



# Notes Listing

Case Notes - IPMC - 2023-00000090

Date Descending

Run on 01/09/2024 09:52:40 AM

Subject	Author	Last Changed Date/Time
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 08:54:19 AM
Investigation On December 19, 2023 I re-inspected the property and there has been no change. This case will go in front of the Special Magistrate on January 22, 2023 at 5:30 pm.	Marshall Sova	12/19/2023 01:49:51 PM
Initial Inspection On November 17, 2023 I received a email from Yalori Coker in reference to overgrown property located at 547 SE Putnam Street.  I inspected the property and photos were taken of the overgrowth. I prepared a NOV and mailed it certified to the owner on 11/17/2023 with a compliance date of December 2, 2023.	Marshall Sova	11/17/2023 10:37:08 AM



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: 11/17/2023 Name (required) Yaloris Coker  
Phone: (386)288-3372 Address: 544 SE Putnam St. Lake City, FL 32025 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 547 SE Putnam St 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? Whiddon Construction Company 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?

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

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

Date Received: 11/17/2023 Via: Phone/Email Case Number Assigned 23-00000090

Notes:

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

Parcel# 13406-001

Address: 547 SE Putnam St

Owner: Whiddon Construction Co. LLC

Date of first inspection: 11/17/2023

1<sup>st</sup> Notice of Violation sent: 11/17/2023

2<sup>nd</sup> inspection date: 11/9/24

2<sup>nd</sup> Notice of Violation sent: 11/9/24

Date of Public Noticed placed on property: 11/9/24

Notice of Mag. Hearing sent: 11/9/24

Notice in Lake City Reporter on: \_\_\_\_\_

Notice posted in City Hall: 11/9/24

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

Mailing Cost/Date: \$8.53 11/17/2023

Mailing Cost/Date: 8.53 11/9/24

Mailing Cost/Date: 8.53 11/9/24

Total Mailing Cost: \$25.59



Marshall Sova CEO/ City of Lake City

# Kyle Keen

## Ad Valorem Taxes and Non-Ad Valorem Assessments

### Columbia County Tax Collector

REAL ESTATE 2023 35724

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13406-001		See Below	See Below	001

WHIDDON CONSTRUCTION COMPANY  
 INC  
 295 NW COMMONS LOOP  
 STE 115  
 LAKE CITY FL 32055

00-00-00 0000/0000.29 Acres E DIV:  
 LOTS 9 & 10 BLOCK 3 OAK PARK S/D.  
 656-199,817-1548, WD 1149-100, QC  
 1181-1516

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,210		\$10,210	\$50.03
BOARD OF COUNTY COMMISSIONERS	7.8150	10,210		\$10,210	\$79.79
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	10,688		\$10,688	\$8.00
LOCAL	3.2170	10,688		\$10,688	\$34.38
CAPITAL OUTLAY	1.5000	10,688		\$10,688	\$16.03
SUWANNEE RIVER WATER MGT DIST	0.3113	10,210		\$10,210	\$3.18
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,210		\$10,210	\$0.00
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$191.41

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$61.26
<b>Total Assessments</b>		\$61.26

<b>Taxes &amp; Assessments</b>		\$252.67
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IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$242.56	\$245.09	\$247.62	\$250.14	\$252.67

