

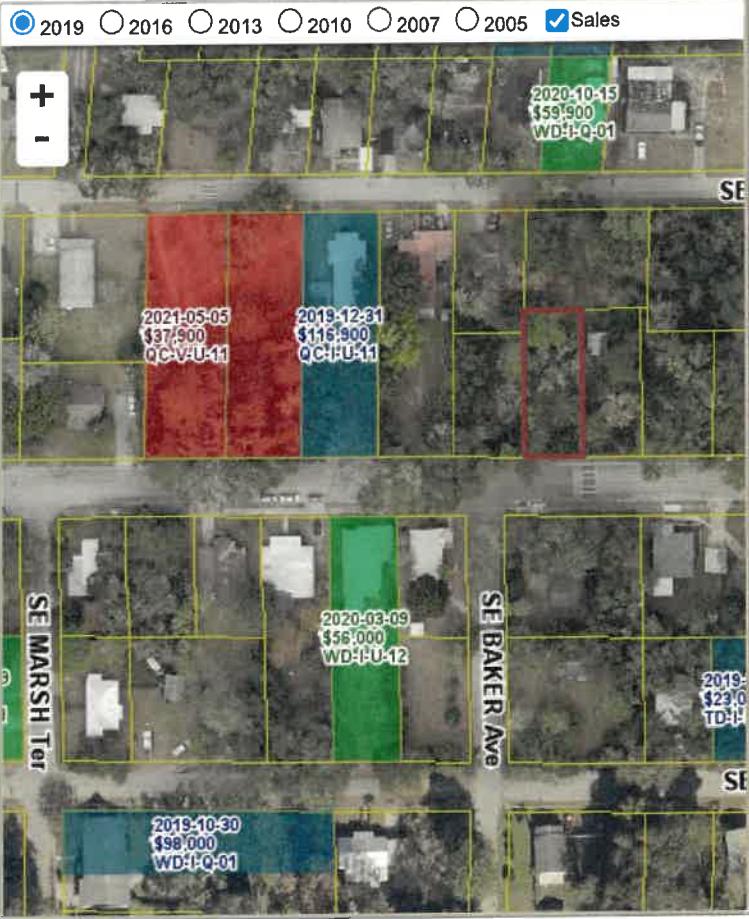
Parcel: <> 00-00-00-13363-102 (43280) >>

Owner & Property Info

Owner	KHOCH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site			
Description*	LOT 2 KHOCH'S CORNER S/D.		
Area	0.14 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



Property & Assessment Values

2020 Certified Values		2021 Working Values	
There are no 2020 Certified Values for this parcel		Mkt Land	\$4,504
		Ag Land	\$0
		Building	\$0
		XFOB	\$0
		Just	\$4,504
		Class	\$0
		Appraised	\$4,504
		SOH Cap [?]	\$0
		Assessed	\$4,504
		Exempt	\$0
		Total	county:\$4,504
			city:\$4,504
			other:\$0 school:\$4,504

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
N O N E						

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	6,005.000 SF (0.140 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$4,504

Parcel: <> 00-00-00-13363-103 (43281) >>

Owner & Property Info

Owner	KHOCH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site			
Description*	LOT 3 KHOCH'S CORNER S/D.	S/T/R	32-3S-17
Area	0.14 AC	Tax District	1
Use Code**	VACANT (0000)		

*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



Property & Assessment Values

2020 Certified Values		2021 Working Values	
There are no 2020 Certified Values for this parcel		Mkt Land	\$4,508
		Ag Land	\$0
		Building	\$0
		XFOB	\$0
		Just	\$4,508
		Class	\$0
		Appraised	\$4,508
		SOH Cap [?]	\$0
		Assessed	\$4,508
		Exempt	\$0
		Total	county:\$4,508
			city:\$4,508
		Taxable	other:\$0 school:\$4,508

▼ Sales History

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

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
		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)	6,010.000 SF (0.140 AC)	1.0000/1.0000 1.0000//	\$1 /SF	\$4,508

