

Notes Listing

Case Notes - IPMC - 2024-00000081

Date Descending

Run on 02/25/2025 02:46:12 PM

Subject Author Last Changed Date/Time

Investigation Donnell White 02/25/2025 02:46:09 PM

On 2/25/25 posted notice to property and City Hall.

Investigation Donnell White 01/23/2025 02:02:27 PM

On 1/23/25 sent letter of Zoom availability for hearing.

Investigation Donnell White 01/14/2025 12:32:56 PM

Posted NOH on City of Lake City website.

Investigation Donnell White 01/10/2025 10:24:43 AM

Certified letter was delivered on 12/9/24 per USPS Tracking.

Initial Inspection Donnell White 12/04/2024 09:40:46 AM

On 12/3/24 Code Enforcement Officer Marshall Sova was notified by police officer Mike Lee of conditions observed on the property located at 1196 SW Yorktown Glenn. There is a blight condition of the unfinished addition to rear of dwelling. The roof is caved in and in an unlivable condition. The case was turned over to Code Enforcement Officer Don White for investigation. Photos were taken and placed in the case file. Notification of Violation was prepared and sent via certified mail on 12/4/24. Compliance date of 1/24/25.



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: 12/3/24				
Phone: 3867524344	Address: 22	5 NW Main BLVD		Email:
Do you wish to be contact Address of Complaint: 11 of Complaint: Incomplete read	96 SW Yorktown Glenn	eating a blight in the community.	all:	Nature
long has the complaint be				How _ Do you know
who the person(s) involve frames that the complaint that you would like to us t	is happening? Yes No		Do you Is there any othe	u know the time or information
8				
			-	
	**** Below Into	ernal Use Only ****		
Date Received: 12/3/24 Notes:	Via: Phone	Case Number Assigne	d 2400000081	

Case Data Sheet for case #	240000008	1

Parcel#_08018329	
Address: 1196 SW Yorktown Glenn	
Owner: Maranto Dante Blaine	
Date of first inspection: 12/3/24	
1^{st} Notice of Violation sent: $\frac{12/4}{}$	24
2 nd inspection date:	
2 nd Notice of Violation sent:	
Date of Public Notice placed on propo	erty:
Notice of Mag. Hearing sent:	 :
Notice on City of Lake City website or	n:
Notice posted in City Hall:	
Mailing Cost/Date: \$9.64 12/	/4/24
Mailing Cost/Date:	
Mailing Cost/Date:	
Total Mailing Cost:	Don White

Don White CEO/ City of Lake City

Columbia County Property Appraiser Jeff Hampton

Parcel: @ 06-4S-17-08018-329 (29174) 📀

Aerial Viewer Pictometery Google Maps

2025 Working Values updated: 11/28/2024

Owner & Property Info Result: 1 of 1 MARANTO DANTE BLAINE 104 A FRANKLIN AVE Owner SUITE 286 SPARTANBURG, SC 29301 1196 SW YORKTOWN GLN, LAKE CITY Site LOT 29 GRANDVIEW VILLAGE UNIT 4. WD 1076-2455. WD 1094-1884 & WD 1247-151 WD 1328-182 Description* 0.18 AC S/T/R Area SINGLE FAMILY (0100) Tax District 1 Use Code**

The <u>Description</u> above is not to be used as the <u>Legal Description</u> for this parcel in any legal transaction.

"The <u>Description</u> above is not to be used as the <u>Legal Description</u> for this parcel in any legal transaction.

"The <u>Description</u> above is not to be used as the <u>Legal Description</u> for this parcel in any legal transaction.