# Columbia County Property Appraiser

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

# Parcel List Generator

Printed: 11/17/2023

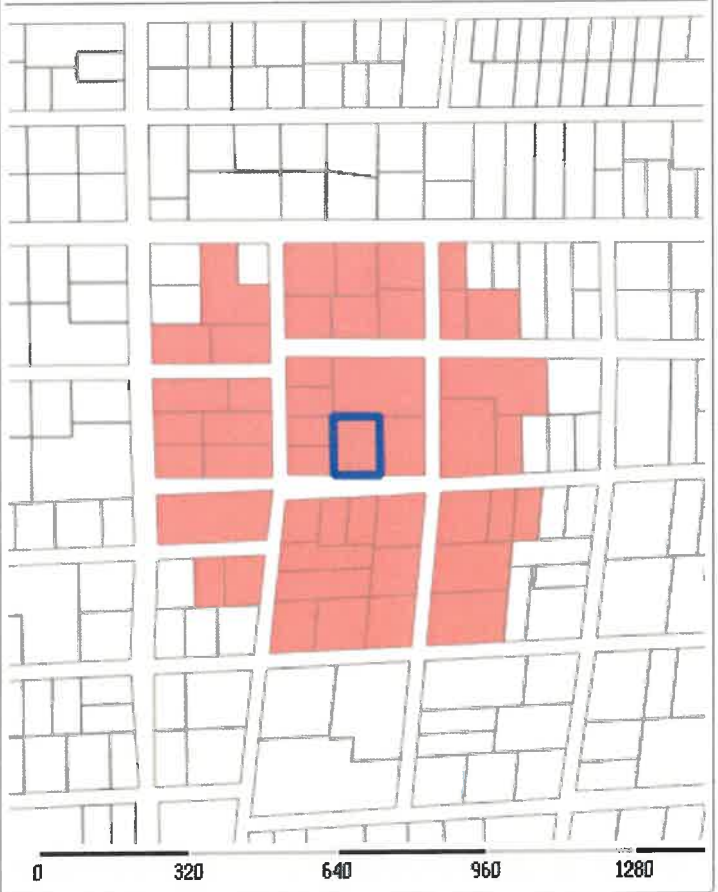
Target: **00-00-00-13406-001 (41934)** Offset Distance: 300 (feet) Property Use Filter:  <<show only VACANT (0000) property

## Owner & Property Info Parcel ID: 00-00-00-13406-001

Owner	<b>WHIDDON CONSTRUCTION COMPANY INC</b> 295 NW COMMONS LOOP STE 115 LAKE CITY, FL 32055		
Site	547 SE PUTNAM ST, LAKE CITY		
Desc *	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-10... <a href="#">more&gt;&gt;</a>		
Area	0.286 AC	S/T/R	32-3S-17
Use Code	VACANT (0000)	Tax District	1

\* The Property Description is not to be used as the Legal Description for this parcel in any legal transaction.

## GIS Buffer



## Property & Assessment Values 2024 Working Values

Mkt Land	\$10,688	Just	\$10,688
Ag Land	\$0	Class	\$0
Building	\$0	Assessed	\$10,688
XFOB	\$0	Exempt	\$0
Total Appraised	\$10,688	Total Taxable	county:\$10,688 city:\$10,688 other:\$0 school:\$10,688

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V or I / Qual
7/30/2008	\$100	<a href="#">1181/1516</a>	WD	I / U
4/25/2008	\$30,000	<a href="#">1149/0100</a>	WD	I / U
2/16/1996	\$20,000	<a href="#">0817/1548</a>	WD	I / Q
6/30/1988	\$15,900	<a href="#">0656/0199</a>	WD	I / Q
11/1/1984	\$15,200	<a href="#">0552/0050</a>	WD	I / Q
6/1/1984	\$14,000	<a href="#">0540/0076</a>	WD	I / Q

