



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: November 14, 2024 Name (required) Marshall Sova
Phone: (386)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: Parcel #05818-002 Bascom Norris Dr & Richardson Terr Nature
of Complaint: Overgrowth

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Lake City Properties IV LLC 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?
Prior Code Cases: 23-00000062 Overgrowth, 23-00000097, 23-00000098

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

Date Received: November 14, 2024 Via: Person Case Number Assigned 24-00000076
Notes:

Case Data Sheet for case # 24-00000076

Parcel# 05818-001

Address: Bascom Norris & Richardson Terr

Owner: Lake City Properties IV LLC

Date of first inspection: 11/14/2024

1st Notice of Violation sent: 11/15/2024

2nd inspection date: _____

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: _____

Notice on City of Lake City website on: _____

Notice posted in City Hall:

Mailing Cost/Date: \$9.64 11/15/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 11/14/2024

Parcel: << 29-3S-17-05818-002 (25871) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Owner	LAKE CITY PROPERTIES IV LLC 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site	850 NE PATTERSON AVE, LAKE CITY		
Description*	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB LYING E OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC ...more>>>		
Area	0.56 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	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	\$2,632	Mkt Land	\$2,632
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,632	Just	\$2,632
Class	\$0	Class	\$0
Appraised	\$2,632	Appraised	\$2,632
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$2,632	Assessed	\$2,632
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632	Total Taxable	county:\$2,632 city:\$2,632 other:\$0 school:\$2,632

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
1/19/2023	\$100	1483 / 470	WD	V	U	11
7/16/2019	\$100	1389 / 2713	QC	V	U	11
3/3/2017	\$5,000	1332 / 1896	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	0.560 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$2,632

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-756-1083

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: 11/14/2024 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: 29-3S-17-05818-002 (25871) | VACANT (0000) | 0.56 AC

NOTES:

Columbia County, FL

BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15

LAKE CITY PROPERTIES IV LLC
 Owner: 66 W FLAGLER ST
 12TH FLOOR
 MIAMI, FL 33130
 Site: 850 NE PATTERSON AVE, LAKE CITY
 Sales 1/19/2023 \$100 V (U)
 7/16/2019 \$100 V (U)
 Info 3/3/2017 \$5,000 V (Q)

2025 Working Values			
Mkt Lnd	\$2,632	Appraised	\$2,632
Ag Lnd	\$0	Assessed	\$2,632
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$2,632	Total	county:\$2,632
		Taxable	city:\$2,632
			other:\$0
			school:\$2,632



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: 11/14/2024 and may not reflect the data currently on file at our office.

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



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

Violation Code	Corrective Action
301.3 Vacant structures and land.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.
IPMC 302.4 Weeds.	Please mow/underbrush property to prevent a blighting issue in the community. There are 3 prior code violations concerning this property, therefore you will need to attend a Special Magistrate hearing on January 2, 2025.

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 scheduled for Jan. 2, 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: Lake City Properties IV Relationship owner: _____

On date: November 15, 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 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

Special Magistrate Hearing Notices

Supporting Documents

- 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)



11/15/24

**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, January 2, 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

11/15/24

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

CITY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, Marshall Sovia
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 15th day of November 2024, I personally observed the attached violations and a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING THE FOLLOWING ADDRESS: Parcel #05818-002 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.: 24-00010076
Respondent: Lake City Properties IV

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, 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>Lake City Properties IV</u>	Relationship: <u>Owner</u>
On date: <u>November 15, 2024</u>	time being: <u>10:00 am</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 Sovia
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

11/15/24

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
CITY OF COLUMBIA

BEFORE ME, this day, 15th 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 15th day of November 2024, I personally observed the attached violations and
attached a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING
AT THE FOLLOWING ADDRESS: Parcel #05818-002 AND 205 N Marion Ave, Lake City, FL.

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

NOTICE OF HEARING

Case No.: 24-0000076
Respondent: Lake City Properties IV

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, 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 Compliance Inspection.