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Property & As	sessment Values		
20	24 Certified Values	20:	25 Working Values
Mkt Land	\$22,500	Mkt Land	\$22,500
Ag Land	\$0	Ag Land	\$0
Building	\$189,277	Building	\$189,277
XFOB	\$2,004	XFOB	\$2,004
Just	\$213,781	Just	\$213,781
Class	\$0	Class	\$0
Appraised	\$213,781	Appraised	\$213,781
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$213,781	Assessed	\$213,781
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$213,781 city:\$213,781 other:\$0 school:\$213,781		county:\$213,781 city:\$213,781 other:\$0 school:\$213,781

NOTE: Property ownership cha result in higher property taxes.



ales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/16/2016	\$135,000	1328 / 182	WD		Q	01
12/28/2012	\$100	1247 / 151	WD		U	30
8/31/2006	\$164,200	1094 / 1884	WD		Q	
3/8/2006	\$588,300	1076 / 2455	WD	V	Q	02

luilding Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2006	1496	2436	\$189,277

W	▼ Extra Features & Out Buildings						
	Code	Desc	Year Bit	Value	Units	Dims	
-	0166	CONC.PAVMT	2006	\$2,004.00	668,00	0 x 0	

▼ Lanc	Breakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.180 AC)	1.0000/1.0000 1.0000/ /	\$22,500 /LT	\$22,500

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 markel 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

NOTES:

PARCEL: 06-4S-17-08018-329 (29174) | SINGLE FAMILY (0100) | 0.18 AC

	LOT 29 GRANDVIE	W VILLAGE UNIT 4. WD	1076-2455. WD	1094-1884 & V	VD 1247-151 W	/D 1328-182
	MARANTO DA	NTE BLAINE			rking Value:	
Owner:	104 A FRANKLIN	AVE	Mkt Lnd	\$22,500	Appraised	\$213,781
	SUITE 286	00 00004	Ag Lnd	\$0	Assessed	\$213,781
	SPARTANBURG,		Bldg	\$189,277	Exempt	\$0
Site:	CITY	OWN GLN, LAKE	XFOB	\$2,004		county:\$213,781
Sales Info	12/16/2016 12/28/2012 8/31/2006	\$135,000 I (Q) \$100 I (U) \$164,200 I (Q)	Just	\$213,781	Total Taxable	city:\$213,781 other:\$0 school:\$213,781



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GrizzivLogic.com

GrizzlyLogic.com

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: 1196 SW Yorktown Glen 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



Name: Dante Blaine Maranto

Address: 1196 SW Yorktown Glen

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 # 24-000000081

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:

INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION Complaint X CE Personnel Observation X Date: 12/3/24 Complainant: Mike Lee CE Personnel: Don White Violation Code Violation Description 304.1.1 Unsafe The following conditions shall be determined as unsafe and shall be repaired or conditions. replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage. or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. Structures and exterior property shall be kept free from rodent harborage and infestation. 302.5 Rodent harborage. 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.



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

Telephone: (386) 719-5750 growthmanagement@lcfla.com

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Unfinished rear addition must be repaired and completed to building code or removed from structure The current condition is a blight in the community and creating a harborage for rodents and other typ of pest. The current follow up due date is 2/5/25.
302.5 Rodent harborage.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current follow up due date is 2/5/25.
	This notice constitutes a warning to discontinue the above violation, and to bring the mpliance on or before the date listed below:
Oue date:2	2/5/25



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.

e to (Name of person and relationship):
Relationship owner:
time being: 4:00 P.M.
First/class mailing/
Signature of Code Inspector

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Lake City, Florida 32055	Case #_2400000081
	Respondent Dante Blaine Maranto
	are hereby notified and commanded to appear before the City, Florida on (day) _Thursday
	, 20_25, at (time) The
	, 205 N Marion Ave., 2 nd floor, Council Chambers, Lake City,
	I testimony will be presented to said Board concerning the
	amine all evidence and to cross-examine all witnesses, and to
	your behalf concerning said violation.
violation up to \$250.00 per day/per	g may result in a civil fine being imposed on you for said violation each day the violation continues. SPONDENT to schedule a Compliancy inspection**
This case will not go before the Sp compliance in accordance with the	pecial Magistrate if the violation(s) are brought into e Notice of Violation.
Name Dante Blaine Maranto	foregoing notice to (Name of person and relationship): Relationship
Owner On date 1/13/25	time being 4:00 Personal Service
Posted on property and at City Ha First class mailing	Il x Certified Mail, Return Receipt requested
Refused to sign, drop service	
Don White Print Name of Code Inspector	Signature of Code Lynn Adv
-	Signature of Code Inspector acknowledge receipt of a copy of this Notice of Hearing
	Signature of Respondent/Recipient Date



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 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



Name: Dante Blaine Maranto

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 # 24-000000081 – 2ND Notice

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

Address: 1196 SW Yorktown Glen INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION CE Personnel Observation X Complaint X Date: 12/3/24 Complainant: Mike Lee CE Personnel: Don White Violation Code Violation Description The following conditions shall be determined as unsafe and shall be repaired or 304.1.1 Unsafe replaced to comply with the International Building Code or the International conditions. Existing Building Code as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. Structures and exterior property shall be kept free from rodent harborage and infestation. 302.5 Rodent harborage. 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.