## Parcel List Output | 46 Records in a 300' radius

1	<a href="#">00000013412000</a>	CRAY SELVIN JR 7172 NW LAKE JEFFERY ROAD		E DIV: LOT 2 BLOCK 4 GELBERG'S REPLAT OF BLOCKS 4 & 5 OAK PA	11/18/2004   \$100   I   U
2	<a href="#">00000013660000</a>	MILLER MELISSA TIEJEN 531 SE CAMP ST	531 SE CAMP ST LAKE CITY	S DIV: BEG AT A PT 60 FT W OF SW COR OF LOT 1 ON THE N LINE	4/4/2017   \$32,700   I   Q
3	<a href="#">00000013656000</a>	TAKE 2 INVESTMENTS LLC 904 SW PAUL PEARCE RD	545 SE CAMP ST LAKE CITY	S DIV: LOT 1 LEEWOOD S/D & BEG AT NW COR OF LOT 1, W 60 FT,	10/27/2020   \$57,500   I   Q
4	<a href="#">00000013657000</a>	BROWN LARRY E 567 SE CAMP ST	567 SE CAMP ST LAKE CITY	S DIV: LOTS 2 & 3 LEEWOOD S/D BLOCK 301. 817-2217, 962-1308,	12/18/2017   \$104,900   I   Q
5	<a href="#">00000013606000</a>	SEARS ROSS JACK 595 SE CAMP ST	595 SE CAMP ST LAKE CITY	S DIV LOTS 9, 10 & 11 BLOCK 1 ISABELLA GARDENS S/D. 59-113,	3/9/2017   \$100   I   U
6	<a href="#">00000013411000</a>	ZARAGOZA ALFREDO 504 SE DADE ST	504 SE DADE ST LAKE CITY	E DIV: E 92 FT LOT 1 BLOCK 4 GELBERG'S REPLAT OF BLOCKS 4 &	6/11/2021   \$100   I   U

