

Case Data Sheet for case # 17-182 and 14-52400856

Parcel# 11120-000

Address: 914 NE ABERDEEN AVE

Owner: RINAT DOAR

Property inspected on: 4/20/21 NOTICE OF VIOLATION SENT SAME DAY VIA CERTIFIED MAI

Notice of Hearing Sent: 4/20/21

Re-inspection 5/20/21

Green card returned signed: yes (for both cases)

Property was not posted as green card was returned and signed. Structure is inhabitable, violations have not been cured per recorded order. City seeks to file a lien and pursue foreclosure.

ix Record

Last Update: 5/27/2021 9:37:30 AM EDT

[Register for eBill](#)**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R11120-000	REAL ESTATE	2020
Mailing Address		Property Address
DOAR RINAT 13051 NW 1ST ST APT 309 PEMBROKE PINES FL 33028		914 ABERDEEN NE LAKE CITY
GEO Number		000000-11120-000

Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	103	
<u>Legal Description (click for full description)</u>		
00-00-00 0100/0100.13 Acres NE DIV: BEG 50 FT S OF NE COR, RUN W 105 FT, S 55 FT, E 105 FT, N 55 FT TO POB. (BLOCK 29 MCELROYS S/D) 405-668, PB 896-1481, PB 1081- 71, TD 1374-222, QC 1386-2060, QC 1390-2400		

Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
TY OF LAKE CITY	4.9000	8,082	0	\$8,082	\$39.60
ARD OF COUNTY COMMISSIONERS	8.0150	8,082	0	\$8,082	\$64.78
LUMBIA COUNTY SCHOOL BOARD					
SCRETIONARY	0.7480	8,082	0	\$8,082	\$6.05
CAL	3.7810	8,082	0	\$8,082	\$30.56
PITAL OUTLAY	1.5000	8,082	0	\$8,082	\$12.12
WANNEE RIVER WATER MGT DIST	0.3696	8,082	0	\$8,082	\$2.99
KE SHORE HOSPITAL AUTHORITY	0.0001	8,082	0	\$8,082	\$0.00
Total Millage		19.3137	Total Taxes		\$156.10

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$252.02

Total Assessments	\$252.02
Taxes & Assessments	\$408.12
If Paid By	Amount Due
	\$0.00

date Paid	Transaction	Receipt	Item	Amount Paid
8/2021	PAYMENT	2704630.0002	2020	\$420.36

[Prior Years Payment History](#)

Prior Year Taxes Due	
NO DELINQUENT TAXES	

CODE ENFORCEMENT- SPECIAL MAGISTRATE**NOTICE OF Violation**

City of Lake City

205 N Marion Ave.

Lake City, Florida 32055

386-719-5746

Case # 2017-00000182

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 914 NE ABERDEEN AVE Parcel ID# 11120000:

REINSPECTION	Beverly A Jones	4/20/21	10:30AM	Results <u>grafatti on structure, overgrown, causing a public nuisance for surrounding properties. Trash and debris scattered, structure is deteriorated, roof and wood is decayed. Siding is damaged/holes.</u>
REINSPECTION	Beverly A Jones	06/05/2020	10:37AM	Results fail
REINSPECTION	Beverly A Jones	03/03/2020	10:51AM	Results fail
REINSPECTION	Beverly A Jones	06/24/2019	12:10PM	Results fail
INITIAL INSPECTION	Beverly A Jones	09/11/2018	9:11AM	Results fail
REINSPECTION	BEVERLY JONES	01/23/2018	10:45AM	Results fail
REINSPECTION	BEVERLY JONES	01/10/2018	10:15AM	Results fail
REINSPECTION	BEVERLY JONES	12/04/2017	2:15PM	Results fail
REINSPECTION	BEVERLY JONES	10/26/2017	2:30PM	Results fail
INITIAL INSPECTION	BEVERLY JONES	06/21/2017	3:30PM	Results fail
REINSPECTION	Beverly A Jones	06/21/2017	11:30AM	Results fail