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

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

Name Lake City Properties IV Relationship Owner
 On date November 15, 2024 time being 10:00 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]
Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

hc/5/1/11



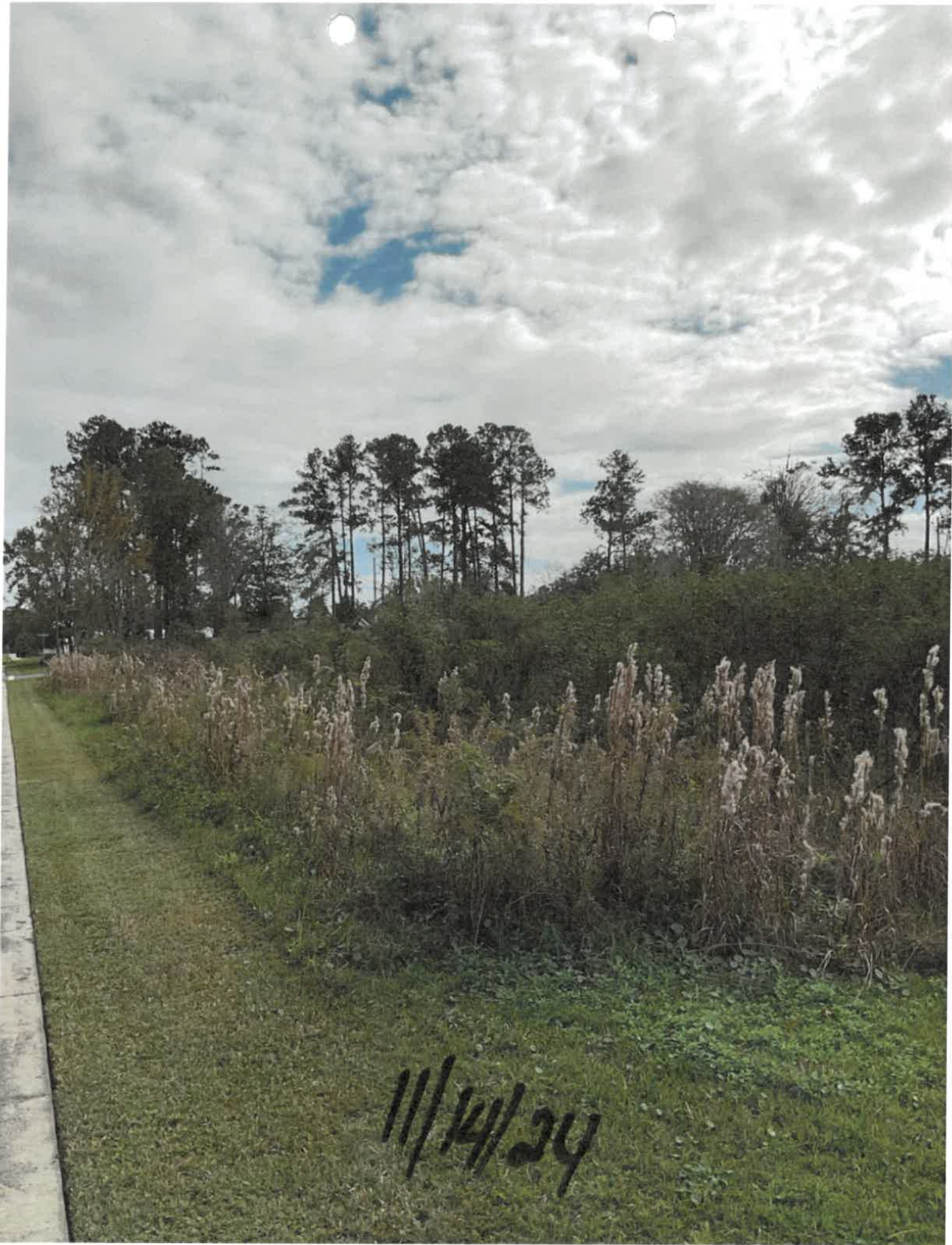
PUBLIC NOTICE
[Two columns of smaller text, likely a notice or document]

