



Notes Listing

Case Notes - IPMC - 2024-00000077

Date Descending

Run on 04/15/2025 10:50:47 AM

Subject	Author	Last Changed Date/Time
Investigation	Marshall Sova	04/15/2025 10:30:17 AM
On April 15, 2025 I posted the NOH and Affidavit of Posting at the property and City Hall. Photos were taken.		
Investigation	Marshall Sova	04/07/2025 04:14:38 PM
On April 7, 2025 the green card was returned to me as delivered on 4/2/25 and signed for by James Johnston.		
Investigation	Marshall Sova	03/31/2025 03:36:48 PM
On March 31, 2025 I posted the NOH on the City of Lake City's website. I also sent the NOV and NOH by certified mail to the property owners.		
Investigation	Marshall Sova	03/12/2025 03:20:04 PM
On March 12, 2025 I posted the property as a unsafe structure. Photos were taken and placed into the case file. I also learned that the owner of the property pulled a permit on Dec. 31, 2024 and the permit was issued on January 2, 2025 for storm repair. No work has been done on this property as of March 12, 2025.		
I will prepare a 2nd NOV and prepare a NOH to appear in front of the Special Magistrate on May 1, 2025.		
Investigation	Marshall Sova	12/31/2024 01:31:33 PM
On Dec. 31, 2024 I met with Jimmy Johnston about this case. He is in the middle of purchasing this property. He gave me the documents proving this and it is attached to the case file. A extension date of 1/31/2025 was given.		
Investigation	Marshall Sova	12/30/2024 04:05:16 PM
On December 30, 2024 the certified green card was returned to me as delivered on December 7, 2024. It was signed for by Rick Parks.		
Investigation	Marshall Sova	12/05/2024 08:42:42 AM
On December 5, 2024 the NOV was returned to me as a vacant.		
I prepared a 2nd NOV and mailed it certified to a different address on 12/5/2024.		
15626 NW 140th St. Alachua, FL 32615		
9589 0710 5270 1815 1113 39		
Initial Inspection	Marshall Sova	11/26/2024 02:02:16 PM
On November 26, 2024 I received a phone call from Kevin Smith in reference to the property located at 495 NW Palm Drive. Mr. Smith stated that a tree had fallen on the house a while back and the owner has not done any work to have the structure repaired.		
I inspected the property and the house has major structural damage to the front porch and the middle of the structure. Elements of the weather are penetrating into the structure causing more damage. Photos were taken and placed into the case file.		
I prepared a NOV and mailed it certified to the property owner with a compliance date of December 26, 2024.		



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: November 26, 2024 Name (required) Kevin Smith
Phone: (404)325-3494 Address: 481 NW Palm Drive Lake City, FL 32055 Email: _____

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 495 NW Palm Drive Lake City, FL 32055 Nature
of Complaint: Structural damage to structure from falling tree

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Rick Dewayne Parks II Do you know the time
frames that the complaint is happening? ☒ Yes ☐ No If yes, when? Now Is there any other information
that you would like to us to know?

**** Below Internal Use Only ****

Date Received: Nov. 26, 2024 Via: Phone Case Number Assigned 24-00000077
Notes: _____

Case Data Sheet for case # 24-00000077

Parcel# 05976-001

Address: 495 NW Palm Drive

Owner: Rick Dewayne Parks II

Date of first inspection: 11/26/2024

1st Notice of Violation sent: 11/26/24

2nd inspection date: _____

2nd 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: \$9.64 11/26/2024

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Marshall Sova CEO/ City of Lake City