Violation Code	Violation Description	Corrective Action
108.1 IPMC	The structure is falling into disrepair. No repairs have been made, owner will need to either repair structure to CODE via a FL licensed contractor with permits.	
108.1.1 IPMC		
22-191 ordinance	All overgrowth, trash and debris is to be removed. Property needs to be maintained on a regular basis. Graffiti needs to be removed at once. If structure is to not be repaired, demolition of structure is required.	
301.2 IPMC		
301.3 IPMC		
302.4 IPMC		
304.1 IPMC		
304.1.1 IPMC		
305 IPMC		
304.13 IPMC		
304.13.2 IPMC		
304.3 IPMC		
304.6 IPMC		
304.7 IPMC		
304.9 IPMC		
307.1 IPMC		

Code	Description
IPMC 108.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
IPMC 108.1.1	When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
SECTION 22-191 PUBLIC NUISANCE	
301.2 Responsibility	Vacant structures and premises 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.
301.3 Vacant structures and land.	All trash and debris shall be removed from property and properly disposed of.
302.4 weeds	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
304.1 General.	Exterior of structure shall be repaired in accordance with currently adopted codes.
304.1.1 Unsafe conditions	Exterior of structure shall be repaired in accordance with currently adopted codes.
304.5 stairs	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
304.3 Premises identification	(1) Numbers must be clearly visible and legible from the public or private way on which the building fronts with Arabic numerals not less than three inches in height and one and one-half inches in width. Owners of buildings which are not visible from the public or private way on which the building fronts shall also place the assigned number on a post at the entrance to the property. (2) Numbers must be in a color contrasting to the building background. (3) Where applicable, easily legible numbers shall also be affixed to the mail box serving the building or house. (4) Assigned numbers shall be displayed on the front entrance of each principal building

	and, in the case of a principal building which is occupied by more than one business or family dwelling unit, on each separate front entrance. (5) Any different numbers which might be mistaken for or confused with the numbers assigned in accordance with the "numbering system" shall be removed upon proper display of the assigned number.
304.6 Exterior walls	REPAIR IN ACCORDANCE TO ALL APPLICABLE BUILDING CODES.
304.7 Roofs and drainage.	Repairs shall be made in accordance with all applicable building codes
304.9 Overhang extensions	Repairs shall be made in accordance with all applicable building codes
307.1 ACCUMULATION OF TRASH	REMOVE All DEBRIS FROM exterior property and premises, and the interior of every structure, AS it shall be free from any accumulation of rubbish or garbage.

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:

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

Name RINAT DOAR Relationship owner

On date 4/20/21 time being Personal Service

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

First class mailing

Refused to sign, drop service

Print Name of Code Inspector

Signature of Code Inspector

Beverly J.

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case # 2017-00000182

Respondent DOAR, RINAT

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, June 10 2021_____, 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 RINAT DOAR Relationship owner

On date 4/20/21 time being Personal Service

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

First class mailing

70191120000162569879

Refused to sign, drop service

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.

CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave.
Lake City, Florida 32055

NOTICE OF HEARING

Case 14-52400856

Respondent DOAR, RINAT

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, June 10 2021_____, 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 RINAT DOAR Relationship owner

On date 5/20/21 time being Personal Service

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

First class mailing 70191120000162569879

Refused to sign, drop service

Print Name of Code Inspector


Signature of Code Inspector

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CODE ENFORCEMENT BOARD
LAKE CITY, FLORIDA

LAKE CITY, FLORIDA

CASE # 14-52400856

Petitioner,

Vs.

