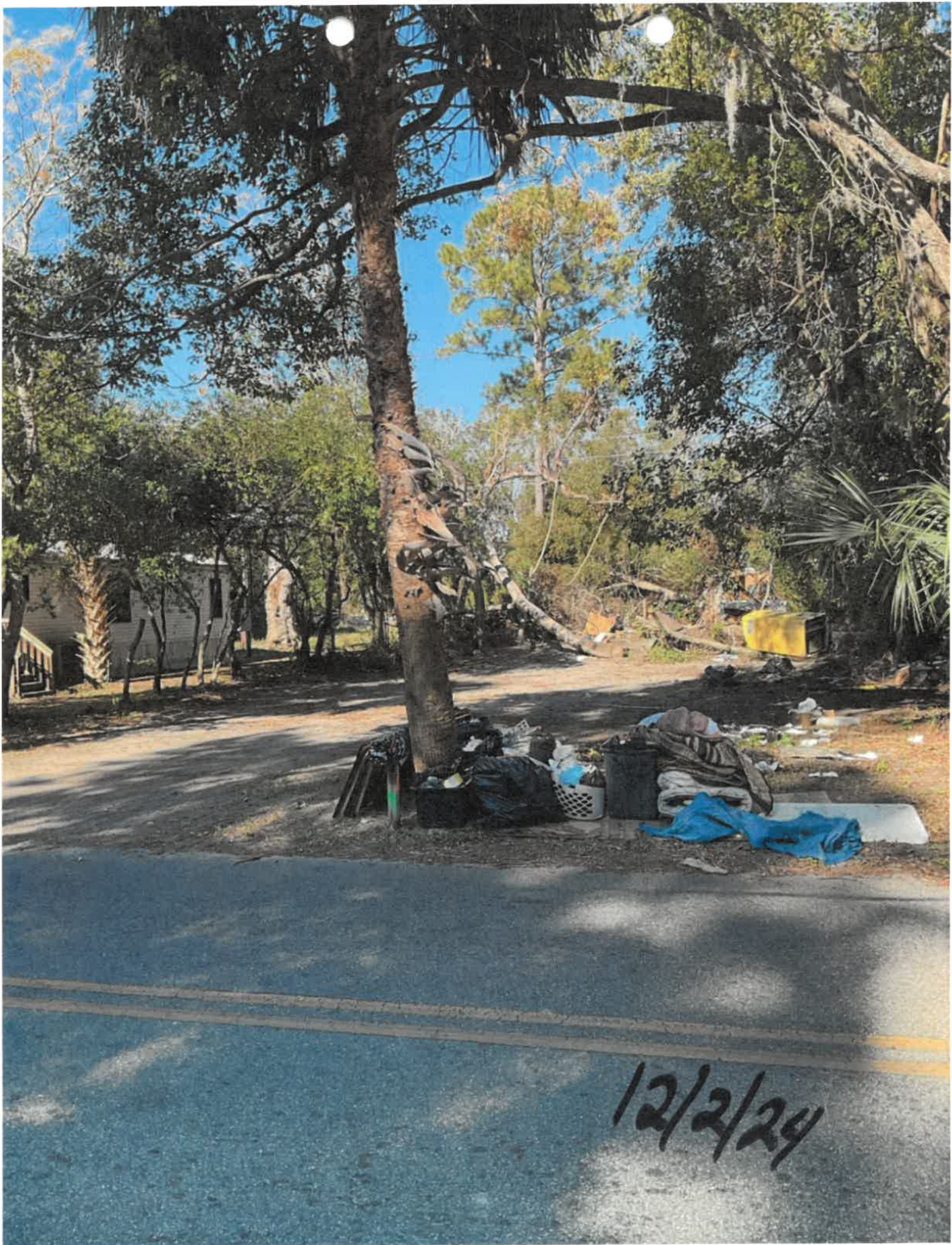
I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient _____ Date _____

