



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: Oct. 15, 2024 Name (required) Mickey Weston  
Phone: (813)613-2797 Address: 637 NW Long St Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 827 NW Magnolia Way Lake City, FL 32055 Nature  
of Complaint: Derelict vehicle, tree on house, overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are?  Yes  No If yes, who? Nelo Williamson Jr 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?

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

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

Date Received: Oct. 15, 2024 Via: Phone Case Number Assigned 24-00000061

Notes:

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

Parcel# 11455-000

Address: 827 NW Magnolia Way

Owner: Nelo Williamson Jr

Date of first inspection: 10/15/2024

1<sup>st</sup> Notice of Violation sent: 10/15/24

2<sup>nd</sup> inspection date: 11/19/24

2<sup>nd</sup> Notice of Violation sent: 11/19/24

Date of Public Notice placed on property: 11/19/24

Notice of Mag. Hearing sent: 11/19/24

Notice on City of Lake City website on: 11/19/24

Notice posted in City Hall: 11/19/24

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

Mailing Cost/Date: \$9.64 10/15/24

Mailing Cost/Date: 9.64 11/19/24

Mailing Cost/Date: 9.64 11/21/24

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

Marshall Sova

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: **00-00-00-11455-000 (39934)**

**Owner & Property Info** Result: 25 of 44

Owner	WILLIAMSON NELO JR P O BOX 516 SANDERSON, FL 32087		
Site	827 NW MAGNOLIA WAY, LAKE CITY		
Description*	LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,		
Area	0.18 AC	S/T/R	30-3S-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 offices for specific zoning information.

**Property & Assessment Values**

2024 Certified Values		2025 Working Values	
Mkt Land	\$3,200	Mkt Land	\$3,200
Ag Land	\$0	Ag Land	\$0
Building	\$101,262	Building	\$101,262
XFOB	\$30	XFOB	\$30
Just	\$104,492	Just	\$104,492
Class	\$0	Class	\$0
Appraised	\$104,492	Appraised	\$104,492
SOH/10% Cap	\$10,332	SOH/10% Cap	\$916
Assessed	\$104,492	Assessed	\$104,492
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$94,160 city:\$94,160 other:\$0 school:\$104,492	Total Taxable	county:\$103,576 city:\$103,576 other:\$0 school:\$104,492

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

Aerial Viewer Pictometry Google Maps

2023  2022  2019  2016  2013  Sales



**Sales History**

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

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1964	1415	2407	\$101,262

\*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
0166	CONC,PAVMT	0	\$30.00	1.00	0 x 0

**Land Breakdown**

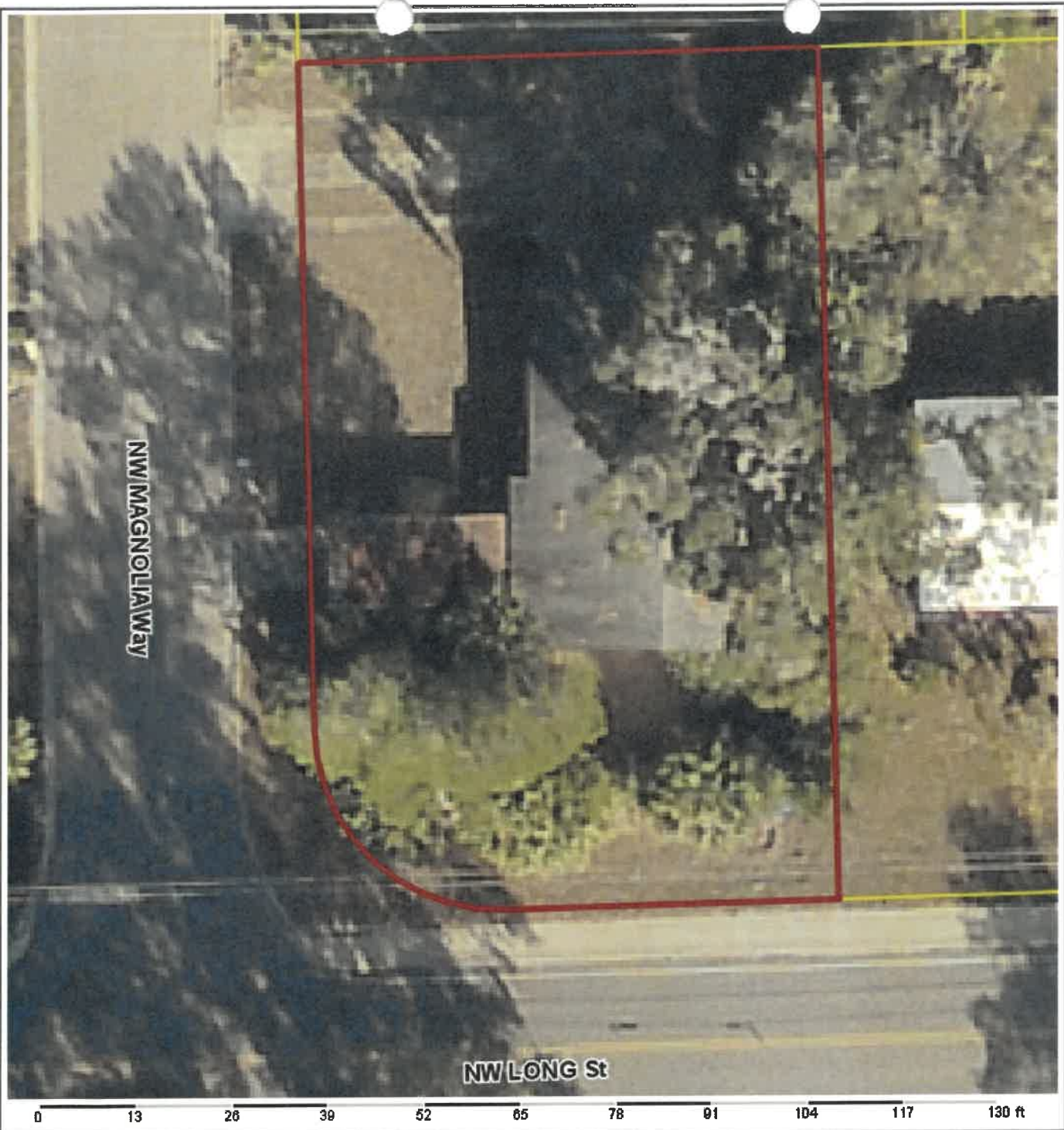
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.180 AC)	1.0000/1.0000 1.0000/ /	\$3,200 /LT	\$3,200

Search Result: 25 of 44

© 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: 10/10/2024 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: 00-00-00-11455-000 (39934)** | SINGLE FAMILY (0100) | 0.18 AC  
 LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,

**WILLIAMSON NELO JR**  
 Owner: P O BOX 516  
 SANDERSON, FL 32087  
 Site: 827 NW MAGNOLIA WAY, LAKE  
 CITY

2025 Working Values			
Mkt Lnd	\$3,200	Appraised	\$104,492
Ag Lnd	\$0	Assessed	\$104,492
Bldg	\$101,262	Exempt	\$0
XFOB	\$30		
Just	\$104,492	Total	county:\$103,576
		Taxable	city:\$103,576
			other:\$0
			school:\$104,492

Sales Info: **NONE**

**NOTES:**

Columbia County, FL



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[GrizzlyLogic.com](https://www.GrizzlyLogic.com)