COLUMBIA COUNTY Property Appraiser

Parcel 31-3S-17-05976-001 <https://search.ccpafl.com/parcel/05976001173S31>

495 NW PALM DR

Owners

JOHNSTON JAMES H
JOHNSTON JANET A
756 SW ITCHETUCKNEE AVE
LAKE CITY, FL 32024

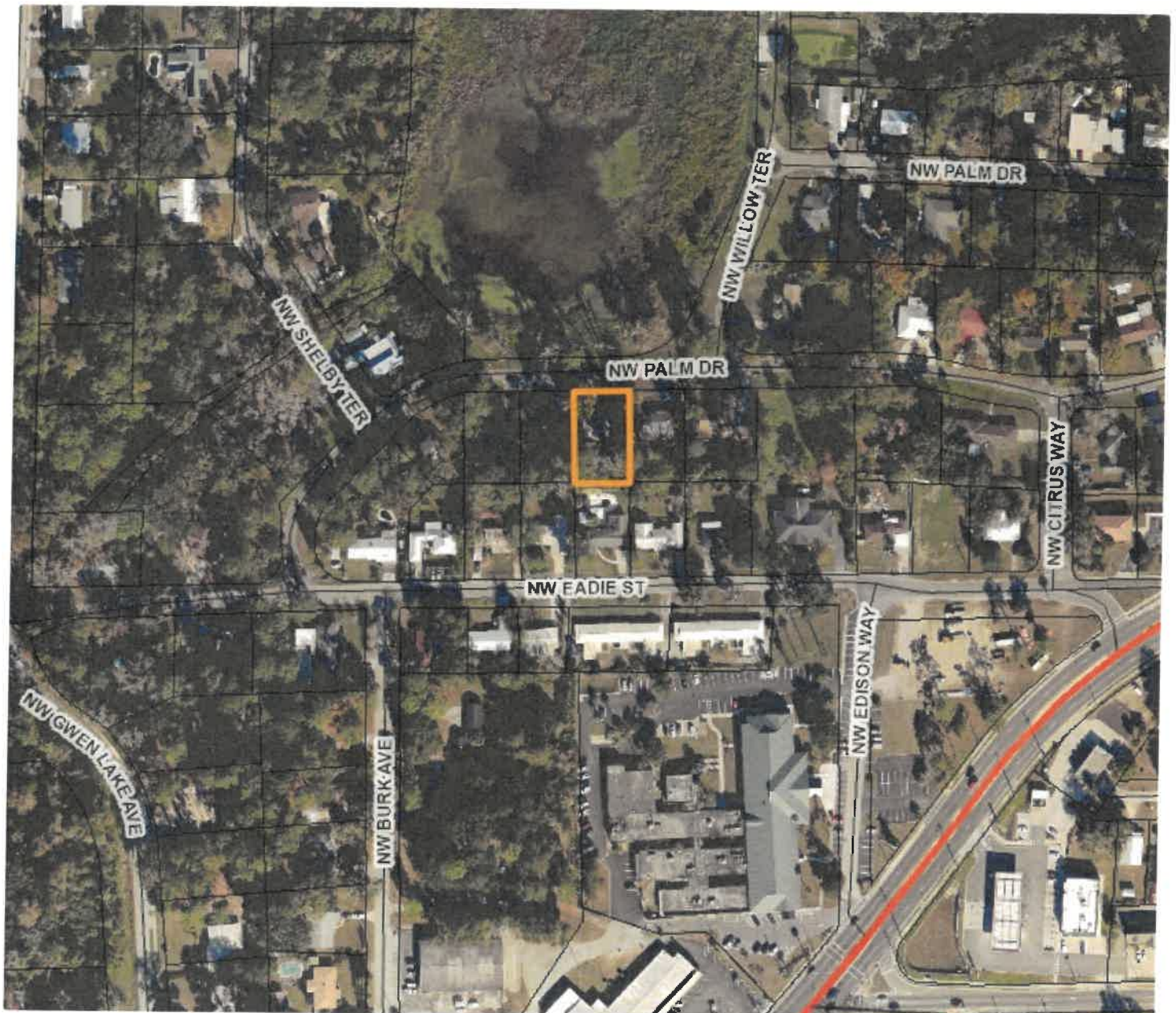
Legal Description

LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D.

491-820 598-119, 969-430, WD 1137-1806,
WD 1351-932, WD 1439-1172, WD 1530-186

Use: 0700: MISC IMPROVED

Subdivision: GWEN LAKE



Columbia County Property Appraiser

Jeff Hampton

Parcel: 31-3S-17-05976-001 (26097) >>

2025 Working Values
updated: 11/21/2024

Owner & Property Info

Result: 53 of 80

Owner	PARKS RICK DEWAYNE II 495 NW PALM DRIVE LAKE CITY, FL 32055		
Site	495 NW PALM DR, LAKE CITY		
Description*	LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D. 491-820 598-119, 969-430, WD 1137-1806, WD 1351-932, WD 1439-1172,		
Area	0.28 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	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.