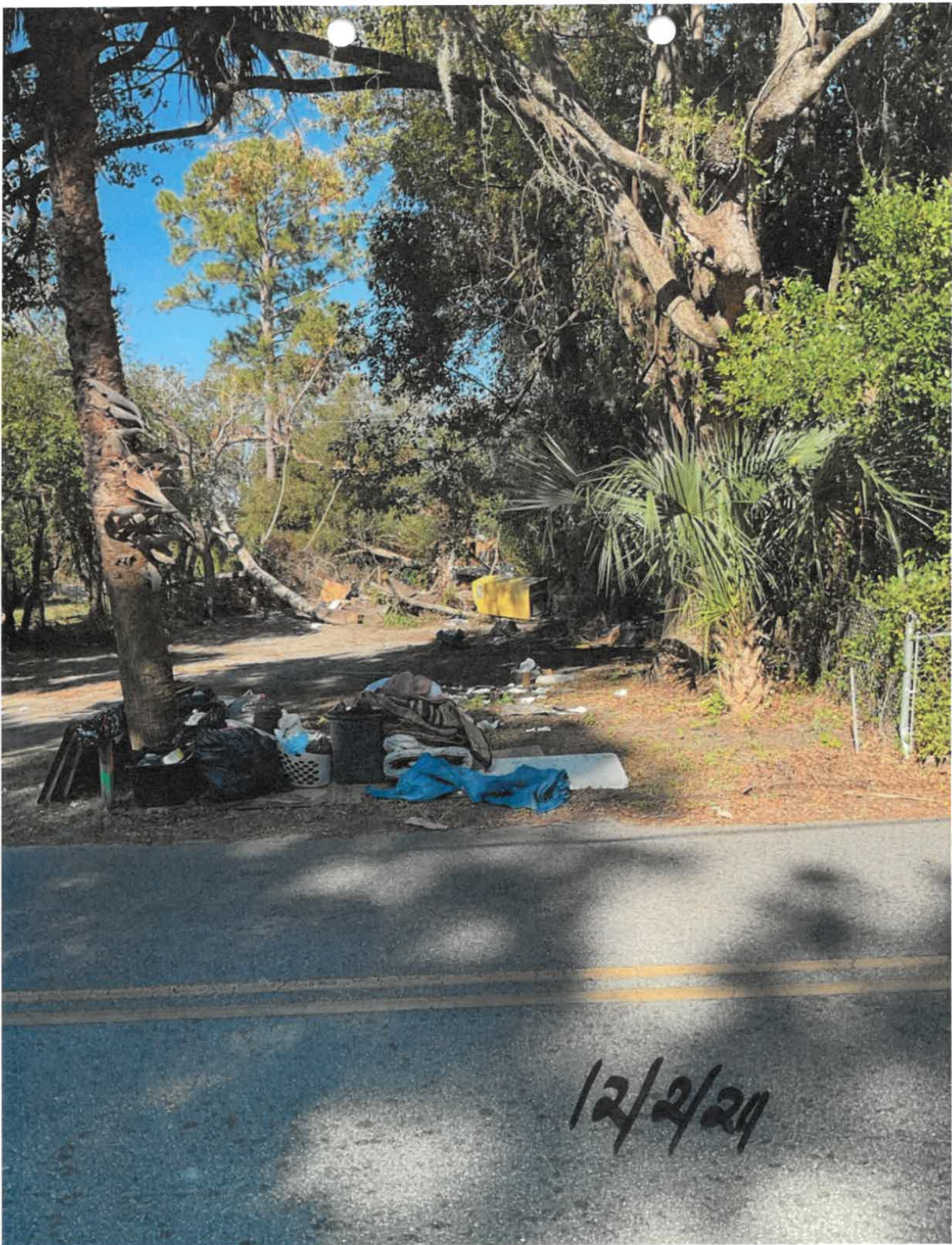
2/25/25



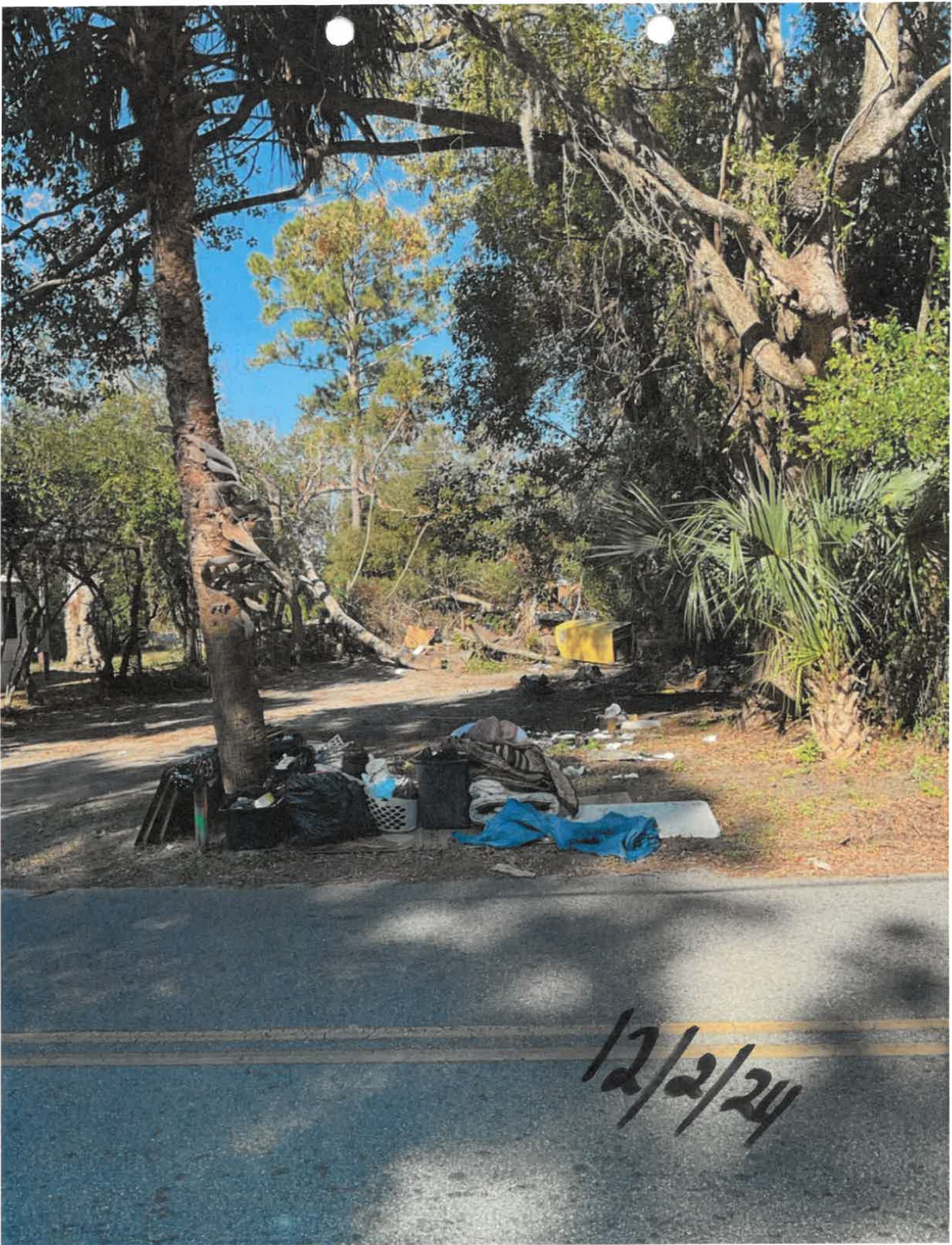
12/2/24



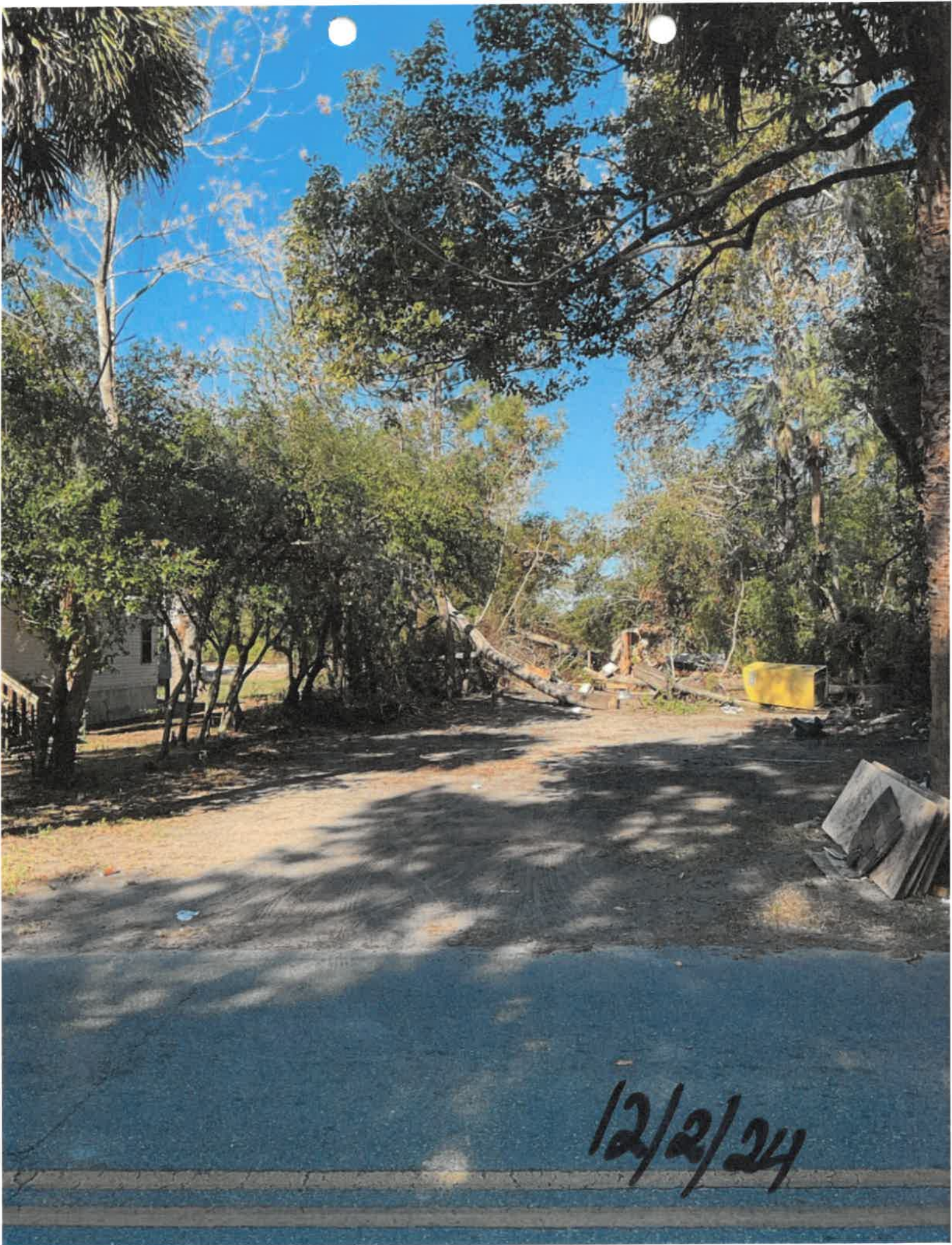
12/2/24



