



# Notes Listing

Case Notes - IPMC - 2023-00000097

Date Descending

Run on 01/09/2024 09:54:10 AM

Subject Author Last Changed Date/Time

Re-Inspection Marshall Sova 01/09/2024 08:56:38 AM

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.

Investigation Marshall Sova 12/19/2023 03:41:12 PM

On December 19, 2023 the certified green card was returned to me as delivered. It was signed for on December 14, 2023.

Initial Inspection Marshall Sova 12/11/2023 02:38:01 PM

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.



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: 12/11/2023 Name (required) Marshall Sova  
Phone: (386)719-5746 Address: 205 N. Marion Ave. Lake City, FL Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: Parcel # 05818-001 Bascom Norris @ Center Ave. Nature  
of Complaint: Overgrowth, debris left on property from lot clearing

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 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: 12/11/2023 Via: Person Case Number Assigned 23-00000097

Notes:

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

Case Data Sheet for case # 23-00000097

Parcel# 05818-001

Address: Bascom Norris @ Center

Owner: Lake City Properties IV

Date of first inspection: 12/11/2023

1<sup>st</sup> Notice of Violation sent: 12/11/2023

2<sup>nd</sup> inspection date: 1/9/24

2<sup>nd</sup> Notice of Violation sent: 1/9/24

Date of Public Noticed placed on property: 1/9/24

Notice of Mag. Hearing sent: 1/9/24

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

Notice posted in City Hall: 1/9/24

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

Mailing Cost/Date: \$8.53 12/11/2023

Mailing Cost/Date: 8.53 1/9/24

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \$17.06



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**

updated: 12/7/2023

Parcel: << 29-3S-17-05818-001 (25870) >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	LAKE CITY PROPERTIES IV 66 W FLAGLER ST 12TH FLOOR MIAMI, FL 33130		
Site			
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 W OF NE RICHARDSON TER & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC <a href="#">...more&gt;&gt;&gt;</a>		
Area	1.27 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**

2023 Certified Values		2024 Working Values	
Mkt Land	\$5,969	Mkt Land	\$5,969
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,969	Just	\$5,969
Class	\$0	Class	\$0
Appraised	\$5,969	Appraised	\$5,969
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$5,969	Assessed	\$5,969
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969	Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2023	\$100	1483/0470	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 (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.270 AC	1.0000/1.0000 1.0000//	\$4,700 /AC	\$5,969





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

**PARCEL: 29-3S-17-05818-001 (25870)** | VACANT (0000) | 1.27 AC  
 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

<b>LAKE CITY PROPERTIES IV</b>		<b>2024 Working Values</b>			
Owner:	66 W FLAGLER ST	Mkt Lnd	\$5,969	Appraised	\$5,969
	12TH FLOOR	Ag Lnd	\$0	Assessed	\$5,969
	MIAMI, FL 33130	Bldg	\$0	Exempt	\$0
Site:		XFOB	\$0	county:	\$5,969
Sales	1/19/2023	Just	\$5,969	city:	\$5,969
Info	7/16/2019			other:	\$0
	3/3/2017			school:	\$5,969
	\$100 V (U)				
	\$100 V (U)				
	\$5,000 V (Q)				

**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)



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 # 23-0000097**

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: **Lake City Properties IV**

Address: **Parcel #05818-001 Bascom Norris @ Center Avenue Lake City, FL 32055**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 12/11/2023

Complaint  CE Personnel Observation   
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

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.

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>IPMC 301.3</b> <b>Vacant structures</b> <b>and land.</b>	Please clean property up. Debris from lot clearing needs to be removed from the property.

**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 26, 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: Lake City Properties IV Relationship owner: \_\_\_\_\_

On date: December 11, 2023 time being: 2:20 pm \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