# Columbia County Tax Collector

generated on 10/15/2024 9:31:52 AM EDT

## Tax Record

Last Update: 10/15/2024 2:13:55 AM EDT

**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> R11455-000	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2023			
<b>Mailing Address</b> WILLIAMSON NELO JR P O BOX 516 SANDERSON FL 32087	<b>Property Address</b> 827 MAGNOLIA LAKE CITY  <b>GEO Number</b> 000000-11455-000				
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below				
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 001	<b>Escrow Code</b>			
<b>Legal Description (click for full description)</b> 00-00-00 0100/0100.18 Acres LOT 22 MAGNOLIA HEIGHTS S/D OF BLOCK 70 NW DIVISION. LE 753-248, LE 753-1399, DC 1111-2198,					
<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	85,600	0	\$85,600	\$419.44
BOARD OF COUNTY COMMISSIONERS	7.8150	85,600	0	\$85,600	\$668.96
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	95,812	0	\$95,812	\$71.67
LOCAL	3.2170	95,812	0	\$95,812	\$308.23
CAPITAL OUTLAY	1.5000	95,812	0	\$95,812	\$143.72
SUWANNEE RIVER WATER MGT DIST	0.3113	85,600	0	\$85,600	\$26.65
LAKE SHORE HOSPITAL AUTHORITY	0.0001	85,600	0	\$85,600	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$1,638.68
<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>					\$1,949.94
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>	
12/22/2023	PAYMENT	1502984.0001	2023	\$1,891.44	

Prior Years Payment History

<b>Prior Year Taxes Due</b>
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NO DELINQUENT TAXES
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# Columbia County Tax Collector

generated on 10/15/2024 9:33:18 AM EDT

## Tax Record

Last Update: 10/15/2024 2:13:55 AM ET

### 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.

Account Number	Tax Type	Tax Year
R11455-000	REAL ESTATE	2023

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	31532	12/22/2023	1502984	\$1,949.94	\$1,891.44
	Owner Name	WILLIAMSON NELO JR			
	Paid By	N WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	35484	5/22/2023	2505505	\$1,729.64	\$1,818.53
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	36891	11/29/2021	2701839	\$1,593.85	\$1,530.10
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	2524	4/2/2021	9924554	\$1,539.72	\$1,585.91
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	2523	8/12/2020	2708058	\$1,671.12	\$1,934.11
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	2538	8/12/2020	2708058	\$1,531.80	\$1,775.91
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON R11455-000			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	2547	1/4/2019	3503264	\$1,484.80	\$1,722.28
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	2563	1/4/2019	3503264	\$1,463.67	\$1,698.28
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	2563	4/29/2016	9922305	\$787.91	\$811.55
	Owner Name	WILLIAMSON NELO JR			

Paid By	NELO WILLIAMSON JR
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	2563	4/29/2016	3104245	\$775.21	\$916.48
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	2566	8/1/2014	1304415	\$743.64	\$881.06
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	2562	5/7/2013	9921290	\$746.25	\$797.54
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	2572	4/30/2012	3800964	\$733.49	\$755.49
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	133277	8/16/2011	3304200	\$808.22	\$951.87
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	133281	4/6/2010	9920824	\$842.64	\$867.92
	Owner Name	WILLIAMSON NELO JR			
	Paid By	NELO WILLIAMSON, JR.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	133041	3/18/2009	2302155	\$860.44	\$860.44
	Owner Name	WILLIAMSON NELO JR			
	Paid By	WILLIAMSON NELO JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	132361	3/28/2008	9920614	\$1,078.01	\$1,078.01
	Owner Name	WILLIAMSON NELO JR			
	Paid By	Nelo Williamson Jr.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	131727	3/5/2007	9920281	\$354.07	\$354.07
	Owner Name	WILLIAMSON MAUREEN P-DECEASED			
	Paid By	NELO WILLIAMSON JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	131041	3/22/2006	2205207	\$246.82	\$246.82
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	130179	5/12/2005	3300366	\$210.00	\$232.50
	Owner Name	WILLIAMSON MAUREEN P			



Paid By	NELO W. IAMSON JR
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	129640	3/29/2004	3102043	\$174.95	\$174.95
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	129186	3/28/2003	2100169	\$159.34	\$159.34
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	128558	3/29/2002	1104208	\$144.10	\$144.10
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	127938	3/28/2001	2006270	\$123.70	\$123.70
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	127464	3/14/2000	2005827	\$106.84	\$106.84
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	127034	3/3/1999	2004721	\$97.11	\$97.11
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	126386	3/6/1998	3005564	\$86.20	\$86.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	125650	1/3/1997	1003739	\$71.52	\$70.09
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	125142	3/8/1996	3006678	\$55.99	\$55.99
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	WILLIAMSON MAUREEN P			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	124898	11/7/1994	3000364	\$48.19	\$46.26
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	124265	11/22/1993	3001731	\$47.62	\$45.72
	Owner Name	WILLIAMSON MAUREEN P			

	Paid By	LEADER MORTGAGE CORPORATION
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1992</b>	123644	11/13/1992	1001503	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1991</b>	123351	11/8/1991	1008994	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1990</b>	23201	11/21/1990	3001324	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1989</b>	2266200.0004	11/15/1989	3000932	\$20.00	\$19.20
	Owner Name	WILLIAMSON MAUREEN P			
	Paid By	LEADER MORTGAGE CORPORATION			



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 # 24-00000061 2<sup>nd</sup> 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: **Nelo Williamson Jr.**

Address: **827 NW Magnolia Way Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint   X   CE Personnel Observation         
 Date: **10/15/2024** Complainant: Mickey Weston CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>IPMC 301.3 Vacant structures and land.</b>	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.
<b>IPMC 302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
<b>IPMC 302.8 Motor vehicles.</b>	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
<b>IPMC 304.7 Roofs and drainage.</b>	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



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[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Violation Code	Corrective Action
<b>301.3 Vacant structures and land.</b>	Property needs to be cleaned up to prevent a blighting concern to the community.
<b>302.4 Weeds.</b>	Property needs to be cleaned up to prevent a blighting concern to the community.
<b>302.8 Motor vehicles.</b>	A white 4 door car is parked in the driveway needs to be removed. An inoperable and unlicensed vehicle is not allowed on the property.
<b>304.7 Roofs and drainage.</b>	A hole is in the roof where a tree had fallen on it at some time. Elements of the weather are entering the home and the roof needs to be repaired.

**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 January 2, 2025** \_\_\_\_\_



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**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: Nelo Williamson Jr. Relationship owner: \_\_\_\_\_

On date: November 19, 2024 time being: 2:41 pm \_\_\_\_\_

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

Posted on property  and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sovo  
Print Name of Code Inspector

  
Signature of Code Inspector



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**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000061**

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Name: **Nelo Williamson Jr**  
 Address: **827 NW Magnolia Way Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint X CE Personnel Observation \_\_\_\_\_  
 Date: **10/15/2024** Complainant: ~~Todd Lussier~~ CE Personnel: Marshall Sovo  
*MARSHALL SOVA*

Violation Code	Violation Description
<b>IPMC 301.3 Vacant structures and land.</b>	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.
<b>IPMC 302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
<b>IPMC 302.8 Motor vehicles</b>	Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any <i>premises</i> , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an <i>approved</i> spray booth.
<b>IPMC 304.7 Roofs and drainage.</b>	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or <i>deterioration</i> in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.



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
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting concern to the community.
IPMC 302.4 Weeds.	Property needs to be mowed.
IPMC 302.8 Motor vehicles	A white 4 door car is parked in the driveway needs to be removed. A inoperable and unlicensed vehicle is not allowed on the property.
IPMC 304.7 Roofs and drainage.	A hole is in the roof where a tree had fallen on it at some time. Elements of the weather are entering the home and the roof needs to be repaired.