Respondent,

ILONZO LINDA K & PRIDGEN, GLENDA MAE(ETAL)

FINDING OF FACT, CONCLUSION
OF LAW AND ORDER

THIS CAUSE came for hearing before the Board on July 10, 2014 after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulation and/or heard argument, thereupon issues it's Finding of Fact, Conclusion of Law and Order, as follows:

I. FINDING OF FACT:

The Respondent, ILONZO LINDA K & GLENDA MAE PRIDGEN (ETAL),, whose mailing address is PRIDGEN (ETAL), 16002 SHERWOOD DRIVE, TAMPA, FL, 33618, is the owner or person responsible for the property in Lake City described as follows:914 NE ABERDEEN AVE

- A. The date this condition was first observed was May 07, 2014.
- B. The condition of the property was as follows:
 - a. lot is overgrown, grass and weeds are above allowable limits.
 - b. _____
 - c. _____
 - d. _____
 - e. _____
- C. The Respondent was served a Notice of Violation by WISMAN, BEVERLY via USPS CERTIFIED RETURN REQUESTED MAIL on May 20, 2014 requesting compliance by June 10, 2014
- D. The Respondent was served a Notice of Hearing by WISMAN, BEVERLY via USPS CERTIFIED RETURN REQUESTED MAIL on May 20, 2014
- E. As of July 10, 2014, the conditions present are as follows:
 - a. Grass and weeds are above allowable limits
 - b. _____
 - c. _____
 - d. _____
 - e. _____

The condition was _____ corrected; xxxx not corrected; _____ partially corrected.

- F. _____
- G. _____
- H. _____

II. CONCLUSION OF LAW:

The Respondent, ILONZO LINDA K & GLENDA MAE, by reason of the foregoing is in violation of Lake City Code(s) 302.4 weeds for the following reasons:
No improvements made, grass and weeds are above allowable limits.

III. ORDER:

WHEREFORE, it is hereby ordered that:

 A. Respondent is to correct the aforesaid violation(s) on or before _____ or within ___ calendar days. The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance.

 B. If the violation is corrected and thereafter the violation is repeated, the Respondent shall be deemed a second offender and there may be imposed against the Respondent a fine of \$ ___ for each day the violation is repeated.

 C. Respondent is fined the sum of \$ ___, which shall be paid to the City of Lake City within ___ days from the receipt of this Order.

 D. The fine imposed herein shall be suspended provided the Respondent does not commit the same or a similar violation in the future.

xxx E. Other: Find property in violation of International Property Maintenance Code-, Sec. 302.4-weeds also assess a fine of \$250per day, which will start on July 11, 2014 and accrue until property is in compliance. All costs incurred shall also be reimbursed to the City.

DONE AND ORDERED this day of July 10, 2014.

CODE ENFORCEMENT BOARD
~~LAKE CITY, FLORIDA~~
By: 
Chairman

I hereby certify that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law and Order has been furnished to Respondent by on July 15 2014


Ann M. Paulson
Secretary, Code Enforcement Board

I HEREBY ACKNOWLEDGE that I have read and understand the foregoing Findings of Fact, Conclusion of Law and Order, and that I have received a copy of same. I understand my rights to appeal this Order within a period of thirty (30) days from this date, in accordance with Lake City Code, Section 4-420. I am also aware that in the event of non-compliance, an order imposing a fine may be recorded in the public records of Columbia County and thereafter shall constitute a lien against the land upon which the violation exists, or upon any real or personal property owned by myself. After three months from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien, plus accrued interest. My failure to sign this statement does not invalidate the foregoing order.

DATED this day of , 20 .

Respondent's signature

SENDER: COMPLETE THIS SECTION

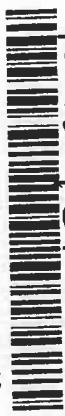
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressee to:

RINAT DOAR

13051 NW 15TH ST

APT 301
PennBrooke Plaza, 32028



9590 9402 5360 9189 2551 42

2. Article Number (Transfer from service label)

7019 1120 0001 6256 9879

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

FLORIDA
MAY 06 2021
OFFICE OF THE
STATE ATTORNEY
GENERAL

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
 Registered Mail®
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