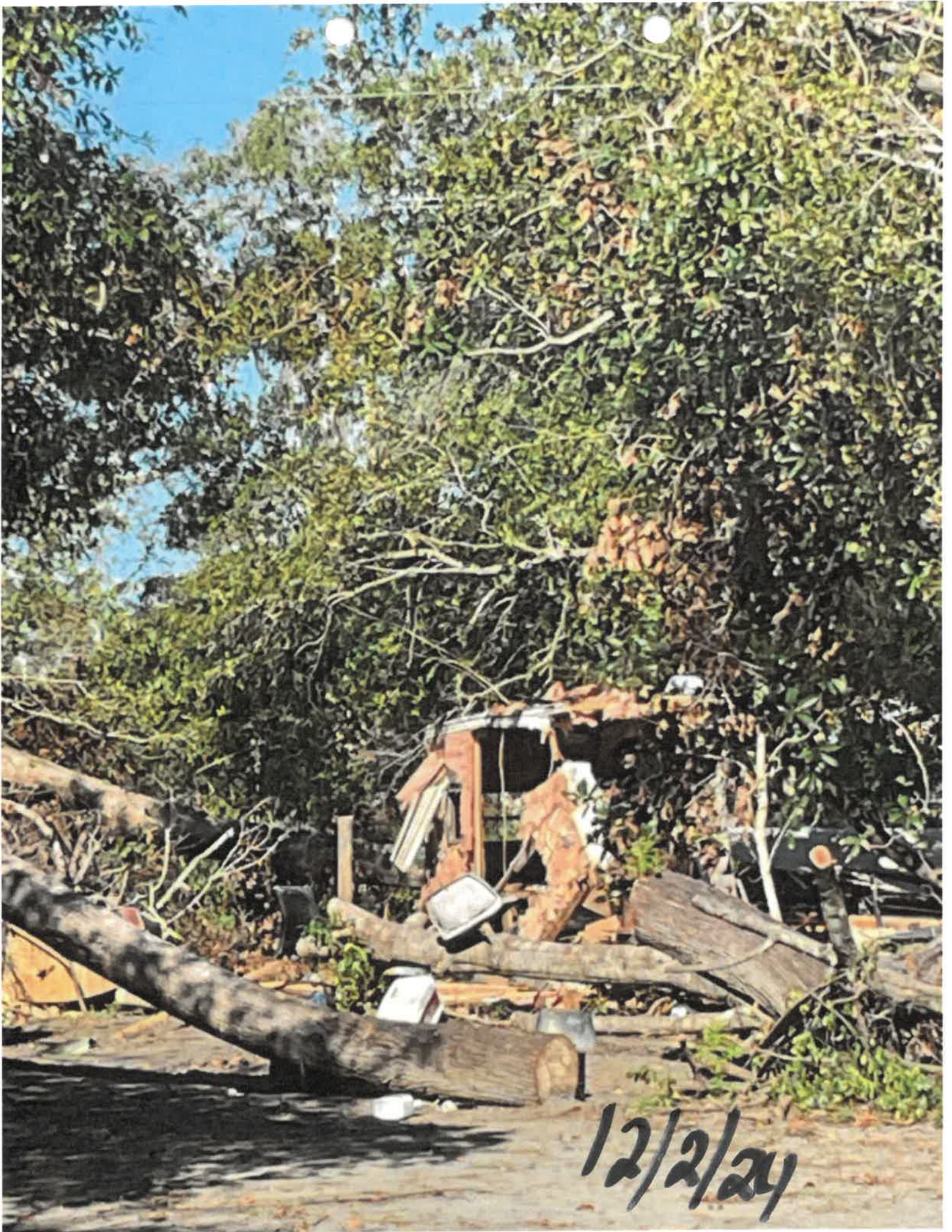
12/2/21



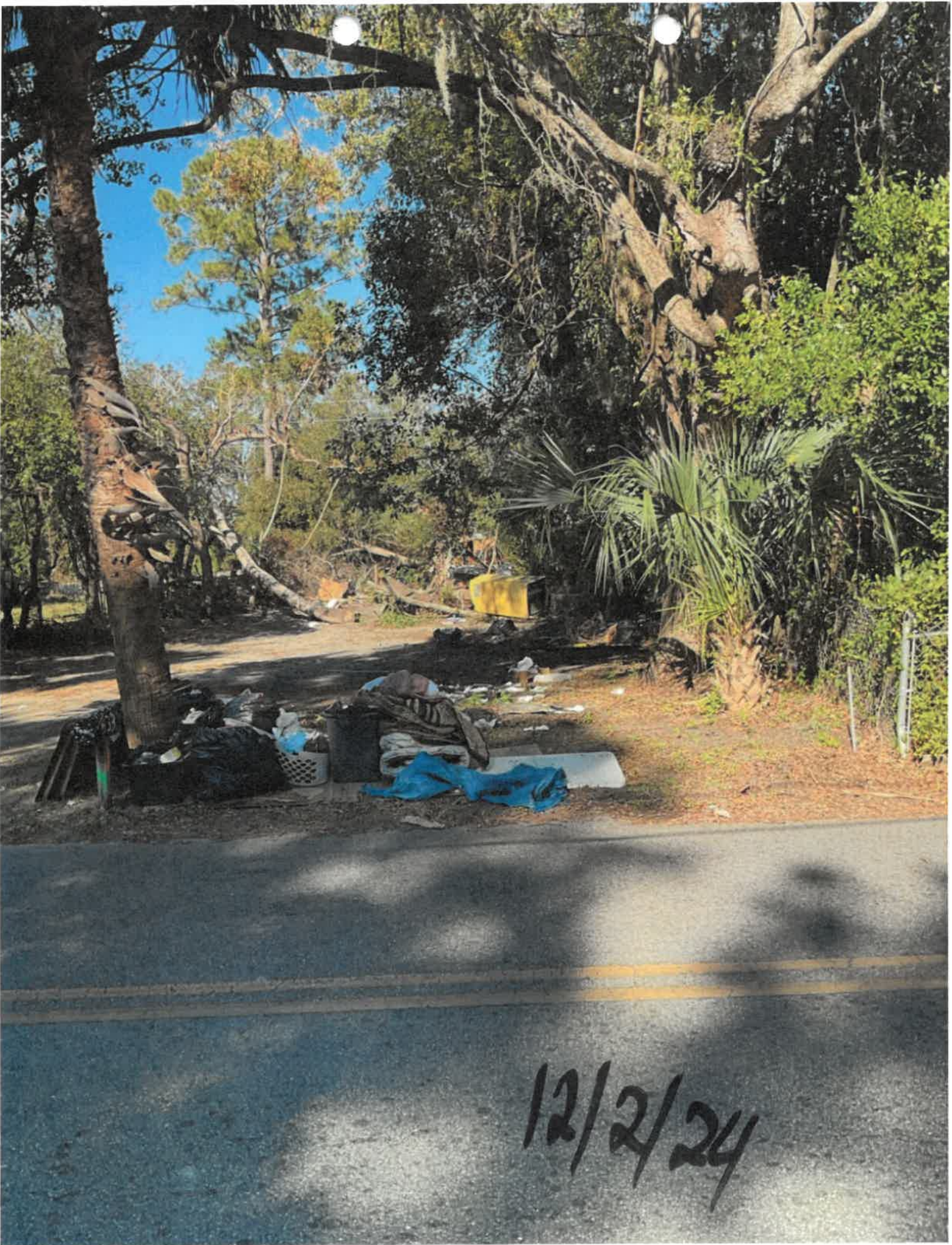
12/2/24



12/2/24



12/2/24



12/21/24

**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 2nd 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

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

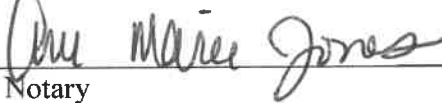
BEFORE ME, this day, 25th day of FEBRUARY 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St. AND 205 N Marion Ave, Lake City, FL. 32055.



 Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
 ___25th___ day of February 2025, by Marshall Sova
 who is personally known to me.