**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: **November 15, 2024** \_\_\_\_\_



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: Nelo Williamson Jr      Relationship owner: \_\_\_\_\_

On date: October 15, 2024 time being: 1:56 pm \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sovo  
Print Name of Code Inspector

  
Signature of Code Inspector





**PUBLIC NOTICE**

11/19/24





# 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

**Special Magistrate Hearing Notices**

**Supporting Documents**

View	Edit	Revisions	Clone content
24-00000075- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)			
24-00000076- Lake City Properties IV (11/15/2024) uploaded (11/15/2024) (69 KB)			
24-00000061- Nelo Williamson Jr (11/19/2024) uploaded (11/19/2024) (68 KB)			
24-00000066- Kerri Mawier & Carlos Saffold (11/19/2024) uploaded (11/19/2024) (69 KB)			

City of Lake City  
 Video Tour  
 Your Government  
 Department  
 City  
 Community  
 Search  
 11/15/24  
 1:17 PM  
 11/15/2024

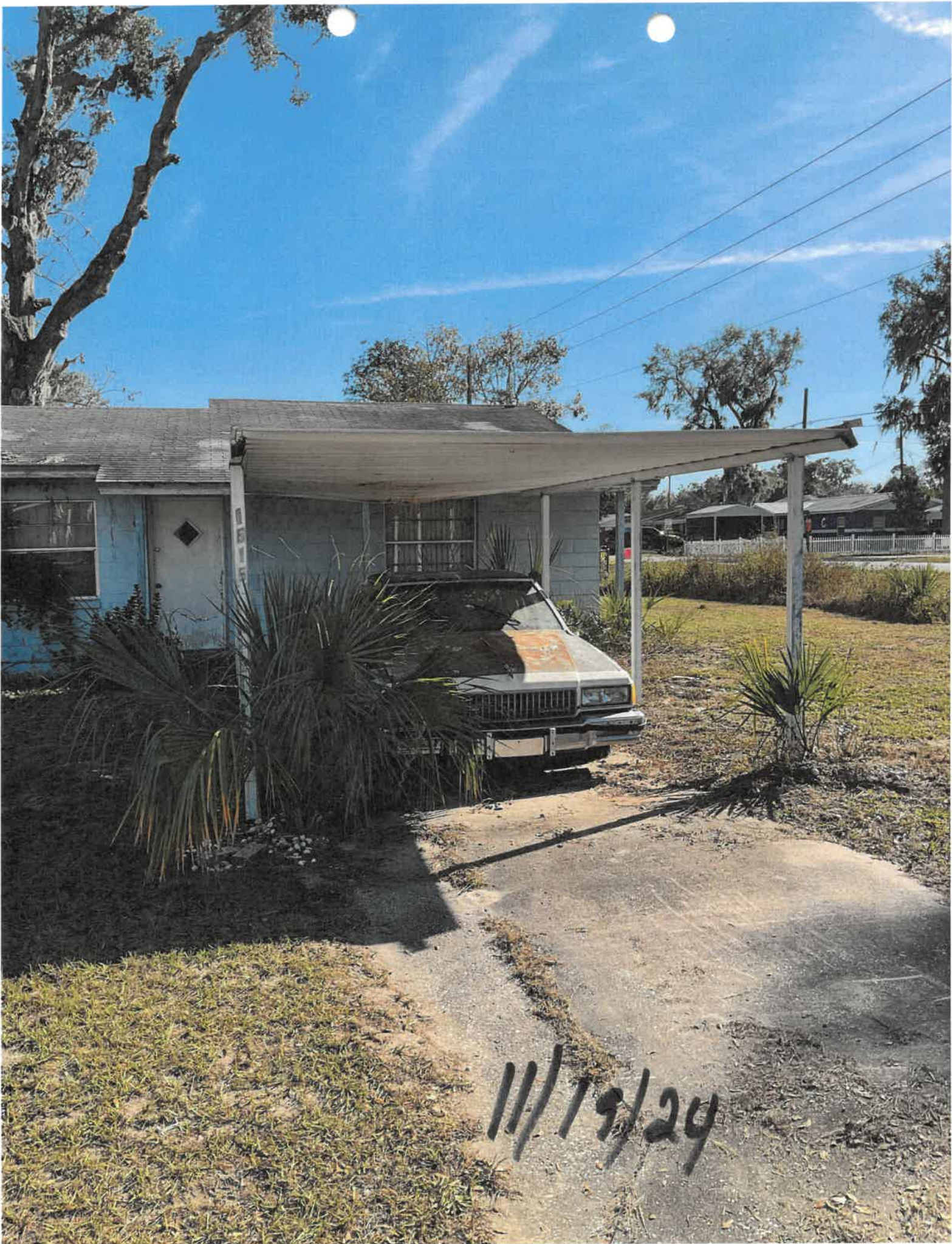




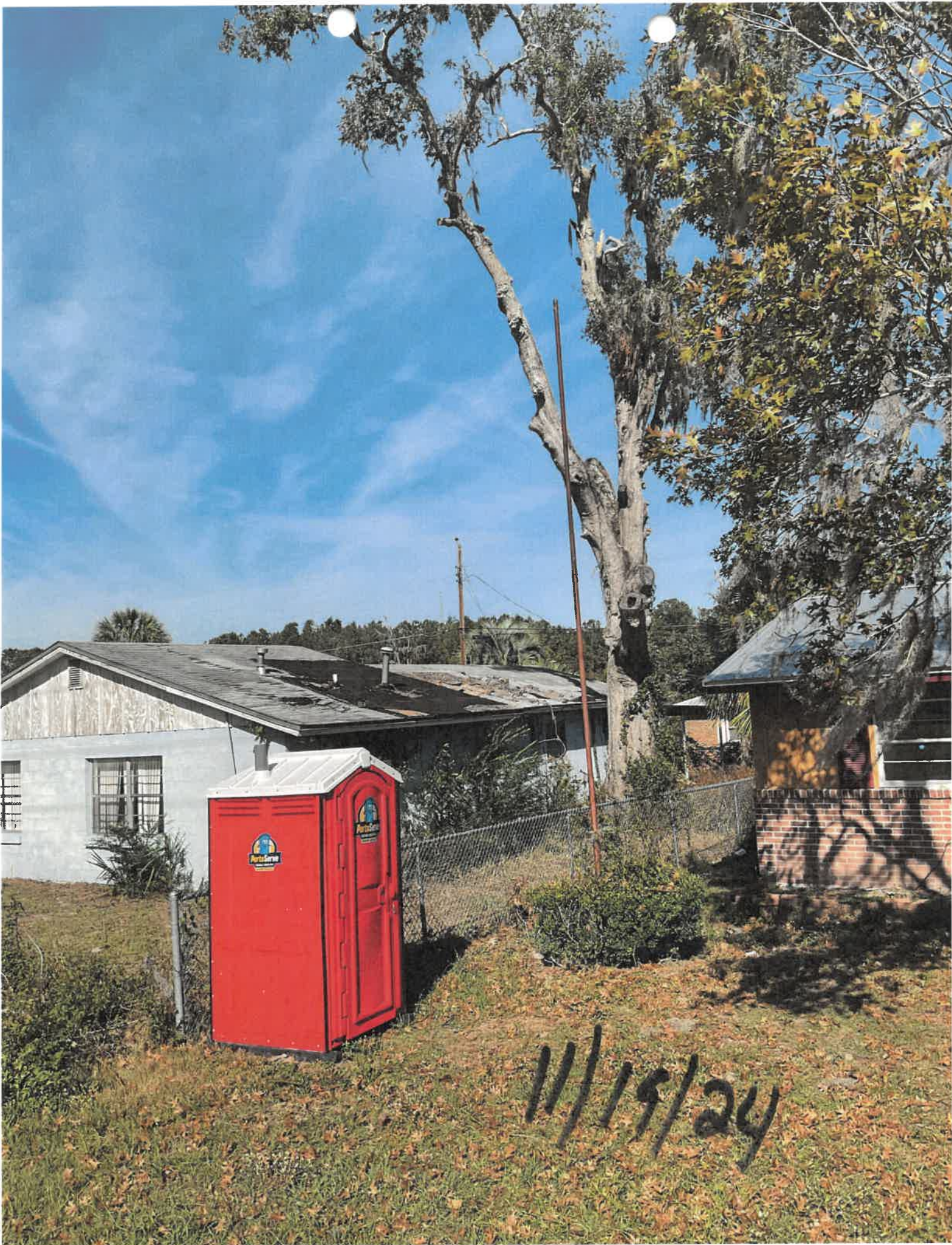
11/19/24



11/19/24

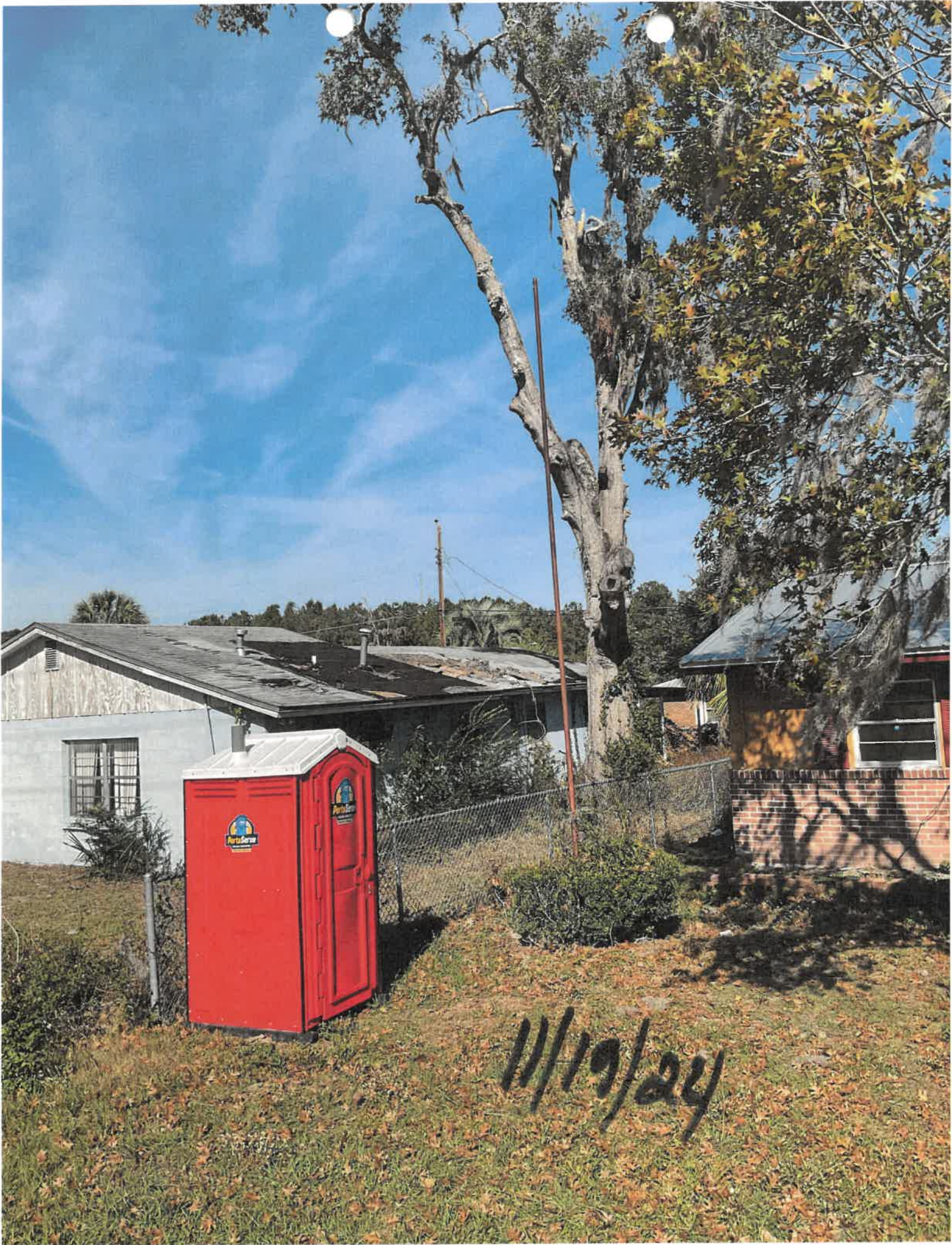


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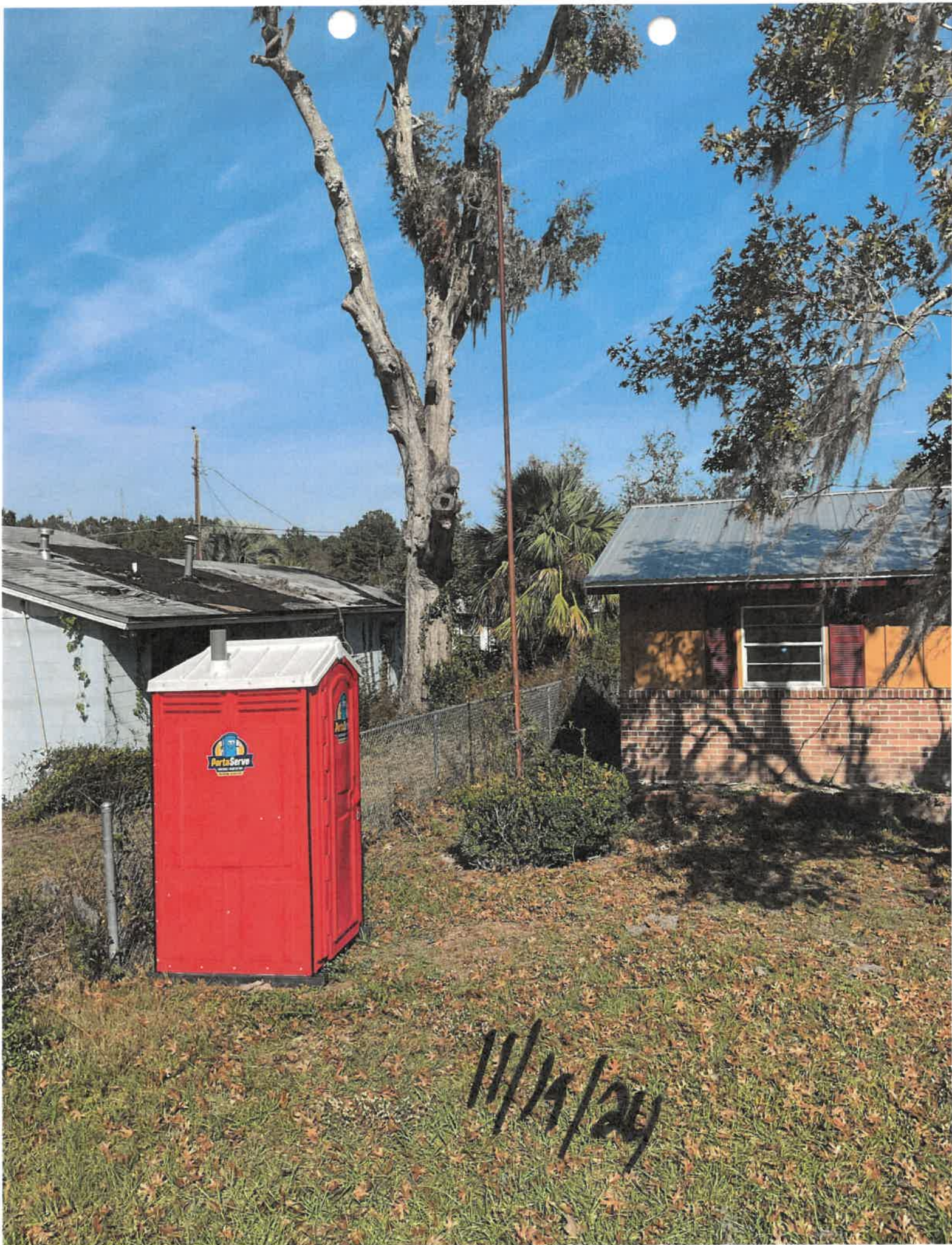