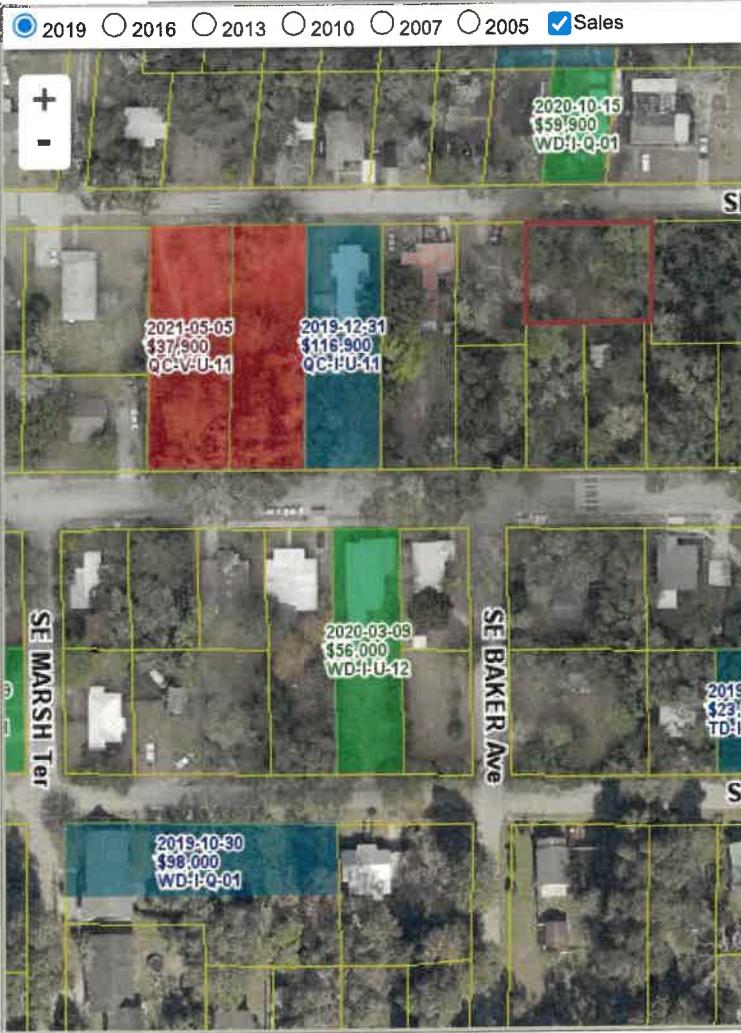
Parcel: <> 00-00-00-13363-000 (41886) >>

Owner & Property Info

Owner	KHOCHIKH NIKOLAY G 2075 TOWNSHIP DR WOODSTOCK, GA 30189		
Site	678 SAINT JOHNS ST, LAKE CITY		
Description*	E DIV: BEG 630 FT E OF NE COR BLOCK 276, CONT E 105 FT, S 105 FT, E 52.5 FT, S 105 FT, W 217.5 FT, N 105 FT, E 60 FT, N 105 FT TO POB. (BLOCK 297). EX LOTS 1-4 OF KHOCHIKH'S CORNER S/D, DC 373-468, LE 1004-2842, 1007-499, PB 1043-1888, DC 1043-1888, WD 115 ...more>>		
Area	0.2 AC	S/T/R	32-3S-17
Use Code**	AC/XFOB (9901)	Tax District	1

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Aerial Viewer Pictometry Google Maps



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$14,713	Mkt Land	\$4,239
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$14,713	Just	\$4,239
Class	\$0	Class	\$0
Appraised	\$14,713	Appraised	\$4,239
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$14,713	Assessed	\$4,239
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$14,713 city:\$14,713 other:\$14,713 school:\$14,713	Total Taxable	county:\$4,239 city:\$4,239 other:\$0 school:\$4,239

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/8/2019	\$100	1390/2495	QC	V	U	11
8/29/2014	\$14,800	1280/1566	WD	V	Q	01
6/13/2008	\$95,000	1152/1976	WD	I	Q	
2/12/2004	\$80,500	1007/0499	WD	I	Q	

▼ 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
9901	AC/XFOB (MKT)	8,925.000 SF (0.200 AC)	1.0000/1.0000 1.0000/.5000000 /	\$0 /SF	\$4,239

CODE ENFORCEMENT- SPECIAL MAGISTRATE

NOTICE OF Violation

**City of Lake City
205 N Marion Ave.
Lake City, Florida 32055
386-719-5746**

Case # 2020-00000195

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 where violated at the property located at 685 SE MONROE ST Parcel ID# 13363000/13363102/13363103:

Note parcel was divided into to 3 parcels (after 1st notice)

REINSPECTION	Beverly A Jones	05/10/2021	12:38PM	<u>Results-pvergrown parcels-debris scattered, trees also need to be trimmed and maintained.</u>
INITIAL INSPECTION	Beverly A Jones	11/19/2020	11:52AM	<u>Results-</u>

Violation Code	Violation Description	Corrective Action
IPMC	2018-302.4 Weeds	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
IPMC	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

X 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:

Type of Corrective Action Due Date
Comply with corrective action by 5/25/21

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 of time 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 Alexander Khomich Relationship Cure

On date 5/10/21 time being _____ Personal Service

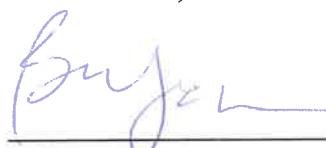
Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

CODE ENFORCEMENT BOARD

OR SPECIAL MAGISTRATE

City of Lake City

205 N Marion Ave.

Lake City, Florida 32055

NOTICE OF HEARING

Case # 2020-00000195

Respondent Alexander Khomich

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date)

_____, at (time) 1:00 PM. 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 said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Alexander Khomich Relationship _____

On date 5/10/21 time being _____ Personal Service

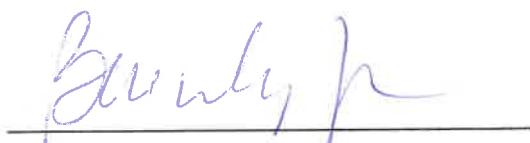
Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector



Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

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Your item was picked up at a postal facility at 9:36 am on May 18, 2021 in WOODSTOCK, GA 30189.

Delivered, Individual Picked Up at Postal Facility

May 18, 2021 at 9:36 am
WOODSTOCK, GA 30189

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