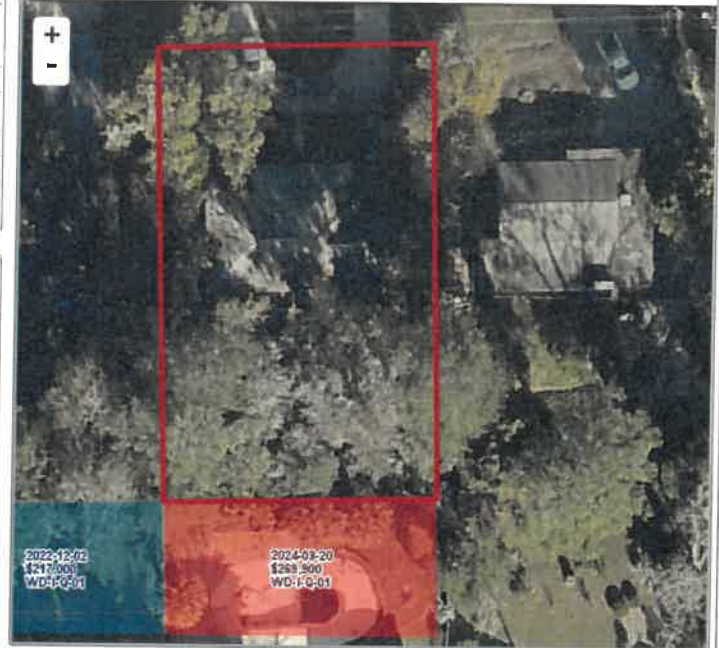
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$13,918	Mkt Land	\$13,918
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$7,840	XFOB	\$7,840
Just	\$21,758	Just	\$21,758
Class	\$0	Class	\$0
Appraised	\$21,758	Appraised	\$21,758
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$21,758	Assessed	\$21,758
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,758 city:\$21,758 other:\$0 school:\$21,758	Total Taxable	county:\$21,758 city:\$21,758 other:\$0 school:\$21,758

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/8/2021	\$177,000	1439 / 1172	WD	I	Q	01
1/10/2018	\$115,000	1351 / 932	WD	I	Q	01
11/23/2007	\$100	1137 / 1806	WD	V	Q	01
12/4/2002	\$12,000	969 / 430	WD	V	Q	
7/1/1986	\$8,300	598 / 119	WD	V	Q	01
6/1/1982	\$6,000	491 / 820	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2008	\$840.00	60.00	5 x 12
0166	CONC.PAVMT	2008	\$2,000.00	1.00	0 x 0
0285	SALVAGE	2008	\$5,000.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	12,208.890 SF (0.280 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$1 / SF	\$13,918

Search Result: 53 of 80

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 11/21/2024 and may not reflect the data currently on file at our office.



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 31-3S-17-05976-001 (26097) | MISC IMPROVED (0700) | 0.28 AC

LOT 8 BLOCK 2 UNIT 1 GWEN LAKE ESTATES S/D, 491-820 598-119, 969-430, WD 1137-1806, WD 1351-932, WD 1439-1172,

PARKS RICK DEWAYNE II

Owner: 495 NW PALM DRIVE
LAKE CITY, FL 32055

Site: 495 NW PALM DR, LAKE CITY

Sales 6/8/2021 \$177,000 I (Q)
1/10/2018 \$115,000 I (Q)
Info 11/23/2007 \$100 V (Q)

2025 Working Values

Mkt Lnd	\$13,918	Appraised	\$21,758
Ag Lnd	\$0	Assessed	\$21,758
Bldg	\$0	Exempt	\$0
XFOB	\$7,840		
Just	\$21,758	Total	county:\$21,758
		Taxable	city:\$21,758
			other:\$0
			school:\$21,758

NOTES:

Columbia County, FL



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GrizzlyLogic.com



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

NOV 1 NOV 1

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-00000077 2nd Violation

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: **James H. Johnston**

Address: **495 NW Palm Drive Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **11/26/2024**