11/19/24

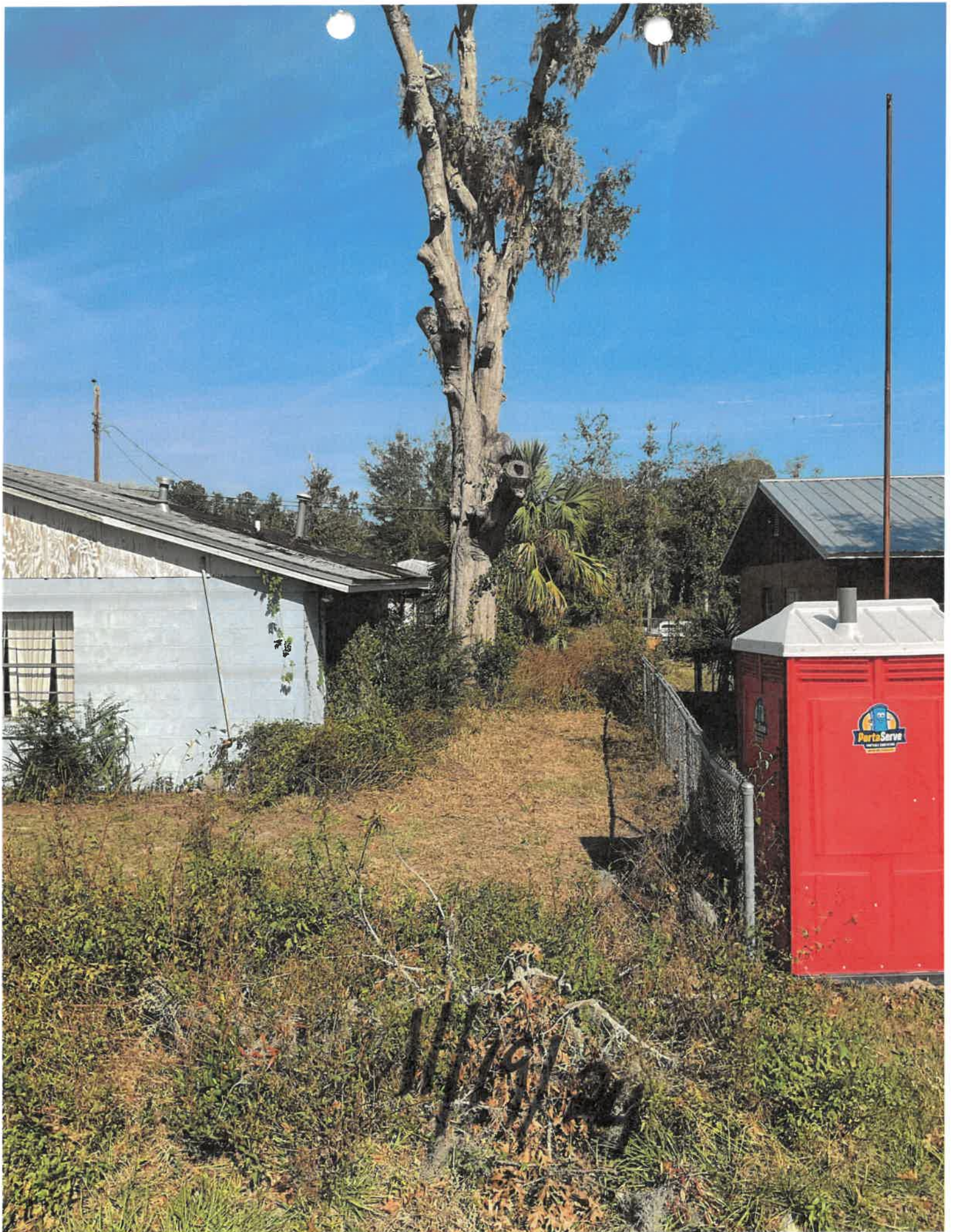


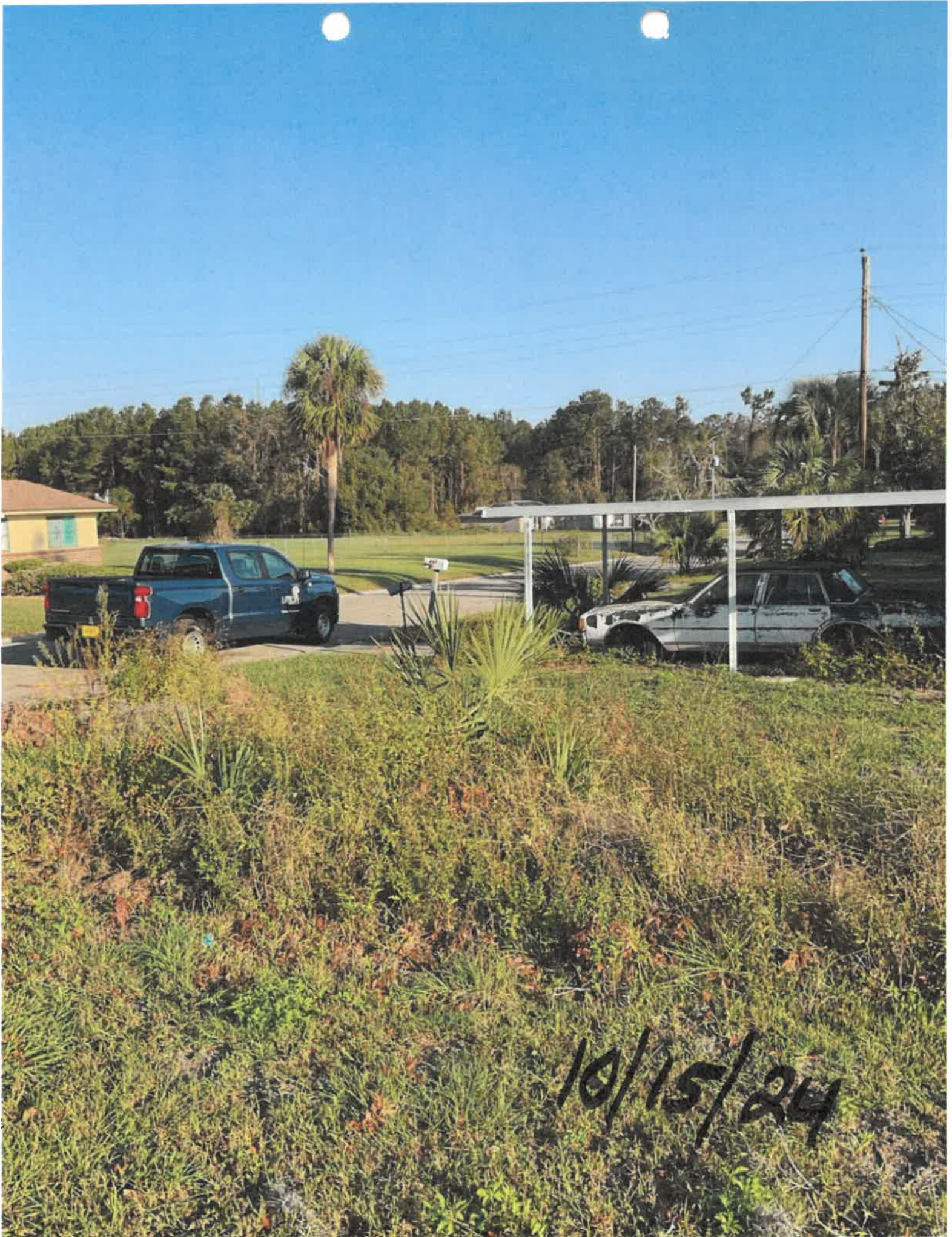


11/19/24



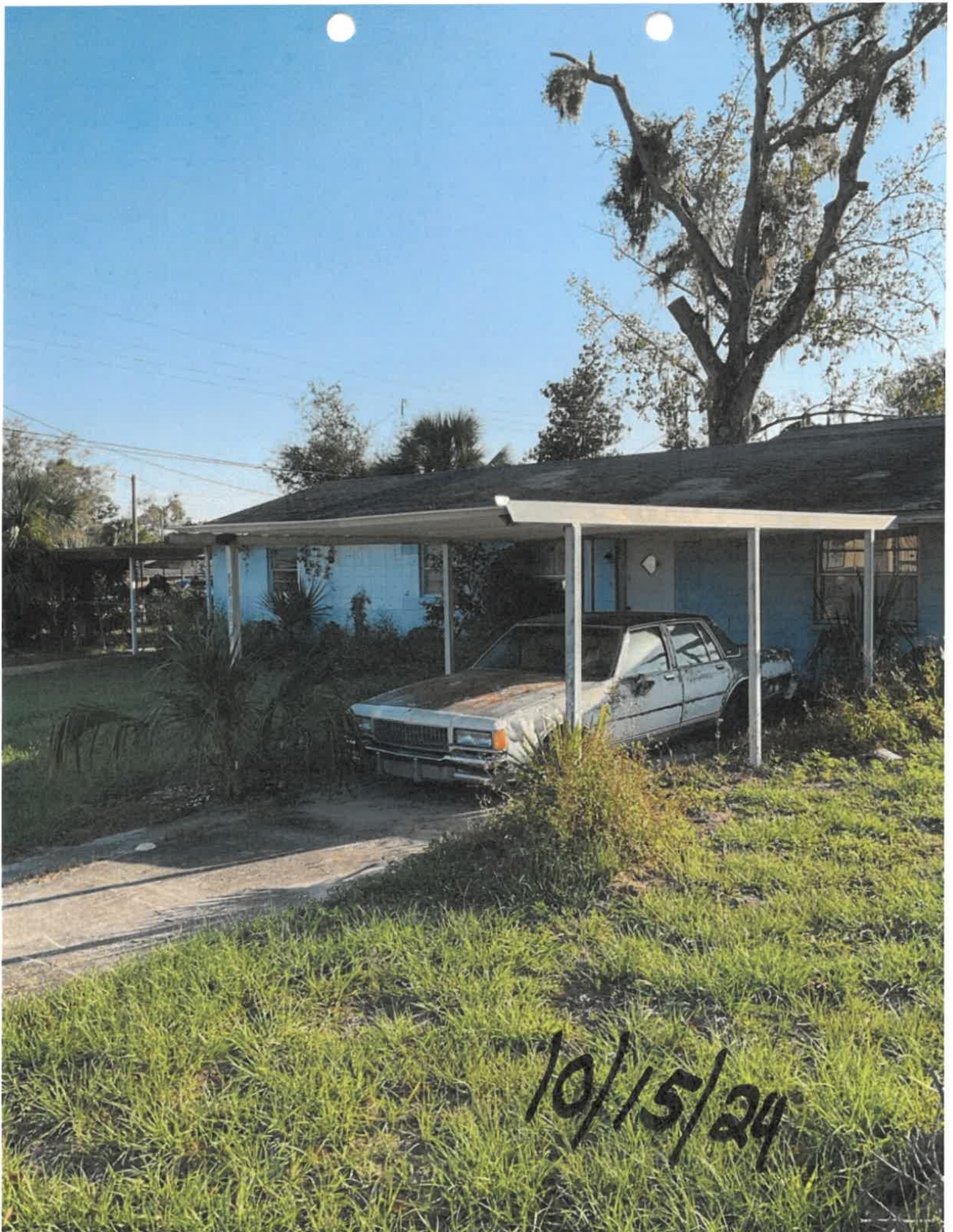
11/19/20





10/15/24

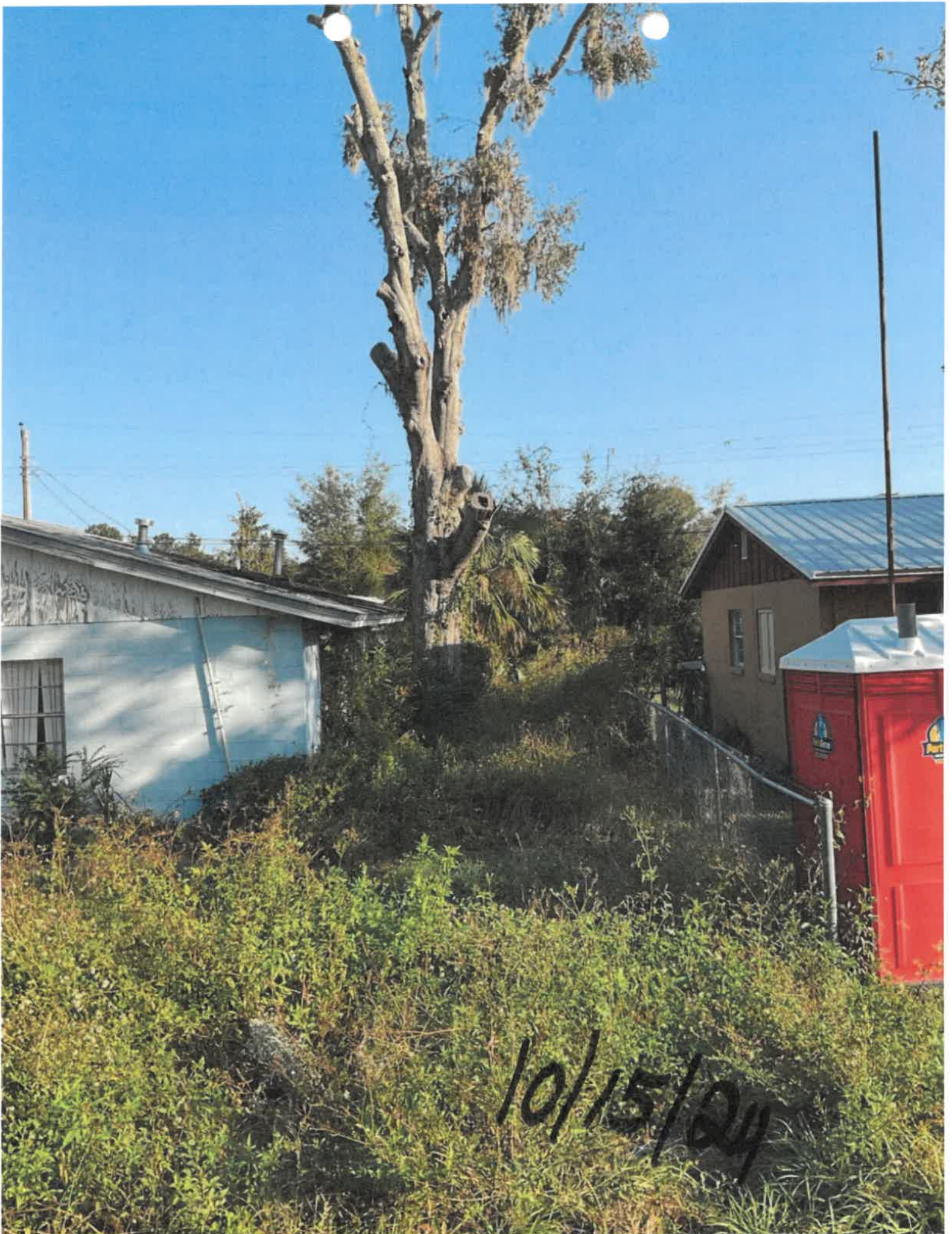




10/15/24

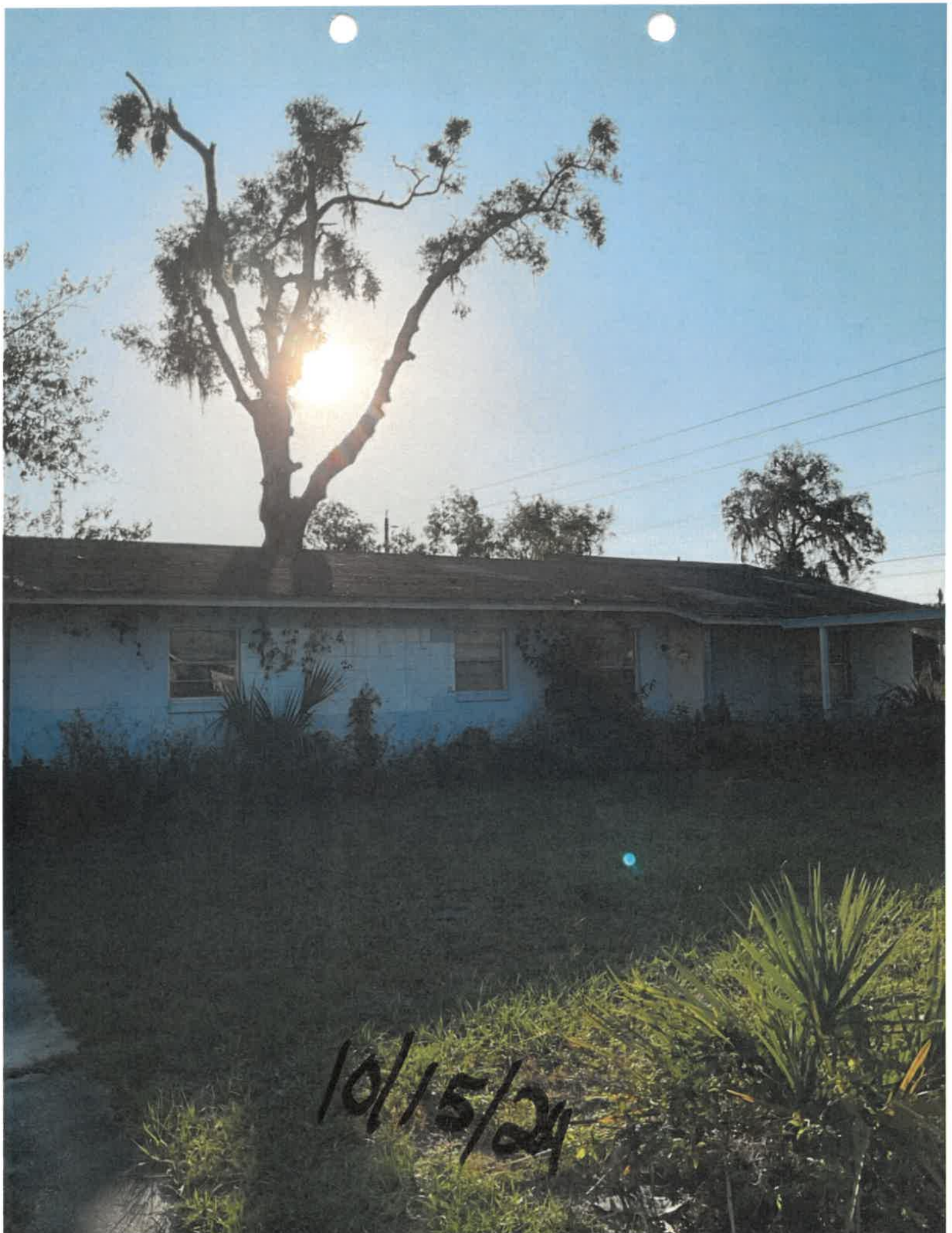


10/15/24



10/15/09

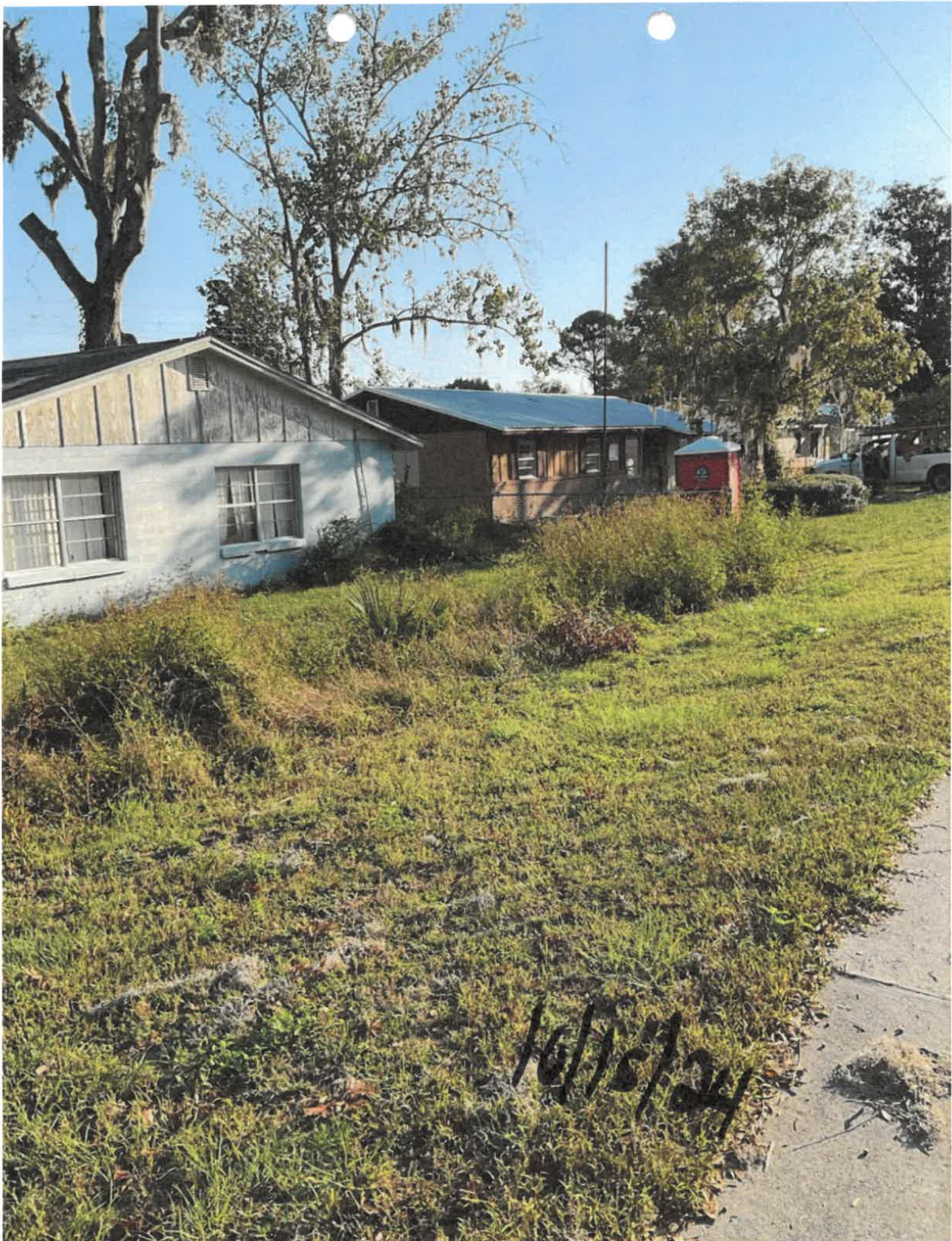




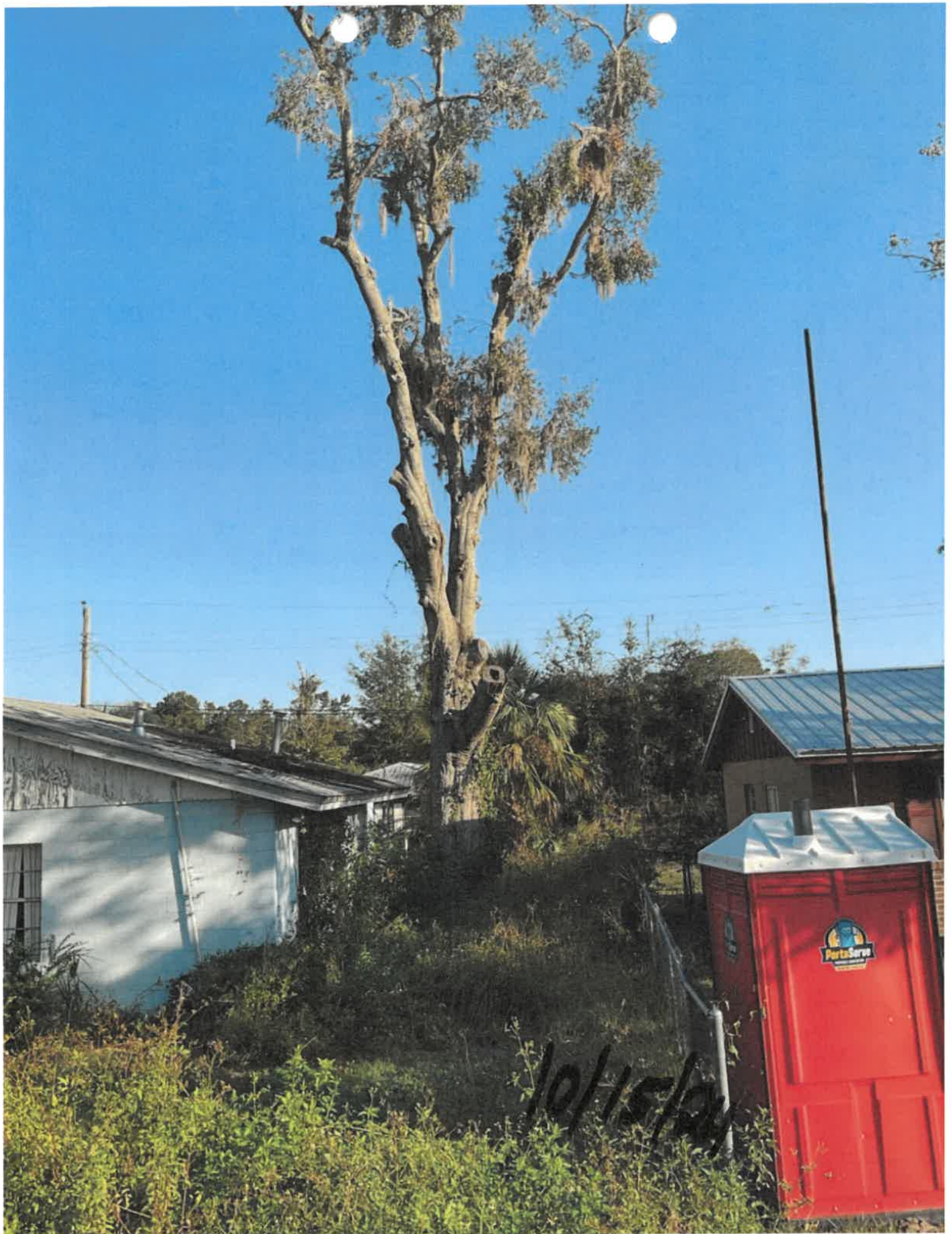
10/15/21



10/15/24



10/15/24



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 19th day of NOVEMBER 2024, 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 19th day of November 2024, 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: 827 NW Magnolia Way AND 205 N Marion Ave, Lake City, FL. 32055.

*Marshall Sova*  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_19th\_\_ day of November 2024, by Marshall Sova  
who is personally known to me.

[SEAL]



*Ann Marie Jones*  
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 No.: 24-0000061  
Witness: Mickey Weston

**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 2nd day of January, 2025, at (time) 5:30 a.m./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 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.

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 Mickey Weston Relationship \_\_\_\_\_  
On date November 21, 2024 time being 9:34 am

- 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

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000061  
Respondent: Nelo Williamson Jr