11/15/24



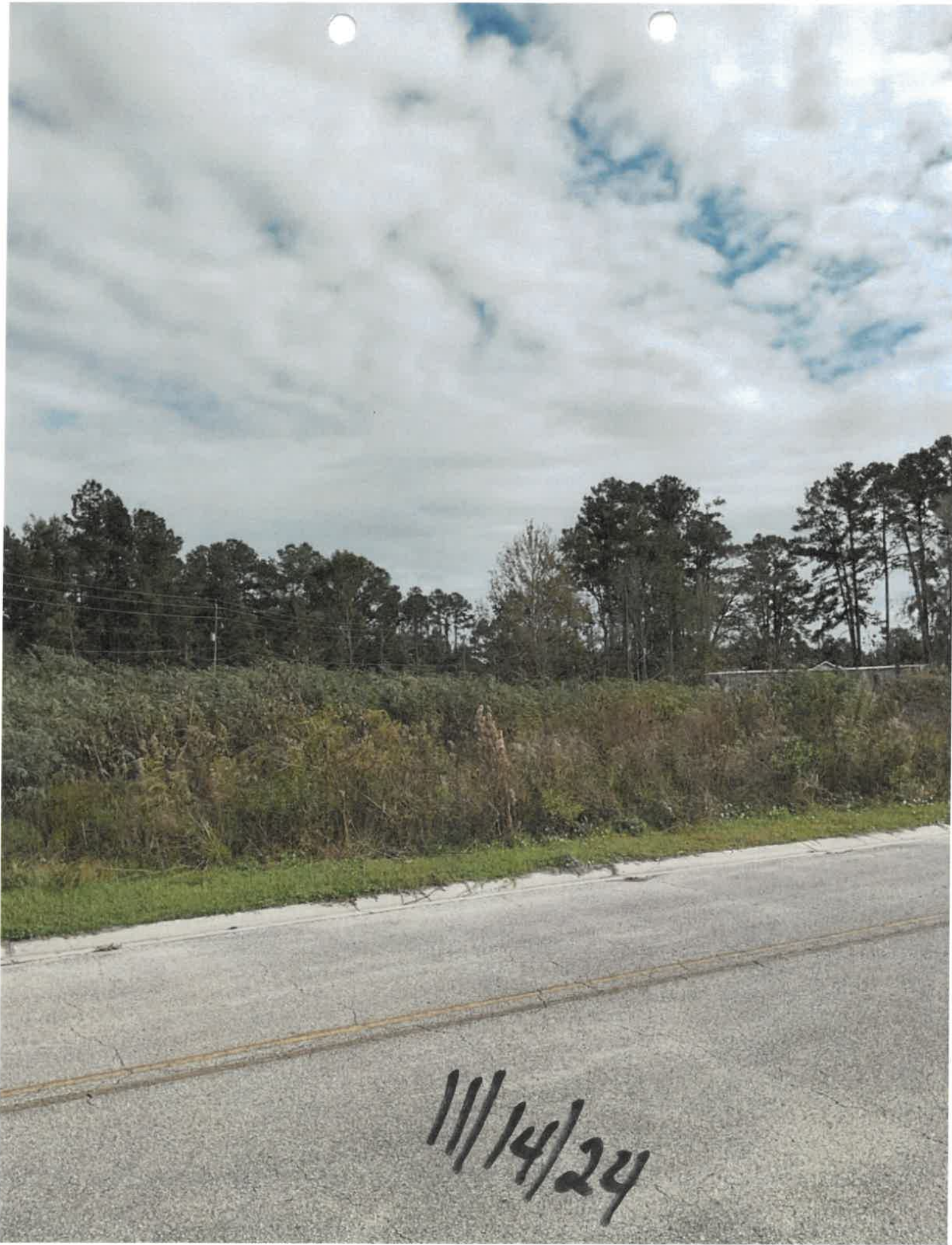
PUBLIC NOTICE

[Two columns of smaller text, likely a notice or set of instructions]