7	00000013426000	TOWNSEND KENNETH R PO BOX 1621	535 SE DADE ST LAKE CITY	E DIV: 90 FT OFF S SIDE LOTS 7 & 8 BLOCK 6 GELBERGS REPLAT O	7/14/1997   \$10,000       U
8	00000013408000	HUDSON W KEITH 198 NE RUSKIN WAY	538 SE DADE ST LAKE CITY	E DIV: N1/2 LOTS 5 & 6 BLOCK 3 OAK PARK S/D. 346-656, PB 987	11/3/2016   \$15,000       U
9	00000013427000	TOWNSEND KENNETH R P O BX 1621	553 SE DADE ST LAKE CITY	E DIV: 90 FT OFF S SIDE LOTS 9 & 10 BLOCK 6 GELBERG'S REPLAT	6/7/2002   \$25,000       Q
10	00000013435000	TOWNSEND LEWIS RAY 6084 S SR 349	595 SE DADE ST LAKE CITY	E DIV: LOT 7 BLOCK 7 GELBERGS REPLAT OF BLKS 6 THRU 9 OAK PA	\$0
11	00000013436000	TOWNSEND YVONNE D 610 SE MONROE ST	619 SE DADE ST LAKE CITY	E DIV: LOTS 8 & 9 BLOCK 7 GELBERGS REPLAT OF BLOCKS 6 THRU 9	2/6/2017   \$100   V   U
12	00000013434000	JOHNSTON JAMES H III 419 SW LAKEVIEW AVE	245 SE MARSH TER LAKE CITY	E DIV: LOT 6 BLK 7 EX RD R/W GELBERGS REPLAT OF BLOCKS 6 THR	10/20/2009   \$29,000       Q
13	00000013428000	EAST MARY DEE 268 SE MARSH TERR	268 SE MARSH TER LAKE CITY	E DIV: LOTS 11 & 12 BLOCK 6 GELBERGS REPLAT OF BLOCKS 6, 7,	9/29/2020   \$139,400       Q
14	00000013400000	CRUZ JOSE A 295 SE MARSH TER	295 SE MARSH TER LAKE CITY	E DIV: LOTS 3 & 4 BLOCK 2 OAK PARK S/D & N 85 FT OF LOTS 5 &	12/13/2021   \$220,000       Q
15	00000013405000	JOHNSON BRUYAN L 296 SE MARSH TERR	296 SE MARSH TER LAKE CITY	E DIV: LOTS 1, 2, 3 & 4 BLK 3 OAK PARK S/D. 424-343, 903-182	12/30/2008   \$116,700       Q
16	00000013401000	GRANADO PEDRO 248 MARTIN AVE	311 SE MARSH TER LAKE CITY	E DIV: LOT 5 EX N 85 FT & LOTS 7 & 8 & S 35 FT OF LOT 6, BLO	1/5/2017   \$100       U
17	00000013658000	JOYNER TIENA R 370 SE MARSH TER	370 SE MARSH TER LAKE CITY	S DIV: THE E 100 FT OF LOTS 4 & 5 LEEWOOD S/D. BLOCK 301. 33	3/22/2013   \$0       U
18	00000013605001	LARSON WILLIAM A 570 SE PUTNMAN ST	373 SE MARSH TER LAKE CITY	S DIV: LOTS 7 & 8 BLOCK 1 ISABELLA GARDENS S/D. 579-131, PB	6/1/2023   \$48,000       Q
19	00000013419000	BERNARDO JOSE IRIZARRY JR 280 SE PERRY AVE	283 SE MCCRAY AVE LAKE CITY	E DIV: LOT 4 & W 20 FT OF LOT 3 BLK 5 GELBERGS REPLAT OF BLKS	3/3/2016   \$65,000       U
20	00000013416000	BROWN MEGAN 305 SE MCCRAY AVE	305 SE MCCRAY AVE LAKE CITY	E DIV: LOT 6 & LOT 1 EX E 92 FT, BLOCK 4 GELBERGS REPLAT OF	3/15/2016   \$45,000       Q
21	00000013415000	LAYTON CHASE ALLEN 317 SE MCCRAY AVE	317 SE MCCRAY AVE LAKE CITY	E DIV: LOT 5 BLOCK 4 GELBERGS REPLAT OF BLKS 4 & 5 OAK PARK	6/20/2023   \$100       U
22	00000013414000	DEWEESE ROY T 329 SE MCCRAY AVE	329 SE MCCRAY AVE LAKE CITY	E DIV: LOT 4 BLOCK 4 GELBERG'S REPLAT OF BLKS 4 & 5 OAK PARK	7/17/2023   \$100       U
23	00000013696000	GAFFORD LINDA B 207 NW LAKE VALLEY TER	353 SE MCCRAY AVE LAKE CITY	S DIV: LOTS 6 & 7 BLOCK A CANOVA S/D & AN UNNUMBERED LOT AT	4/19/2002   \$38,000       Q
24	00000013425000	TOWNSEND KENNETH R P O BOX 1621	530 SE MONROE ST LAKE CITY	E DIV: W 10 FT LOT 4 & LOTS 5 & 6 & 15 FT OFF N SIDE OF LOTS	3/3/1999   \$22,000       Q
25	00000013424000	BYRD MARTHA A 550 SE MONROE ST	550 SE MONROE ST LAKE CITY	E DIV. LOT 3 & E 40 FT LOT 4 & N 15 FT LOT 10 & N 15 FT OF E	12/21/1994   \$7,000   V   Q
26	00000013423000	MODERN DAY WARRIORS MINISTRIES INC P O BOX 88	566 SE MONROE ST LAKE CITY	E DIV: LOTS 1 & 2 BLOCK 6 GELBERG'S REPLAT OF BLOCKS 6, 7, 8	2/23/2021   \$100       U
27	00000013711001	SEARS ROSS JAY 595 SE CAMP ST	490 SE PAXTON PL LAKE CITY	S DIV: E 48 FT LOT 9 & W 17 FT LOT 8 BLOCK D CANOVA'S S/D 13	10/14/2015   \$10,000       Q