**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 2nd day of January, 2025, at (time) 5:30 a.m./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 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 Nelo Williamson Jr Relationship Owner  
On date November 19, 2024 time being 9:40 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sovo  
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

**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, January 2, 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:

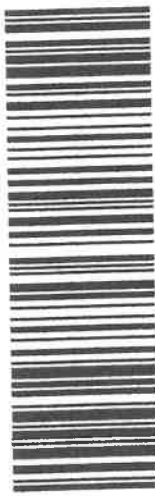
<https://www.youtube.com/c/CityofLakeCity>

**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





9589 0710 5270 1815 1110 25  
 9589 0710 5270 1815 1110 25

**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	\$ 4.85
Extra Services & Fees (check box, add fee if 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
<b>Total Postage and Fees</b>	\$ 5.64

Sent To Mickey Hagan  
 Street and Apt. No., or PO Box No. 637 N. Marion Ave.  
 City, State, ZIP+4® LAKE CITY FL 32055

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

11/21/24

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

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Mickey Weston  
637 NW Long St.  
Lake City, FL 32055*



9590 9402 8577 3244 7283 80

2 Article Number (Transfer from another label)

9589 0710 5270 1815 1110 25

3d Mail (over \$500)

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion)
- A unique identifier for
- Electronic verification
- A record of delivery (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 is available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage is available for Certified Mail service with Priority Mail service.
- For an additional fee, you can request a return receipt service of delivery (including electronic version). You can request a return receipt service of delivery (including electronic version). Receipt attach PS Form 3800, January



9589 0710 5270 1815 1110 18  
 9589 0710 5270 1815 1110 18

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	\$ 4.95
Extra Services & Fees (check box, add fees 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	\$ 4.19
<b>Total Postage and Fees</b>	<b>\$ 9.24</b>
Sent To	Nep Williams, Jr.
Street and Apt. No., or PO Box No.	9876 Lake Ave
City, State, ZIP+4®	San Jose, FL 32087

Postmark  
Here

PS Form 3800, January 2023 P5N 7530-02-000-9047 See Reverse for Instructions

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

11/20/24

11/20/24

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:

NGLO Williamson Jr.  
 9856 Lake Ave.  
 Sanderson FL 32087



9590 9402 8577 3244 7283 97

2. Article Number (transfer from carrier label)

9589 0710 5270 1615 1110 16

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

COMPLETE THIS SECTION ON DELIVERY

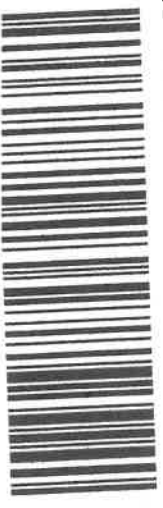
A. Signature  
 Agent  
 Addressee

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

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®