11/14/24





11/14/24



11/19/24



SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000076
Respondent: Lake City Proerties IV

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, 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 Lake City Properties IV Relationship Owner
On date November 15, 2024 time being 10:09 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

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 15th day of NOVEMBER 2024, personally appeared, ~~Beverly Jones~~ ^{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 15th 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: Parcel #05818-002 AND 205 N Marion Ave, Lake City, FL. 32055.

Marshall Sova
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 15th ___ 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

**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 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

11V
11th Floor



9589 0710 5270 1815 1109 81
9589 0710 5270 1815 1109 81

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 if not appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.00
<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	
\$	5.04

Postmark
Here

Sent To
Lake City Properties IV
Street and Apt. No., or PO Box No.
W. W. Packer St. 12th Floor
City, State, ZIP+4®
Miami, FL 33130

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

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:

*Lake City Properties IV
66 W. Flamingo St. 16TH Floor
MIAMI, FL 33130*



9590 9402 8577 3244 7284 27

2. Article Number (Transfer from service label)

9589 0710 5270 1615 1109 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

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 Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Direct Mail
- Direct 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 record of delivery is created.
- Electronic verification is available.
- A receipt is provided to the sender.
- A receipt is provided to the recipient.
- A receipt is provided to the addressee.
- A receipt is provided to the sender.
- A receipt is provided to the recipient.
- A receipt is provided to the addressee.
- A receipt is provided to the sender.
- A receipt is provided to the recipient.
- A receipt is provided to the addressee.



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **06/14/2022**

Case Status **InActive**

Case Number **2022-00000032**

Reported By **Marshall Sovo**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **02/16/2023**

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **247**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description

Overgrown lot/ vermin

Master Location **SR100 @ Center**

Cited Party Name

Utility Customer

Utility Account

Animal

Inspector

Marshall R Sovo

Location Text

Phone Number

Alternate Phone

(386) 719-5746

Cross Streets

Email Address

Comments

sovam@ldfa.com

Mailing Address

D & B TIMBER & LAND TRUST LAKE CITY, FL 32056

User Defined Fields

Name

Value

Activities

Certified Mail Number

7022 0410 0000 6201 6470

Date

Type

Notes/Activity

02/16/2023

Notes

Re- Inspection

10/18/2022

Notes

Investigation

10/10/2022

Notes

Investigation

08/11/2022

Notes

Investigation

07/13/2022

Notes

Re- Inspection

06/14/2022

Notes

Initial Inspection

06/14/2022

Inspections

INITIAL INSPECTION, 2023-00000053 Passed



Notes Listing

Case Notes - IPMC - 2022-00000032

Date Descending

Run on 12/17/2024 03:09:08 PM

Subject	Author	Last Changed Date/Time
Re- Inspection On February 16, 2023 I re-inspected the property and the owner has complied with the clean up. Case is closed	Marshall Sova	02/16/2023 09:49:58 AM
Investigation On October 14, 2022 the certified letter was signed for on October 14, 2022. I received the green card on October 18, 2022.	Marshall Sova	10/18/2022 03:26:25 PM
Investigation On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail. On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.	Marshall Sova	10/10/2022 02:46:34 PM
Investigation On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.	Marshall Sova	08/11/2022 12:56:28 PM
Re- Inspection On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date. I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.	Marshall Sova	07/13/2022 02:18:32 PM
Initial Inspection On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was prepared and mailed to the owner Martha Pelletier on June 15, 2022. Compliance date June 29, 2022.	Marshall Sova	06/14/2022 01:16:28 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **08/14/2023**