Due date: _____2/5/25_

DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

Violation Code	Corrective Action
304.1.1 Unsafe conditions.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current condition is a blight in the community and creating a harborage for rodents and other type of pest. The current follow up due date is 2/5/25.
302.5 Rodent harborage.	Unfinished rear addition must be repaired and completed to building code or removed from structure. The current follow up due date is 2/5/25.
•	
	his notice constitutes a warning to discontinue the above violation, and to bring the mpliance on or before the date listed below:



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	ce to (Name of person and relationship):
Name: _Dante Blaine Maranto	Relationship owner:
On date: _1/10/25	time being: 4:00 P.M.
Personal Service	
Posted on property and at City Hall	
Certified Mail, Return Receipt requested _X	First,class mailing
Refused to sign, drop service	
Don White	(A)
Print Name of Code Inspector	Signature of Code Inspector



Name: Maranto Dante Blaine

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 # 24-00000081

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:

Address: 1196 SW Yorktown Glenn Lake City, FL 32025 INITIAL INSPECTION PROMPTED BY: INITIAL INSPECTION Complaint X CE Personnel Observation Date: 12/3/24 Complainant: Mike Lee CE Personnel: Don White Violation Code Violation Description IPMC 304.1.1 Unsafe The following conditions shall be determined as unsafe and shall be repaired or replaced to conditions comply with the International Building Code or the International Existing Building Code as required for existing buildings: Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



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

Violation Code	Corrective Action
IPMC 304.1.1 Unsafe conditions	Rear addition needs to be repaired and brought up to code or removed from dwelling to remove blight issue from the community. Repairs need to be completed by 1/4/25.
WARNING: The violation into com	is notice constitutes a warning to discontinue the above violation, and to bring the appliance on or before the date listed below:
ne date:1/4/25_	