 Signature of Notary

 Ann Marie Jones
 Print or Type Name

My Commission expires: September 23, 2028



[SEAL]

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000079
Respondent: Fannie Mae Jackson Et AL

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 6th day of March, 2025, at (time) 5:30 a.m./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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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 Fannie Mae Jackson Et Al Relationship Owner

On date January 17, 2025 time being 2130 pm

- Personal Service
- Certified Mail, Return Receipt requested
- Refused to sign, drop service
- Posted on property and at City Hall
- First class mailing

Marshall Sova
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



January 17, 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 2nd floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

Meeting ID: 846 5954 1815

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)
1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)



1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 846 5954 1815

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

RETURNED 1/31/25
2ND NOV-NOH

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.
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1. Article Addressed to:

FANNIE MAE JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD GA 30294



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

Received by *[Signature]* 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:

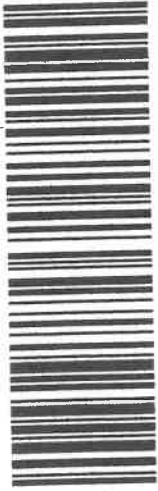
3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (\$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

2nd Viol. & NOH
1/19/25

ET AL



9589 0710 5270 1815 1125 27
9589 0710 5270 1815 1125 27

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	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<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	\$.69
Total Postage and Fees	\$ 9.64

Sent To: Frank Mc Jackson ET AL
Street and Apt. No., or PO Box No. 145 E. 1st St. Ok
City, State, ZIP+4® EUGENE GA 31294

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

Postmark
Here

SENDER: COMPLETE THIS SECTION

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- 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:

FANNIE Mae JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD GA 30294



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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 Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Priority Mail Express®

Domestic Return Receipt

2nd Via. NPH
11/7/25

Certified Mail

- A receipt (this portion of the card) is provided 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® or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service on certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, you can request a hard-copy of delivery (including the return receipt service, where available).

PS Form 3800, January 2020

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:

12/3/21

FRANKIE MAR JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD, GA 30294



9590 9402 8577 3244 7283 59

2. Article Number (Transfer from container label)

12/2/21
9589 0710 5270 1615 1110 56

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) 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
 - Insured Mail
 - Insured Mail Restricted Delivery (up to \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

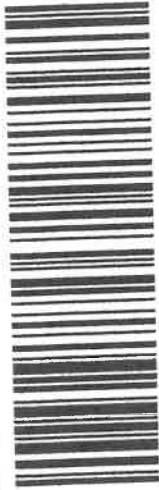
Certified Mail

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

Important Reminders

- You may purchase Certified Mail® First-Class Mail® First-Class Mail® service or Priority Mail® service
- Certified Mail service International mail.
- Insurance coverage is with Certified Mail service
- Insurance coverage on certain Priority Mail International mail.
- For an additional fee, endorsement on the mailpiece is required for the following services:
- Return receipt service of delivery (including electronic version). You can request a mailpiece PS Form 3800, January 2019. Receipt, attach PS Form 3800, January 2019.

ETAL



9589 0710 5270 1815 1110 56
9589 0710 5270 1815 1110 56

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	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	4.10
<input checked="" 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
\$.69
Total Postage and Fees
\$ 9.64

Sent To Frankie Mar Jackson ETAL
 Street and Apt. No., or PO Box No. 143 Kingswood Pl.
 City, State, ZIP+4® Ellenwood GA 30254

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

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

12/3/24
12/2/24

SENDER: COMPLETE THIS SECTION

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- 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:

FANNIE MAE JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD, GA 30294



9590 9402 8577 3244 7283 59

Article Number (Transfer from service label)

9589 0710 5270 1815 1110 56

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

COMPLETE THIS SECTION ON DELIVERY

- Agent
- Addressee
- Date of Delivery

B. Received by (Printed Name)

FANNIE MAE JACKSON

C. Date of Delivery

DEC 15 2020

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)

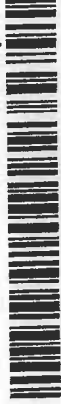
Domestic Return Receipt

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:

FANNIE MAE JACKSON ET AL
143 KINGSWOOD DR.
ELLENWOOD GA 30294



9590 9402 8577 3244 7293 70

Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

COMPLETE THIS SECTION ON DELIVERY

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

D. Is delivery address different from item 1? Y N

If YES, enter delivery address below:

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)

Domestic Return Receipt