Case Status **InActive**

Case Number **2023-00000062**

Name
Reported By **Glenn Bowden**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **09/11/2023**

Business Name

Improvement **TRUSTEE**
Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Days Open **28**

Central Name

Master Location **SR 100 @ Center Vacant lot**
Utility Account
Location Text
Cross Streets

Case Description **Overgrowth**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Mailing Address
Business Address
Parcel Owner Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

Cited Party Name

Cited Party Address

Utility Customer

Address

Animal

Address

Inspector

Address

Activities

Date	Type	User	Notes/Activity
09/12/2023	Notes	Marshall Sovo	Re-Inspection
08/14/2023	Notes	Marshall Sovo	Initial Inspection
08/14/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2023-00000214 Passed



Case Datasheet

Case Type	Case Date	Case Status	InActive																																																				
Case Number Resolution Date Days Open Case Description	<table border="1"> <thead> <tr> <th>Name</th> <th>Reported By</th> <th>Business Name</th> <th>Central Name</th> <th>Parcel Owner Name</th> <th>Cited Party Name</th> <th>Utility Customer</th> <th>Animal</th> <th>Inspector</th> <th>Phone Number</th> <th>Alternate Phone</th> <th>Email Address</th> </tr> </thead> <tbody> <tr> <td colspan="12">Comments</td> </tr> </tbody> </table>	Name	Reported By	Business Name	Central Name	Parcel Owner Name	Cited Party Name	Utility Customer	Animal	Inspector	Phone Number	Alternate Phone	Email Address	Comments												<table border="1"> <thead> <tr> <th>Location</th> <th>Parcel Number</th> <th>Parcel Address</th> <th>Improvement</th> <th>Service Address</th> <th>Master Location</th> <th>Utility Account</th> <th>Location Text</th> <th>Cross Streets</th> <th>Mailing Address</th> <th>Business Address</th> <th>Parcel Owner</th> <th>Address</th> <th>Cited Party Address</th> </tr> </thead> <tbody> <tr> <td colspan="14">Status</td> </tr> </tbody> </table>	Location	Parcel Number	Parcel Address	Improvement	Service Address	Master Location	Utility Account	Location Text	Cross Streets	Mailing Address	Business Address	Parcel Owner	Address	Cited Party Address	Status														
Name	Reported By	Business Name	Central Name	Parcel Owner Name	Cited Party Name	Utility Customer	Animal	Inspector	Phone Number	Alternate Phone	Email Address																																												
Comments																																																							
Location	Parcel Number	Parcel Address	Improvement	Service Address	Master Location	Utility Account	Location Text	Cross Streets	Mailing Address	Business Address	Parcel Owner	Address	Cited Party Address																																										
Status																																																							

Related Cases	Case Type	Case Number	Case Date	Resolution Date	Status
	International Prop Maint	2018-00000407	10/22/2018 3:59:32 PM		
	International Prop Maint	2020-00000091	6/8/2020 12:00:00 AM	10/26/2020 12:00:00 AM	COMPLETED



Notes Listing

Case Notes - IPMC - 2023-00000062

Date Descending

Run on 12/17/2024 03:09:33 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On September 11, 2023 I re-inspected the property and the owner has complied.	Marshall Sova	09/12/2023 09:11:27 AM
Initial Inspection On August 14, 2023 I received a phone call from Glenel Bowden in reference to a overgrown lot. The lot in question is located at the intersection of SR 10 & Center Avenue. I inspected the property and photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner with a compliance date of September 14, 2023.	Marshall Sova	08/14/2023 02:07:18 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **InActive**

Case Number **2023-00000097**

Reported By **Marshall Sovo**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date **01/23/2024**

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **43**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description **Overgrowth, debris left from lot clearing**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Master Location **Bascom Norris @ Center Avenue**
Utility Account
Location Text
Cross Streets

Cited Party Name
Utility Customer
Animal
Inspector
Inspector **Marshall R Sovo**

Mailing Address
Business Address
Parcel Owner
Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**
Cited Party Address