205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750

growthmanagement@lcfla.com

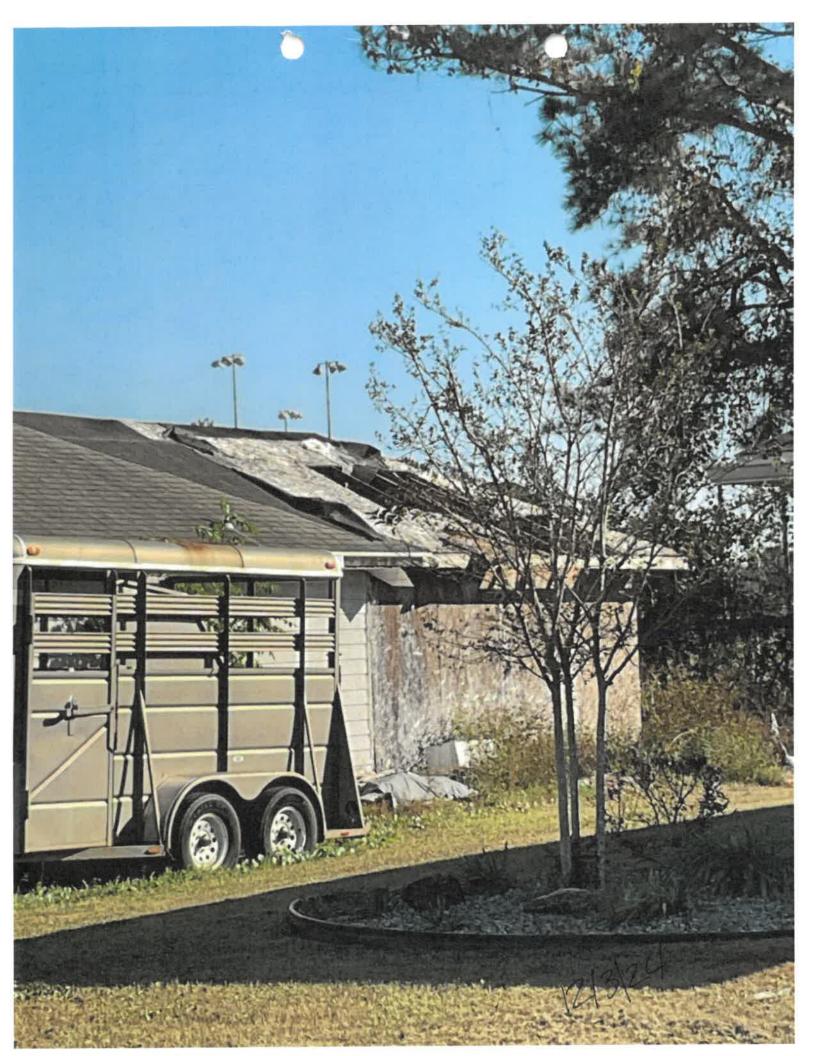
Warning

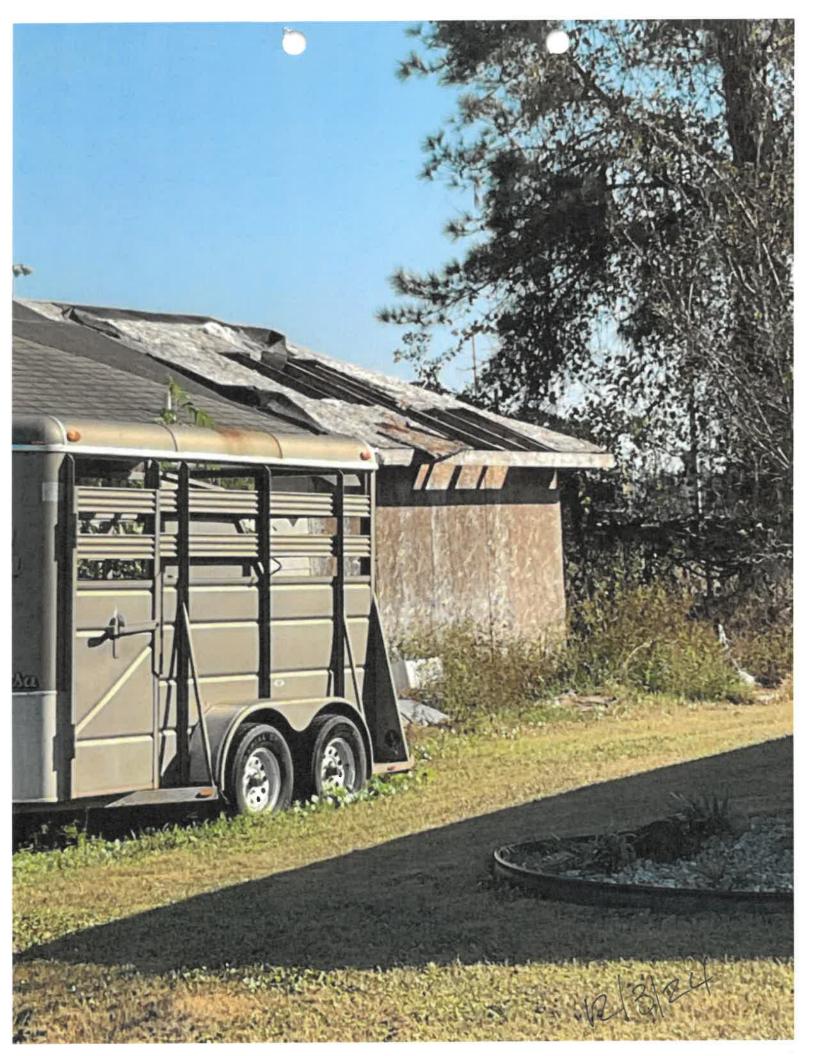
If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