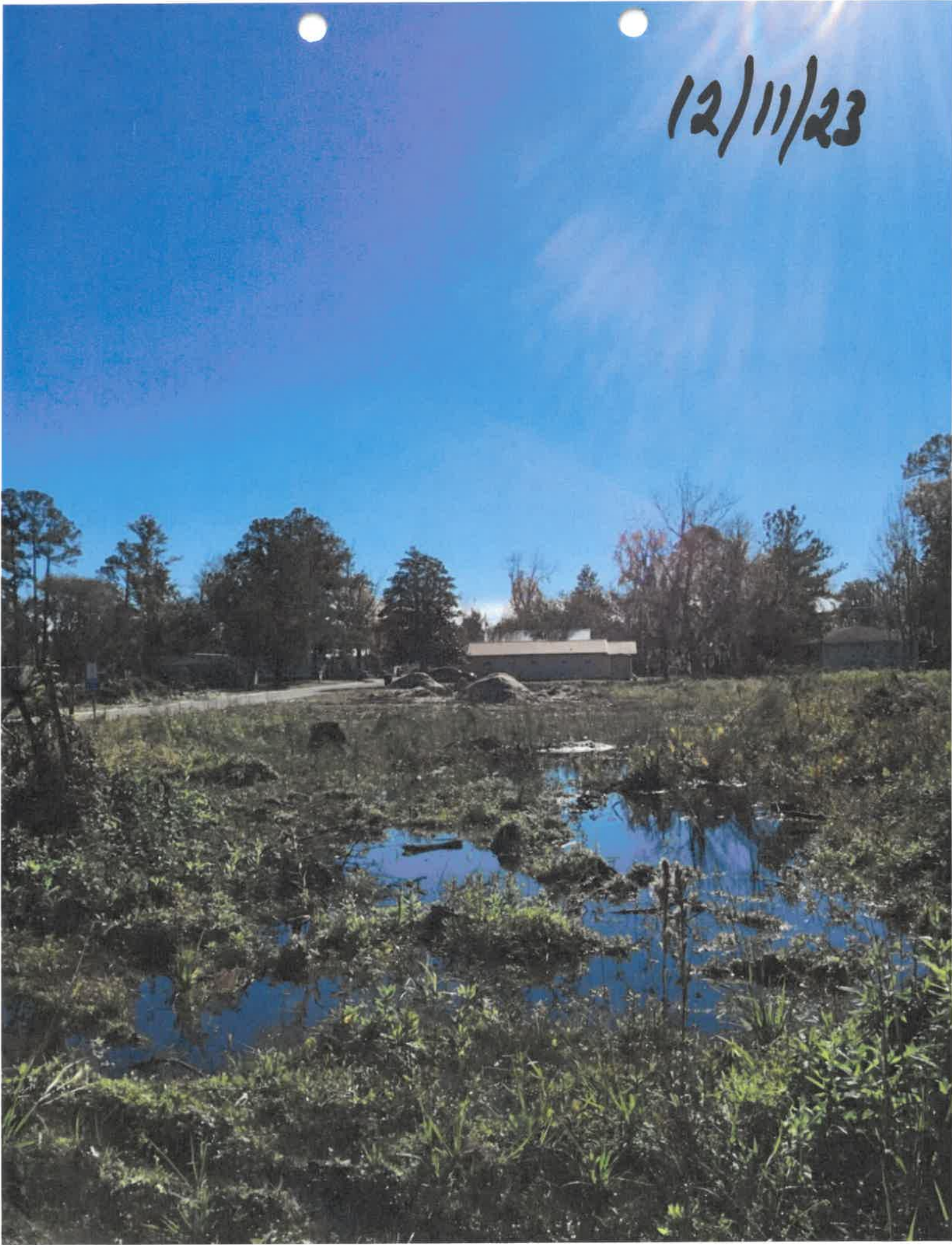
Refused to sign , drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

