

Case Data Sheet for case # 19-168

Parcel# 11120-000

Address: 988 NW BASCOM NORRIS DR

Owner: JONES, GLORIA (DECEASED)

ORDER RECORDED ON: 3/2/21

Property inspected on: 5/20/21

Notice of Hearing Sent: 5/20/21

Re-inspection/notices posted at city hall and property: 5/28/21

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 9:35:14 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			
R11174-004	REAL ESTATE	2020			
Mailing Address		Property Address			
JONES GLORIA (DECEASED) C/O TONYA FLUCAS 633 MATHIS RD CAIRO GA 39827		988 BASCOM NORRIS NE LAKE CITY			
		GEO Number			
		283S17-11174-004			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
28-3S-17 0200/0200.54 Acres COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682.					
Ad Valorem Taxes					
Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	19,857	0	\$19,857	\$97.30
BOARD OF COUNTY COMMISSIONERS	8.0150	19,857	0	\$19,857	\$159.15
LUMBERIA COUNTY SCHOOL BOARD					
CRETIONARY	0.7480	19,857	0	\$19,857	\$14.85
CAL	3.7810	19,857	0	\$19,857	\$75.08
PITAL OUTLAY	1.5000	19,857	0	\$19,857	\$29.79
WANNEE RIVER WATER MGT DIST	0.3696	19,857	0	\$19,857	\$7.34
LAKE SHORE HOSPITAL AUTHORITY	0.0001	19,857	0	\$19,857	\$0.00
Total Millage		19.3137	Total Taxes		\$383.51
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
		Total Assessments		\$252.02	
		Taxes & Assessments		\$635.53	
		If Paid By		Amount Due	
		3/31/2021		\$635.53	
		4/30/2021		\$654.60	
		5/28/2021		\$687.10	

Prior Years Payment History

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Cert. Yr.	Amount
2019	28870		2706	2020	\$899.08

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 19-168

Respondents: JONES GLORIA

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) 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 **JONES GLORIA** Relationship owner

On date 5/20/21 time being Personal Service

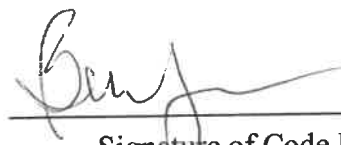
Posted on property and at City Hall

Certified Mail, Return Receipt requested

First class mailing

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.

Parcel: << 28-3S-17-11174-004 (39581) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	JONES GLORIA (DECEASED) C/O TONYA FLUCAS 633 MATHIS RD CAIRO, GA 39827		
Site	988 BASCOM NORRIS DR, LAKE CITY		
Description*	COMM 720 FT N OF SW COR OF NW1/4 OF SW1/4, RUN E 105 FT FOR POB, RUN N 245 FT MOL TO S LINE OF AUSTIN WILBERT LOT, RUN E 20 FT TO S R/W US-100, SE ALONG R/W TO A PT 270 FT E OF W LINE OF NW1/4 OF SW1/4, S 100 FT, W 165 FT TO POB. ORB 391-682.		
Area	0.544 AC	S/T/R	28-3S-17
Use Code**	MOBILE HOME (0200)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$12,152	Mkt Land	\$12,152
Ag Land	\$0	Ag Land	\$0
Building	\$7,305	Building	\$7,533
XFOB	\$400	XFOB	\$400
Just	\$19,857	Just	\$20,085
Class	\$0	Class	\$0
Appraised	\$19,857	Appraised	\$20,085
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$19,857	Assessed	\$20,085
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$19,857 city:\$19,857 other:\$19,857 school:\$19,857	Total Taxable	county:\$20,085 city:\$20,085 other:\$0 school:\$20,085



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
Sketch	MOBILE HME (0800)	1973	1647	2529	\$7,533

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	1993	\$400.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0102	SFR/MH (MKT)	23,739.000 SF (0.544 AC)	1.0000/1.0000 1.0000/.7500000 /	\$0 /SF	\$8,902
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000 /	\$3,250 /UT	\$3,250



Inst: 202112003782 Date: 03/02/2021 Time: 12:47PM
Page 1 of 5 B: 1431 P: 1549, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

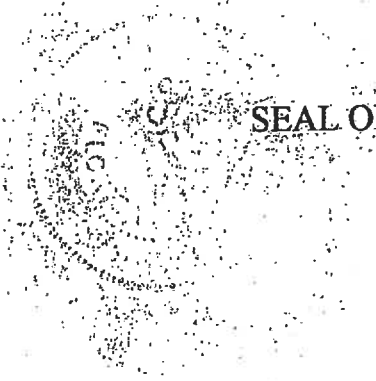
STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Code Enforcement Special Magistrate Order - Case Number 2019-00000168 (4 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 29th day of January 2021.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



Audrey E. Sikes

AUDREY E. SIKES
City Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
TODD SAMPSON

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA**

CITY OF LAKE CITY, FLORIDA

PETITIONER,

CASE NO. 2019-00000168

v.