Domestic Return Receipt



9589 0710 5270 1815 1108 75  
 9589 0710 5270 1815 1108 75

**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  
 \$ 4.85  
 Extra Services & Fees (check box, add if appropriate)  
 Return Receipt (hardcopy) \$ 4.10  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
 Here

Postage  
 \$ 0.69  
 Total Postage and Fees  
 \$ 9.64

Sent To NELO WILLIAMS JR  
 Street and Apt. No. or PO Box No. 9897 LAKE AVE  
 City, State, ZIP+4® SAFORD FL 32087

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

*Jk.*  
*187*

*61*

**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:

*NELO WILLIAMSON JR.  
9896 LANE AVE.  
SANDERSON FL 32087*



9590 9402 8680 3310 5125 71

2. Article Number (Domestic Mail)

9589 0710 5270 1815 1108 75

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this postage meter)
- A unique identifier
- Electronic verification
- A record of delivery signature) that is retained for a specified period
- Important Reminders
  - You may purchase First-Class Mail® First-Class Mail® or Priority Mail® service
  - Certified Mail service International mail
  - Insurance coverage with Certified Mail service
  - Certified Mail service of Certified Mail service certain Priority Mail® insurance coverage endorsement on the following services
    - Return receipt service of delivery (including electronic version. You can request a complete PS Form 3800, January 2019 Receipt attach PS Form 3800, January 2019