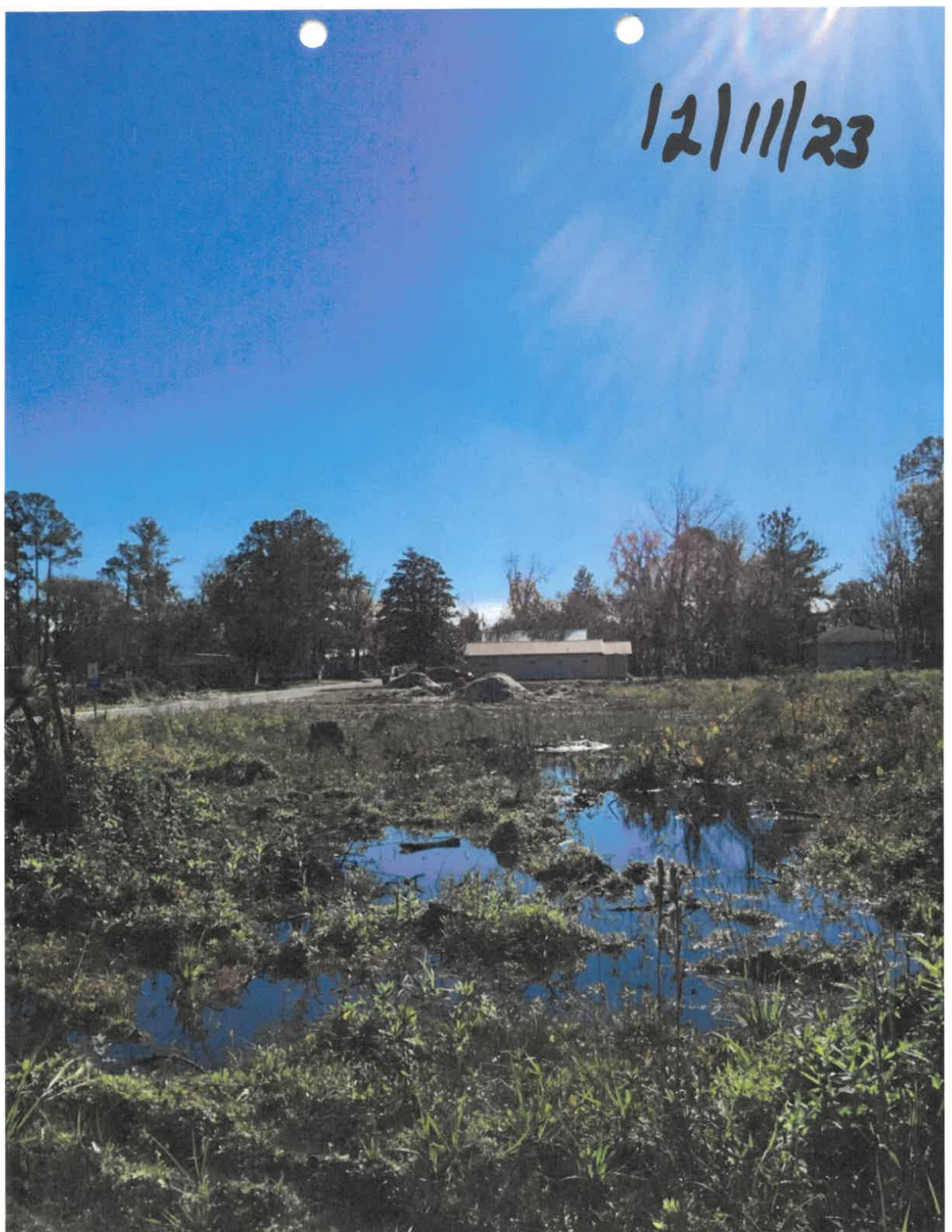


12/11/23





12/11/23





12/11/23



**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 23-00000097  
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) 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 Lake City Properties IV 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

**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



97

IV  
Floor



9589 0710 5270 0668 3683 89

9589 0710 5270 0668 3683 89

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
Extra Services & Fees (check box, add fee to appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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	
\$	.63
Total Postage and Fees	
\$	8.53

Sent to  
 Street and Apt. No. or PO Box No.  
 LC PROPERTIES IV  
 6611 HAZLER ST 12TH FL  
 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

1/9/24

57

ht/5/11

**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. Flagler St. 12TH Floor  
MIAMI, FL 33130*



9590 9402 8577 3244 7285 02

2. Article Number (Transfer from service label)

9589 0710 5270 0668 3683 89

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 Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

43 Mail  
44 Mail Restricted Delivery  
\$500

Domestic Return Receipt

*Certified Mail*  
 • A signature is required for delivery.  
 • A signature is required for return to sender.  
 • A signature is required for return to office.  
 • A signature is required for return to addressee.  
 • A signature is required for return to sender if the addressee is not available.  
 • A signature is required for return to sender if the addressee is not available and the return address is not on the mailpiece.  
 • A signature is required for return to sender if the addressee is not available and the return address is not on the mailpiece and the mailpiece is not marked "Return to Office".  
 • A signature is required for return to sender if the addressee is not available and the return address is not on the mailpiece and the mailpiece is not marked "Return to Office" and the mailpiece is not marked "Return to Addressee".  
 • A signature is required for return to sender if the addressee is not available and the return address is not on the mailpiece and the mailpiece is not marked "Return to Office" and the mailpiece is not marked "Return to Addressee" and the mailpiece is not marked "Return to Office".

**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. Fender St. 12TH Floor  
MIAMI, FL 33130*



9590 9402 8295 3094 8396 48

2. Article Number (transfer from service label)

9589 0710 5270 0699 1584 47

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
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery
  - Priority Mail Express®

Domestic Return Receipt

*12/11/23*

**Certified Mail**

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

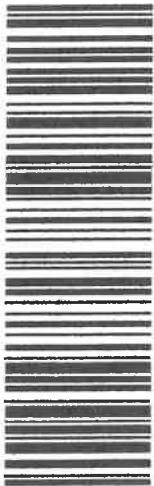
**Important Reminders:**

- You may purchase Certified Mail® First-Class Mail® or Priority Mail® service
- Certified Mail service is International mail.
- Insurance coverage is not with Certified Mail service of Certified Mail service
- Insurance coverage and certain Priority Mail fees are for an additional fee, as endorsement on the mailpiece.
- Return receipt service: of delivery (including you can request a hard electronic version. For complete PS Form 3811 Receipt attach PS Form 3800, January 2

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

12/11/23

CS IV  
 12TH Floor



9589 0710 5270 0699 1584 47  
 9589 0710 5270 0699 1584 47

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
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<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  
 \$ .63

Total Postage and Fees  
 \$ 8.53

Sent To Lake City Properties IV  
 Street and Apt. No. or PO Box No. 611 W. HUNTER ST 12TH FLOOR  
 City, State, ZIP+4® MIAMI FL 33130