28	00000013709000	BIG ROON LLC 1130 NW ASH DR	502 SE PAXTON PL LAKE CITY	S DIV: E 50 FT OF LOT 8 BLK D CANOVA S/D & UNNUMBERED LOT LY	4/1/2019   \$203,000     Q
29	00000013418000	GODBOLD ISIAH J 260 SE PERRY AVE	260 SE PERRY AVE LAKE CITY	E DIV: LOT 2 & THE W 79 FT LOT 1 BLOCK 5 GELBERG'S REPLAT OF	10/12/2023   \$100     U
30	00000013419001	IRIZARRY JOSE BERNARDO JR 280 SE PERRY AVE	280 SE PERRY AVE LAKE CITY	E DIV: LOT 3 BLOCK 5 EX THE W 20 FT, GELBERGS REPLAT OF BLKS	6/10/2011   \$50,000     U
31	00000013407000	FRYE RAYMOND 7983 BIG CREEK PLACE	305 SE PERRY AVE LAKE CITY	E DIV: S1/2 LOTS 5 & 6 BLOCK 3 OAK PARK S/D. 698-703, 730-60	5/18/2011   \$40,000     Q
32	00000013409000	YOUNG CHEVELLA 315 SE PERRY AVE	315 SE PERRY AVE LAKE CITY	E DIV: N1/2 LOTS 7 & 8 BLOCK 3 OAK PARK S/D. 715-500, 745-1	9/9/2009   \$100     U
33	00000013413000	LENTINI CARMEN 324 SE PERRY AVE	324 SE PERRY AVE LAKE CITY	E DIV: LOT 3 BLOCK 4 GELBERGS REPLAT OF BLOCKS 4 & 5 OAK PAR	8/17/2017   \$52,000     Q
34	00000013653002	NATER CAMARI 367 SE PERRY AVE	367 SE PERRY AVE LAKE CITY	LOT 2 LEEWOOD VILLAGE. WD 1145-1018, WD 1184-1056, QC 1254-7	12/31/2015   \$125,000     U
35	00000013653001	HOWE DEMETRIOUS A 375 SE PERRY AVE	375 SE PERRY AVE LAKE CITY	LOT 1 LEEWOOD VILLAGE. WD 1145-1017, WD 1234-2154, WD 1242-6	9/24/2012   \$91,000   V   U
36	00000013410000	SHAW CLYDETT D 527 SE PUTNAM ST	527 SE PUTNAM ST LAKE CITY	E DIV: S1/2 LOTS 7 & 8 BLOCK 3 OAK PARK S/D. 308-92, 979-235	2/16/2004   \$53,000     Q
37	00000013653003	MELCHIN RICHARD 530 SE PUTNAM ST	530 SE PUTNAM ST LAKE CITY	LOT 3 LEEWOOD VILLAGE. 356-710, 838-1298, 1300, WD 1034-82, 1	8/21/2020   \$97,500     Q
38	00000013653004	ALLEN YALORI COKER 544 SE PUTNAM ST	544 SE PUTNAM ST LAKE CITY	LOT 4 LEEWOOD VILLAGE. WD 1145-1020, WD 1181-1244	9/25/2009   \$133,800     Q
39	00000013406001	WHIDDON CONSTRUCTION COMPANY INC 295 NW COMMONS LOOP STE 115	547 SE PUTNAM ST LAKE CITY	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199, 817-1548, W	7/30/2008   \$100     U
40	00000013653005	PRATT CHARLINDA P O BOX 3544	558 SE PUTNAM ST LAKE CITY	LOT 5 LEEWOOD VILLAGE. WD 1145-1021, WD 1156-2079	8/15/2008   \$142,000     Q
41	00000013659000	LARSON WILLIAM A 570 SE PUTNAM ST	570 SE PUTNAM ST LAKE CITY	S DIV: LOTS 6 & 7 LEEWOOD S/D BLOCK 301. 358-20, 653-575, 84	1/7/2002   \$33,000     U
42	00000013410001	WOOD JIMMY C 118 SW WIDDOM WAY	575 SE PUTNAM ST LAKE CITY	E DIV: LOTS 11 & 12 BLOCK 3 OAK PARK S/D. 780-959, 982-1219,	4/29/2003   \$40,000     Q
43	00000013605000	ADAMS FREDERICK 6551 SW COUNTY ROAD 242	600 SE PUTNAM ST LAKE CITY	S DIV: LOTS 5 & 6 BLOCK 1 ISABELLA GARDENS S/D. 579-131, PB	7/9/2021   \$100     U
44	00000013604000	CITY OF LAKE CITY 205 N MARION AVE	612 SE PUTNAM ST LAKE CITY	S DIV: LOT 4 BLOCK 1 ISABELLA GARDENS S/D.	\$0
45	00000013401002	HUNTLEE INVESTMENTS INC 1288 SW RIVERSIDE AVE	613 SE PUTNAM ST LAKE CITY	E DIV: LOT 9 BLOCK 2 OAK PARK S/D. 468-771, 286-365, 629-560	5/5/1997   \$28,000     Q
46	00000013603000	MISINEC RONALD 625 SE PUTNAM ST	620 SE PUTNAM ST LAKE CITY	S DIV: LOT 3 BLOCK 1 ISABELLA GARDENS S/D. 375-202, 875-1255	8/11/2021   \$100     U