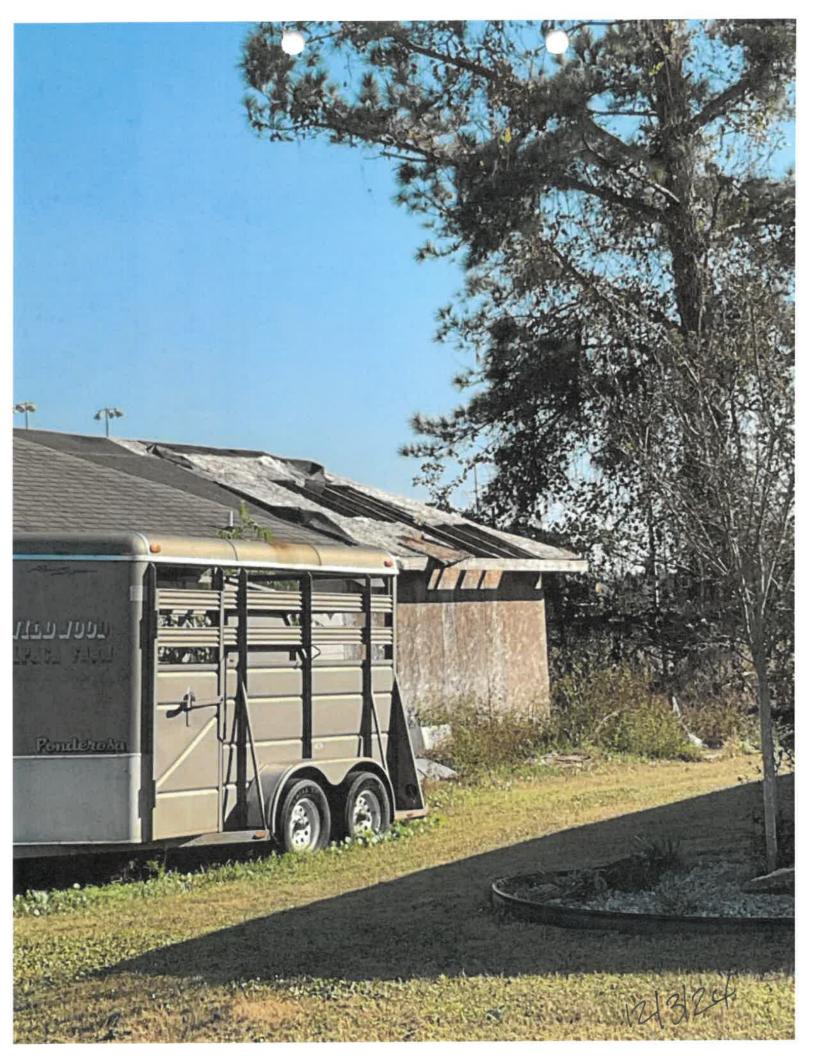
- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, 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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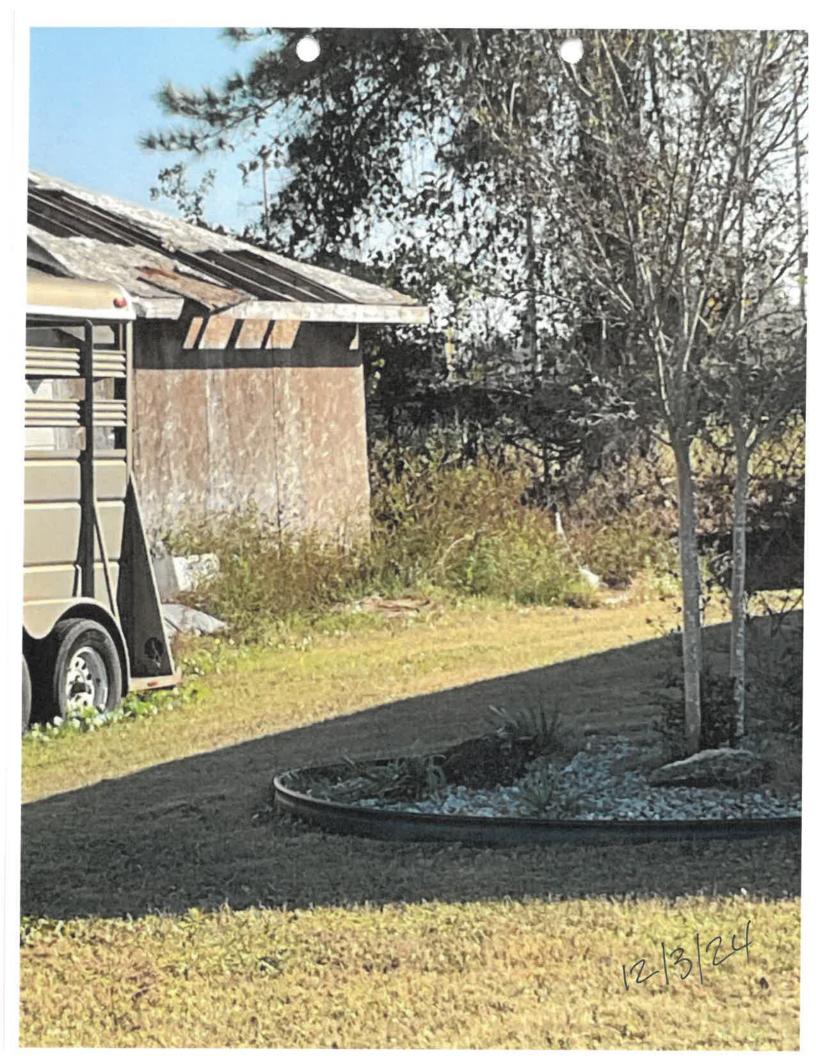
I hereby certify that I delivered the foregoing no Name: Maranto Dante Blaine	otice to (Name of person and relation Relationship owner:	nship):
On date:12/4/24 time being:		
Personal Service		
Posted on property and at City Hall		
Certified Mail, Return Receipt requestedFin	rst class mailing	con
Refused to sign, drop service	,	AS
Don White	Don White	00
Print Name of Code Inspector	Signature of Code Inspe	ecto











