



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: 8/22/25 Name (required) Don White  
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? ☒ Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 3986 NW Canterbury Lane Nature  
of Complaint: Overgrowth - Repeat Offender

How long has the complaint been going on? UNKNOWN Do you know  
who the person(s) involved are? ☒ Yes No If yes, who? JWK Investments LLC Do you know the time  
frames that the complaint is happening? ☒ Yes No If yes, when? Currently Is there any other information  
that you would like us to know?

### \*\*\*\* Below Internal Use Only \*\*\*\*

Date Received: 8/22/25 Via: Person Case Number Assigned 202500000183  
Notes:

Case Data Sheet for case # 25-00000183

Parcel# 02461-342

Address: 3986 NW Canterbury Lane

Owner: JWK Investments LLC

Date of first inspection: 8/25/25

1<sup>st</sup> Notice of Violation sent: 8/26/25

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: \_\_\_\_\_

Notice on City of Lake City website on: \_\_\_\_\_

Notice posted in City Hall:

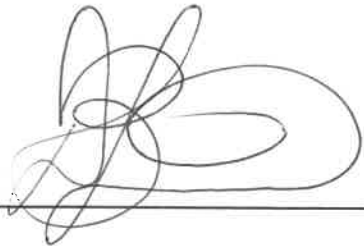
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Cost/Date: \$10.44 / 8/26/25

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

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

Total Mailing Cost: \_\_\_\_\_



Don White CEO/ City of Lake City

# COLUMBIA COUNTY Property Appraiser

## Parcel 34-3S-16-02461-342

### Owners

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL 32168

### Parcel Summary

Location	3986 NW CANTERBURY LN
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	.3200
Section	34
Township	3S
Range	16
Subdivision	FORST PLAN

### Legal Description

LOT 42 FOREST PLANTATION UNIT 3.

WD 1323-1140, WD 1353-2305, WD 1395-634,  
WD 1424-2394,



### Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$24,000
Total Ag Land	\$0

	2025
Total Market	\$24,000
Total Assessed	\$23,426
Total Exempt	\$0
Total Taxable	\$23,426
SOH Diff	\$574

## Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$24,000	\$24,000	\$22,000	\$16,000	\$16,000	\$16,000
Total Assessed	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$21,296	\$19,360	\$17,600	\$16,000	\$16,000	\$16,000
SOH Diff	\$2,704	\$4,640	\$4,400	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1424/2394	2020-11-03	<u>U</u>	<u>30</u>	WARRANTY DEED	Vacant	\$175,000	Grantor: PK FOREST INVESTMENTS LLC Grantee: JWK INVESTMENTS LLC
<u>WD</u> 1395/0634	2019-09-23	<u>Q</u>	<u>05</u>	WARRANTY DEED	Vacant	\$250,000	Grantor: MILLENIA CAPITAL INC Grantee: PK FOREST INVESTMENTS LLC
<u>WD</u> 1353/2305	2018-02-15	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$368,000	Grantor: TD BANK NA Grantee: MILLENIA CAPITAL INC
<u>WD</u> 1323/1140	2016-04-25	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$913,600	Grantor: JOHN RUSSELL NORTH TRUSTEE Grantee: TD BANK NA

## Buildings

None

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case# 2500000183

Respondent JWK Investments LLC

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 9 day of October, 2025, at (time) 5:30 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 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 up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliance 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 JWK Investments LLC Relationship Owner

On date 8/26/25 time being 2:45 Personal Service

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

First class mailing

Refused to sign, drop service

Don White  
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



August 25, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on October 9, 2025 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 hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York) 1

646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Don White

City of Lake City

Code Enforcement Officer

(386)719-5746

whited@lcfla.com

Code Enforcement Department • 173 NW Hillsboro St. • Lake City, Florida 32055

• T - 386-719-5746 • [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)



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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000183 Repeat Offender**

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: JWK Investments LLC

Address: 3986 NW Canterbury Lane

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 8/25/25

Complaint X

CE Personnel Observation X

Complainant: Don White

CE Personnel: Don White

Violation Code	Violation Description
302.4 Weeds.	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.





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Violation Code	Corrective Action
302.4 Weeds.	All grass and yard vegetation must cut / maintained within ordinance standards.

**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: 9/25/25



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#### 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: JWK Investments LLC Relationship owner: Owner

On date: 8/25/25 time being: 3:30 P.M.

Personal Service     

Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing     

Refused to sign     , drop service     

Don White  
Print Name of Code Inspector

\_\_\_\_\_  
Signature of Code Inspector





8/25/25





8/25 /25

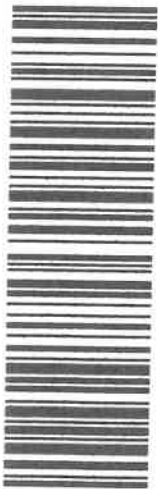




8/25/25

CERTIFIED MAIL®

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



9589 0710 5270 2886 2486 96  
9589 0710 5270 2886 2486 96

ITS LLC

CH, FL 32168

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  
\$ 5.30  
Extra Services & Fees (check box, add fee if not pre-paid)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$ 4.48  
Total Postage and Fees  
\$ 9.78

Sent To  
JWK INVESTMENTS LLC  
Street, Apt. No., or PO Box No.  
305 JULIA STREET  
City, State, ZIP+4®  
NEW SMYRNA BEACH, FL 32168

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**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:**

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW SMYRNA BEACH, FL  
32168



9590 9402 9016 4122 8434 93

**2. Article Number (Transfer from service label)**

9589 0710 5270 2886 2486 96

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:

**3. Service Type**

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

Domestic Return Receipt

#183

CASE # 183

**Certified Mail**  
■ A unique identifier for you  
■ Electronic verification of delivery  
■ A record of delivery (including 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 not available for international mail.  
■ Insurance coverage is not available for Certified Mail service with Certified Mail service.  
■ Insurance coverage and certain Priority Mail items require an additional fee, and endorsement on the mailpiece.  
- Return receipt services: of delivery (including signature) You can request a hard copy electronic version. For complete PS Form 3811 Receipt, attach PS Form 3800, January 2020.

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

JWK INVESTMENTS LLC  
305 JULIA STREET  
NEW Smyrna Beach, FL 32168

~~CASE~~ #  
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#183