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

**PARCEL: 00-00-00-13406-001 (41934)** | VACANT (0000) | 0.286 AC  
 E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-100, QC 1181-1516

**WHIDDON CONSTRUCTION COMPANY INC**      **2024 Working Values**

Owner: 295 NW COMMONS LOOP  
 STE 115  
 LAKE CITY, FL 32055

Site: 547 SE PUTNAM ST, LAKE CITY

Sales	7/30/2008	\$100	I (U)	Mkt Lnd	\$10,688	Appraised	\$10,688
Info	4/25/2008	\$30,000	I (U)	Ag Lnd	\$0	Assessed	\$10,688
	2/16/1996	\$20,000	I (Q)	Bldg	\$0	Exempt	\$0
				XFOB	\$0	county:	\$10,688
				Just	\$10,688	Total	city:\$10,688
						Taxable	other:\$0
							school:\$10,688

**NOTES:**



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)



**Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 00-00-00-13406-001 (41934) >>

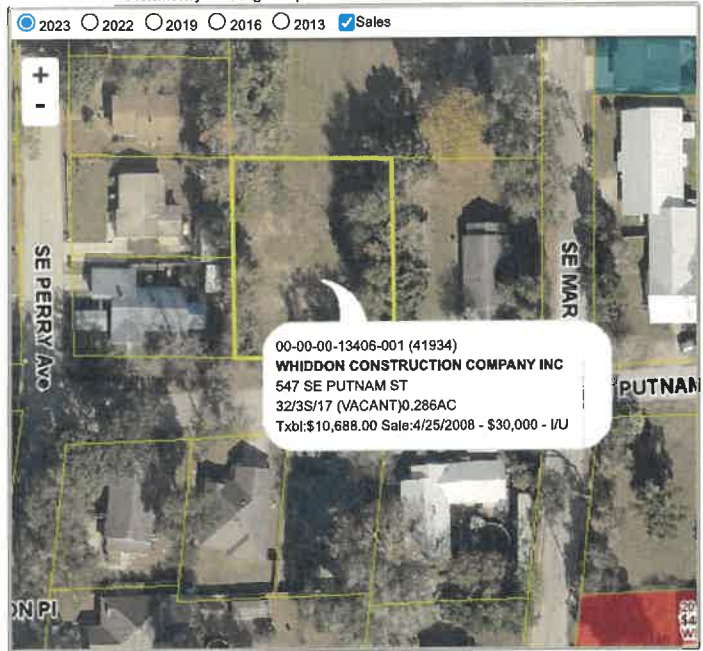
**Owner & Property Info**

Owner	WHIDDON CONSTRUCTION COMPANY INC 295 NW COMMONS LOOP STE 115 LAKE CITY, FL 32055		
Site	547 SE PUTNAM ST, LAKE CITY		
Description*	E DIV: LOTS 9 & 10 BLOCK 3 OAK PARK S/D. 656-199,817-1548, WD 1149-100, QC 1181-1516		
Area	0.286 AC	S/T/R	32-3S-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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$10,688	Mkt Land	\$10,688
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$10,688	Just	\$10,688
Class	\$0	Class	\$0
Appraised	\$10,688	Appraised	\$10,688
SOH Cap [?]	\$478	SOH Cap [?]	\$0
Assessed	\$10,688	Assessed	\$10,688
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$10,210 city:\$10,210 other:\$0 school:\$10,688	Total Taxable	county:\$10,688 city:\$10,688 other:\$0 school:\$10,688