User Defined Fields

Name	Value
Certified Mail Number	9589 0710 5270 0699 1584 47

Activities	Date	Type	User	Notes/Activity
	02/01/2024	Notes	Marshall Sovo	Re-Inspection
	01/17/2024	Notes	Marshall Sovo	Investigation
	01/09/2024	Notes	Marshall Sovo	Re-Inspection
	12/19/2023	Notes	Marshall Sovo	Investigation
	12/11/2023	Notes	Marshall Sovo	Initial Inspection
	12/11/2023	Inspections	Marshall Sovo	INITIAL INSPECTION, 2024-00000138 Passed



Notes Listing

Case Notes - IPMC - 2023-00000097

Date Descending

Run on 12/17/2024 03:09:59 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.	Marshall Sova	02/01/2024 10:00:38 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:59:29 AM
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change. On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.	Marshall Sova	01/09/2024 08:56:38 AM
Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.	Marshall Sova	12/19/2023 03:41:12 PM
Initial Inspection On December 11, 2023 I observed the property at Parcel #05818-001 was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.	Marshall Sova	12/11/2023 02:38:01 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **12/11/2023**

Case Status **Inactive**

Case Number **2023-00000098**
 Resolution Date **01/23/2024**

Days Open **43**

Case Description **Overgrowth, debris left from lot clearing**

Name

Reported By **Marshall Sovia**
 Business Name

Central Name

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Cited Party Name

Utility Customer

Animal

Inspector

Marshall R Sovia

Phone Number

(386) 719-5746

Alternate Phone

Email Address

sovam@lcfia.com

Comments

Location

Parcel Number **05818000**
 Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Improvement **TRUSTEE BULLARD AUDREY S**

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner **D & B TIMBER & LAND TRUST**

Address **LAKE CITY, FL 32056**

Cited Party Address

Activities

Date	Type	User	Notes/Activity
02/01/2024	Notes	Marshall Sovia	Re-Inspection
01/17/2024	Notes	Marshall Sovia	Investigation
01/09/2024	Notes	Marshall Sovia	Re-Inspection
12/19/2023	Notes	Marshall Sovia	Investigation
12/11/2023	Notes	Marshall Sovia	Initial Inspection
12/11/2023	Inspections	Marshall Sovia	INITIAL INSPECTION, 2024-00000139 Passed



Notes Listing

Case Notes - IPMC - 2023-00000098

Date Descending

Run on 12/17/2024 03:16:34 PM

Subject	Author	Last Changed Date/Time
Re-Inspection On January 23, 2024 I re-inspected the property and the owner has complied.	Marshall Sova	02/01/2024 10:06:17 AM
Investigation On January 17, 2024 the certified green card was returned to me as delivered.	Marshall Sova	01/17/2024 09:59:55 AM
Re-Inspection On January 9, 2024 I re-inspected the property and there is no change. On January 9, 2024 I prepared a Notice of Hearing to appear in front of the Special Magistrate on January 30, 2024 and mailed it certified to the owner.	Marshall Sova	01/09/2024 08:57:16 AM
Investigation On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.	Marshall Sova	12/19/2023 03:41:40 PM
Initial Inspection On December 11, 2023 I observed the property located at 850 NE Patterson Avenue was overgrown and the property had not been cleaned up from a prior lot clearing. Photos were taken and are placed into the case file. A NOV was prepared and mailed certified to the owner on Dec. 11, 2023 with a compliance date of Dec. 26, 2023.	Marshall Sova	12/11/2023 02:41:17 PM



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **11/14/2024**

Case Status **Active**

Case Number **2024-00000075**

Name
Reported By **Marshall Sovia**

Location
Parcel Number **05818000**
Parcel Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Resolution Date