GLORIA JONES (DECEASED)
C/O TONYA FLUCAS,

RESPONDENT.

ORDER

THIS CAUSE came before the Special Magistrate on January 14, 2021, at the request of Petitioner, and the Special Magistrate having heard and received testimony and evidence from Petitioner and Respondent, makes the following findings of fact and conclusions of law and thereupon orders, as follows:

FINDINGS OF FACT

1. Gloria Jones (Deceased) c/o Tonya Flucas ("Respondent") is the owner of residential property located at 988 Bascom Norris NE, Lake City, Florida ("Property"). Lake City Code Enforcement Inspector Beverly Jones appeared and testified at the hearing on behalf of Petitioner. No witnesses appeared or testified at the hearing on behalf of the Respondent.
2. The Special Magistrate issued an Order on March 12, 2020 concluding that Respondent was properly notified of alleged violations on the Property, provided with a reasonable period of time within which to correct the violations and failed to timely correct the alleged violations on the Property. As such, the Special Magistrate ordered the

Respondent to take all actions necessary to obtain a permit from Petitioner to repair or demolish the structure on the subject Property and properly remove all trash and debris on the Property, and to do so within ninety (90) days of March 17, 2020. The Special Magistrate further ordered that should the Property not be brought into compliance the Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement.

3. Inspector Jones testified that she visited the Property on October 16, 2020 and it was in better condition than it was in 2019. Inspector Jones further testified that the Property was cleared of trash and debris, but no permits had been pulled for the improvements to the Property that require a permit by a licensed contractor and issued a stop work order. Inspector Jones further testified that there were no inhabitants in the house and confirmed that no one is residing at the house, but that there were two trailers hooked together on the Property.
4. Respondent was notified of the January 14, 2021 hearing on December 9, 2020 regarding the above-referenced violations on October 16, 2020 by Inspector Jones posting the Notice of Hearing at City Hall, 205 North Marion Avenue, Lake City, Florida 32055, and sending the Notice of Hearing via certified mail, return receipt requested, to Gloria Jones c/o Tonya Flucas, 633 Mathis Road, Cairo, GA 39827.

CONCLUSIONS OF LAW

5. The authority of the undersigned Special Magistrate to hear and determine the violations alleged by Petitioner comes from Chapter 162, Florida Statutes; Chapter 2, Article X, Section 2-414 of Lake City, Florida Code of Ordinances; and Lake City Council Resolution No. 2020-022.

6. The proceedings in this matter are governed by Chapter 162, Florida Statutes, and Chapter 2, Article X and Chapter 22, Article VII, Lake City, Florida Code of Ordinances.
7. Respondent was properly notified of the alleged violations and provided with a reasonable period of time within which to correct the violations.
8. Respondent failed to timely correct all of the alleged violations on the Property.
9. Petitioner requested a hearing and provided proper notice to Respondent of its date, time and location.
10. Pursuant to Chapter 2, Article X, Section 2-418 and Chapter 22, Article VII, Section 22-197 of Lake City, Florida Code of Ordinances, the undersigned Special Magistrate is authorized to order the relief granted herein.

ORDER

11. Within ninety (90) days of the date of this Order, Respondent shall obtain a permit from Petitioner and repair or demolish the structure on the Property and, if demolished, shall properly dispose of all of the debris from such work. Further, Respondent shall maintain the vegetation on the Property to within Petitioner's allowed limits and keep the Property free of trash and debris.
12. In the event Respondent fails to comply with this Order, Respondent shall appear before the City of Lake City Special Magistrate on the next scheduled Code Enforcement Hearing date, as noticed by Petitioner, and show cause as to why the Petitioner should not be authorized to demolish the structure on the Property at the Respondent's expense.

DONE AND ORDERED on this 19th day of January, 2021,


STEPHANIE MARCHMAN
SPECIAL MAGISTRATE

Copies furnished to:
Tonya Flucas
Joseph Helfenberger
David Young
Beverly Jones