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/30/2008	\$100	1181/1516	WD	I	U	01
4/25/2008	\$30,000	1149/0100	WD	I	U	03
2/16/1996	\$20,000	0817/1548	WD	I	Q	
6/30/1988	\$15,900	0656/0189	WD	I	Q	
11/1/1984	\$15,200	0552/0050	WD	I	Q	
6/1/1984	\$14,000	0540/0076	WD	I	Q	

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Bt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	12,500.000 SF (0.286 AC)	1.0000/1.0000 1.0000/.9000000 /	\$1 /SF	\$10,688

90



9589 0710 5270 0668 3684 26  
9589 0710 5270 0668 3684 26

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	
\$	4.25
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 5.35
<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	
\$	1.63
Total Postage and Fees	
\$	9.53

Sent To  
 Street, Apt., M.O. or P.O. Box No.  
 540 S. PUMPKIN ST.  
 City, State, ZIP+4®  
 LAKE CITY FL 32025

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

11/9/24

90

**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:

YALOKI COOK  
 5744 SE PUTNAM ST.  
 LAKE CITY, FL 32025



9590 9402 8577 3244 7285 33

2. Article Number (transfer from service label)

9589 0710 5270 0668 3684 26

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

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

3. Service Type

Adult Signature Restricted Delivery

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 of the label) is provided for you.
- A unique identifier for tracking and delivery verification is printed on the label.
- A record of delivery (with recipient's signature) that is retained for a specified period.
- You may purchase Certified Mail® or Priority Mail® services with insurance coverage up to \$500.
- For an additional fee, insurance coverage up to \$500 is available for certain Priority Mail International® mail.
- Return receipt services are available on the following services:
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery

90

W. Co. LLC  
STE. 115



9589 0710 5270 0668 3684 33  
9589 0710 5270 0668 3684 33

**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 \$ 4.35	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 3.15	
<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 \$ .63	
Total Postage and Fees \$ 8.53	
Sent To Winnipeg Construction Co.	
Street and Apt. No. or P.O. Box No. 275 NW Corcoran Ln Ste. 115	
City, State, ZIP+4® LAKE CITY FL 32055	

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

11/9/24

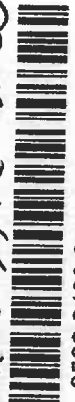
06

**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:

*Whidow Construction*  
*295 NW Commons Ln. #7115*  
*Lake City, FL 32055*



9590 9402 8577 3244 7285 40

2. Article Number (Transfer from service label)

9589 0720 5270 0668 3684 33

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

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

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

Domestic Return Receipt

**Certified Mail**

- A receipt (see portion 4)
- A unique identifier for delivery
- Electronic verification of delivery
- A record of delivery (see portion 4)
- Signature that is return for a specified period.
- Important Returners:
- You may purchase Certified Mail with Restricted Delivery, Registered Mail, or Priority Mail service for international mail.
- Insurance coverage for Certified Mail service with Certified Mail service of Certified Mail service insurance coverage and certain Priority Mail service.
- For all addresses, the instrument of the mail.
- Return receipt (including delivery recording).
- You can request a restricted delivery recording.
- Request PS Form 3811, PS Form 3800, or PS Form 3800, wherever.

