

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 MAILS

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 R11120-000	Tax Type REAL ESTATE	Tax Year 2020						
<table> <tr> <td>Mailing Address DOAR RINAT 13051 NW 1ST ST APT 309 PEMBROKE PINES FL 33028</td> <td> Property Address 914 ABERDEEN NE LAKE CITY GEO Number 000000-11120-000 </td> </tr> </table>			Mailing Address DOAR RINAT 13051 NW 1ST ST APT 309 PEMBROKE PINES FL 33028	Property Address 914 ABERDEEN NE LAKE CITY GEO Number 000000-11120-000				
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Exempt Amount See Below	Taxable Value See Below							
<table> <tr> <td>Exemption Detail NO EXEMPTIONS</td> <td>Millage Code 103</td> <td>Escrow Code</td> </tr> <tr> <td colspan="3">Legal Description (click for full description) 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</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 103	Escrow Code	Legal Description (click for full description) 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		
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Ad Valorem Taxes								
Levying Authority	Rate	Assessed Value						
TY OF LAKE CITY	4.9000	8,082						
ARD OF COUNTY COMMISSIONERS	8.0150	8,082						
LUMBIA COUNTY SCHOOL BOARD								
CRETIONARY	0.7480	8,082						
CAL	3.7810	8,082						
PITAL OUTLAY	1.5000	8,082						
WANNEE RIVER WATER MGT DIST	0.3696	8,082						
KE SHORE HOSPITAL AUTHORITY	0.0001	8,082						
Exemption Amount								
Total Millage	19.3137	Total Taxes						
		\$156.10						
Non-Ad Valorem Assessments								
Code XLCF	Levying Authority CITY FIRE ASSESSMENT	Amount \$252.02						
Total Assessments		\$252.02						
Taxes & Assessments		\$408.12						
If Paid By		Amount Due						
		\$0.00						
Date Paid 5/8/2021	Transaction PAYMENT	Receipt 2704630.0002						
		Item 2020						
		Amount Paid \$420.36						

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

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

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 914 NE ABERDEEN AVE Parcel ID# 11120000:

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 FI licensed contractor with permits. 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.	
108.1.1 IPMC		
22-191 ordinance		
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.
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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.

☒ **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 Violation corrective action by 5/22/21

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 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

**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

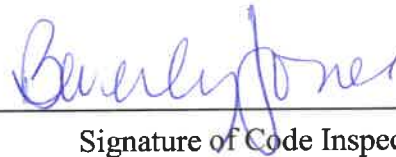
On date 5/20/21 time being _____ Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Certified Mail, Return Receipt requested
70191120000162569879



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
LAKE CITY, FLORIDA

LAKE CITY, FLORIDA

CASE # 14-52400856

Petitioner,

Vs.

Respondent,

ILONZO LINDA K & PRIDGEN, GLENDA MAE(ETAL)

Inst: 201412011033 Date: 7/24/2014 Time: 2:48 PM
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1278 P: 493

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

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 Addressed to:

RINAT DOAR
13051 NW 15th St
Apt 3051
Pembroke Pines FL 33028
9590 9402 5360 9189 2551 42

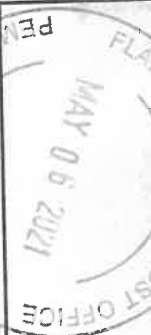
2. Article Number (Transfer from service label)

7019 1120 0001 6256 9879

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent
☒ Received by (Printed Name) ☐ Addressee
 Daniela Hernandez C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No



3. Service Type ☒ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail® ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail ☐ Restricted Delivery

Domestic Return Receipt