Business Name

Improvement **DEFAULT - BULLARD AUDREY S TRUSTEE**

Days Open **33**

Central Name

Service Address **850 NE PATTERSON AVE LAKE CITY, FL 32055**

Case Description **Overgrowth**

Parcel Owner Name **BULLARD AUDREY S TRUSTEE**

Master Location **Bascom Norris @ Center Avenue**

Cited Party Name
Utility Customer
Animal
Inspector **Marshall R Sovia**

Mailing Address
Business Address
Parcel Owner
Address **D & B TIMBER & LAND TRUST LAKE CITY, FL 32056**

User Defined Fields

Phone Number **(386) 719-5746**

Location Text
Cross Streets

Activities

Alternate Phone
Email Address **sovam@cfia.com**

Address
Cited Party Address

Name	Value
Certified Mail Number	9589 0710 5270 1815 1109 98
Date	Notes/Activity
12/04/2024	Notes
11/25/2024	Notes
11/14/2024	Notes
11/14/2024	Inspections



Notes Listing

Case Notes - IPMC - 2024-00000075

Date Descending

Run on 12/17/2024 03:11:03 PM

Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:25 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:00:20 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-001 has had three prior cases at this location. Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025. There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098	Marshall Sova	11/15/2024 12:23:47 PM
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		



Case Datasheet

Case Type **IPMC - International Prop Maint Code**

Case Date **11/14/2024**

Case Status **Active**

Case Number	2024-00000076	Name	Reported By	Marshall Sovo	Location	Parcel Number	05818000
Resolution Date		Business Name	Central Name		Parcel Address	850 NE PATTERSON AVE LAKE CITY, FL 32055	
Days Open	33	Parcel Owner Name	BULLARD AUDREY S TRUSTEE	Improvement	DEFAULT - BULLARD AUDREY S TRUSTEE		
Case Description	Overgrowth	Cited Party Name		Service Address	850 NE PATTERSON AVE LAKE CITY, FL 32055		

Utility Customer Animal	Inspector	Phone Number	(386) 719-5746	Master Location	Bascorn Norris & Richardson Terr
Alternate Phone	Phone Number	Alternate Phone		Utility Account	
Email Address	Comments	Email Address	sovam@cfra.com	Location Text	
	Correct parcel # 05818-002			Cross Streets	
				Mailing Address	
				Business Address	
				Parcel Owner	D & B TIMBER & LAND TRUST
				Cited Party Address	LAKE CITY, FL 32056

User Defined Fields	Name	Value
Activities	Certified Mail Number	9589 0710 5270 1815 1109 81

Date	Type	User	Notes/Activity
12/04/2024	Notes	Marshall Sovo	Investigation
11/25/2024	Notes	Marshall Sovo	Investigation
11/14/2024	Notes	Marshall Sovo	Initial Inspection
11/14/2024	Inspections	Marshall Sovo	INITIAL INSPECTION, Created 11/14/2024



Notes Listing

Case Notes - IPMC - 2024-00000076

Date Descending

Run on 12/17/2024 03:11:48 PM

Subject	Author	Last Changed Date/Time
Investigation On December 3, 2024 the certified green card was returned to me as delivered on 11/21/2024. I t was signed for by K. Cardenas.	Marshall Sova	12/04/2024 08:22:53 AM
Investigation On November 25, 2024 the certified green card was returned to me as delivered.	Marshall Sova	11/25/2024 03:01:34 PM
Initial Inspection On November 14, 2024 I noticed the property located at Bascom Norris & Center Ave overgrown. The parcel # 05818-002 has had three prior cases at this location. Photos were taken and placed into the case file. A NOV was prepared and mailed certified to the property owner. A NOH was also prepared with a hearing date of Jan. 2. 2025. There have been three prior violations on this property for overgrowth: 23-00000062 23-00000097 23-00000098	Marshall Sova	11/15/2024 12:23:11 PM
On November 15, 2024 I posted the property with a NOH and a affidavit of notice of posting. I also posted the same at City Hall. The NOH was placed on the City website on this same date.		