*hp 6/11*

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

CO. LAC  
 749 STE. 115  
 5



9589 0710 5270 0699 1582 87  
 9589 0710 5270 0699 1582 87

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	\$ 4.25
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.53
<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	\$ .43
<b>Total Postage and Fees</b>	<b>\$ 8.53</b>

Postmark  
 Here

Sent To  
 WINDOR CONSTRUCTION Co. LLC  
 Street and Apt. No., or PO Box No.  
 255 N. Commons Loop Ste. 115  
 City, State, ZIP  
 LAKE CITY FL 32055

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

11/17/23

**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:

WHIDON Construction Co. LLC  
 295 NW Camm's Loop Ste. 115  
 Lake City, FL 32053



9590 9402 8295 3094 8398 22

2. Article Number (Transfer from service label)

9589 0710 5270 0699 1582 87

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the mailpiece)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including date, time, and location)
- Signature of recipient (if required)
- A record of delivery (including date, time, and location)
- Signature of recipient (if required)
- Insurance coverage is available for Certified Mail service
- First-Class Mail® service is available for Certified Mail service
- Certified Mail service is available for First-Class Mail service
- International mail is available for Certified Mail service
- Insurance coverage is available for Certified Mail service
- For an additional fee, an endorsement on the mailpiece is available for Certified Mail service
- Return receipt services are available for Certified Mail service
- You can request a hard copy of the return receipt or an electronic version. For complete PS Form 3800, January 2019, attach PS Form 3800.

11/17/23



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 # 23-0000090**

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: Whiddon Construction Company LLC**  
**Address: 547 SE Putnam Street Lake City, FL 32025**

<b>INITIAL INSPECTION</b>	<b>INITIAL INSPECTION PROMPTED BY:</b>
<b>Date: 11/17/2023</b>	Complaint <u> X </u> CE Personnel Observation <u>    </u>
	Complainant: Yaloris Coker CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>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>302.4 Weeds.</b>	<i>Premises</i> and <i>exterior property</i> shall be maintained free from weeds or plant growth in excess of <b>[18 INCHES]</b> . 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 <u>gardens</u> .

Violation Code

Corrective Action





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

<b>301.3 Vacant structures and land</b>	Please mow and clean property up to prevent blighting.
<b>302.4 Weeds.</b>	Please mow and clean property up to prevent blighting.

**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: **December 2, 2023** \_\_\_\_\_



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: Whiddon Construction Company LLC Relationship owner: \_\_\_\_\_

On date: November 17, 2023 time being: 10:20 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



11/17/23



11/17/23



11/17/23

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-00000090  
Respondent: Whiddon Construction Company

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 30th day of January, 2024, 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 Whiddon Construction Company LLC Relationship \_\_\_\_\_  
On date January 9, 2024 time being 9:00 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall 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

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-0000090  
Witness: Yalori Coker

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Tuesday the 30th day of January, 2024, 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.

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

Name Yalori Coker Relationship \_\_\_\_\_  
On date January 9, 2024 time being 9:00 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall 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



January 5, 2024

To whom it may concern:

The Special Magistrate hearing will be held on January 30, 2024 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer





January 5, 2024

To whom it may concern:

The Special Magistrate hearing will be held on January 30, 2024 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate.

Marshall Sova

City of Lake City

Code Enforcement Officer

## Sova, Marshall

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**From:** help@lcfla.com  
**Sent:** Thursday, January 4, 2024 8:29 AM  
**To:** Sova, Marshall  
**Subject:** Ticket 13581 Closed --> Zoom Hearing: I have a Special Magistrate heari...

### Ticket 13581: Zoom Hearing

Thank you for contacting the help desk. Your ticket is now closed.  
If your ticket requires further assistance and should not have been marked complete; please email the assigned tech directly, or email the IT Director, Matt Benedetti. Thank You!

**On 1/4/24, at 8:28 am, James Pelham wrote:**

City of Lake City is inviting you to a scheduled Zoom meeting.

Topic: Special Magistrate

Time: This is a recurring meeting Meet anytime

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)

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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

## Sova, Marshall

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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

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Tuesday, January 30, 2024 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