ALERT: SEVERE WEATHER AND EMERGENCY EVENTS ACROSS THE U.S. MAY DELAY FINAL D...

USPS Tracking[®]

FAQs >

Tracking Number:

9589071052701815111070

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Feedbac

Latest Update

Your item was delivered to an individual at the address at 12:26 pm on December 9, 2024 in SPARTANBURG, SC 29301.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

SPARTANBURG, SC 29301 December 9, 2024, 12:26 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates	~
USPS Tracking Plus®	~
Product Information	~

See Less ^

Track Another Package

1110 1110 1815 1.61.5 Certified Mail Fee \$ 4. 8 Extra Services & Fees (check bo Return Receipt (electronic) 5270 5270 Certified Mail Restricted Delivery Adult Signature Required Adult Signature Restricted Delivery \$ 0770 0770 **9589** EBLAINE MARANTO FRANKLINI AVENUE SUTTE 286 MIBURG, SC 23901 9589

U.S. Postal Service™ IFIED MAIL® RECEIPT

Postmark Here

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	ELIVERY
Complete items 1, 2, and 3.	A. Signature	
Print your name and address on the reverse so that we can return the card to you.	×	☐ Agent☐ Addressee
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:	D. is delivery address different from Item 17 if YES, enter delivery address below:	item 1?
104A FRANKLIN AVE		
SUITE 284		
Spartal Burly, SC 29301	_	,
		☐ Priority Mail Express®
	_	Delivery
9590 9402 8577 3244 7283 11	sstricted Delivery	C Signature Confirmation TM
A trite blimber. The make a factor manager by healt	-	Restricted Delivery
9589 0710 5270 1815 1110 70	70 Vall Restricted Delivery	
. PS Form 3811, July 2020 PSN 7530-02-000-9053	o	Domestic Return Receipt

o nothog sint) iqisəsi A = Certified Mail

A unique identifier for y
 Electronic ventication or

delivery.

A record of delivery (inc signature) that is retain for a specified period.

 Certified Mail service is international mail, important Reminders

You may purchase Cert:
First-Class Mail® service
Or Priority Mail® service

PS Form **3800,** January international mail.

Insurance coverage is virible Mail service fortified Mail service certain Priority Mail liter certain Priority Mail liter in the following services.

In following services.

Fetum receipt services.

Additional fee, as and delivery (including services.)

Receipt services of delivery (including the services).

Receipt services of the services of