Complaint _X_ CE Personnel Observation _____
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> 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.
IPMC 304.1.1 Unsafe conditions.	The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the <i>International Building Code</i> or the <i>International Existing Building Code</i> as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of <i>deterioration</i> , fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
IPMC 304.1 General.	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. ❖ The exterior of structures must perform four primary functions: <ul style="list-style-type: none">• It must be in good repair. There should be no evidence of deterioration, or damaged or loose elements.• It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, porches, balconies and similar structural elements must safely perform their intended functions.• It must be kept in a sanitary condition. There shall be no accumulation of litter or debris on porches and other parts of the exterior structure.



DEPARTMENT OF GROWTH MANAGEMENT
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	<ul style="list-style-type: none"> It must be capable of preventing the elements (rain, snow and wind) and rodents from entering the interior areas.

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
IPMC 304.1.1 Unsafe conditions.	It appears recently a tree had fallen on the structure and caused extensive damage. The City is wanting to know if this structure is going to be repaired by the property owner. This is causing a nuisance in the community. If the structure is not going to be repaired the City will intervene and elect a Special Magistrate hearing to demo the property. With the elements of the weather entering the structure it is causing more damage.
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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: **Attend Special Magistrate Hearing May 1, 2025** _____



DEPARTMENT OF GROWTH MANAGEMENT
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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: James H. Johnston Relationship owner: _____

On date: April 1, 2025 time being: 10:00 am _____


Personal Service _____

Posted on property ☒ and at City Hall ☒

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector



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INITIAL INSPECTION	INITIAL INSPECTION PROMPTED BY:
Date: 11/26/2024	Complaint <u> X </u> CE Personnel Observation <u> </u> Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
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Violation Code	Corrective Action
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Due date: **Attend Special Magistrate Hearing May 1, 2025**_____



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- (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: James H. Johnston Relationship owner: _____

On date: March 17, 2025 time being: 11:00 am _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector



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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: **December 26, 2024**_____



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Lake City, Florida 32055
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Name: Rick Dewayne Parks II Relationship owner: _____

On date: November 26, 2024 time being: 2:15 pm _____

Personal Service _____

Posted on property _____ and at City Hall _____

Certified Mail, Return Receipt requested ☒ First class mailing _____

Refused to sign _____, drop service _____

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



Video Tour
Your Government
City Department
Our Community

Growth Management

Special Magistrate Hearing Notices

Apply Online for a New 911 Address

Zoning Applications

Zoning Atlas

Building Permit and Inspection Utilization Report

Comprehensive Plan

Virtual Building Inspections

Permit Forms

Interactive Zoning Map

Special Magistrate Hearing Notices

Supporting Documents

- 24-00000077 - James H. Johnston (03/31/2025) uploaded 03/31/2025 (66 KB)
- 24-00000079 - Fannie Mae Jackson/Francene Cole Ruffin (03/31/2025) uploaded 03/31/2025 (66 KB)
- 24-00000093 - Huntlee Investments Inc uploaded 3/31/2025 (11 KB)
- 24-00000095 - Huntlee Investments Inc uploaded 3/31/2025 (52 KB)
- 24-00000083 - Alberto H Umeda uploaded 3/31/25 (52 KB)



For's Response
4/1/25

Any specialized mechanical, electrical or plumbing document or drawing, in addition which includes a...
No such document shall be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in s. 471.025.

NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, May 1, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Soria, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 405 NW Palm Drive AND 205 N Marion Ave, Lake City, FL 32055.

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

NOTICE OF HEARING
Case No. 24-0000077
Respondent: JAMES M. JORDAN

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday, the 1st day of May, 2025, at (time) 5:30 p.m. 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.

The Special Magistrate will be reviewing your hearing through live Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **EXHIBITS: ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPHY YOU WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE ENFORCEMENT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Soria, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

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2. On the 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 333 NE Washington Street AND 205 N Marion Ave, Lake City, FL 32055.

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

NOTICE OF HEARING

Case No. 24-0000077
Respondent: JAMES M. JORDAN

NOTICE OF HEARING

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If you have any questions concerning your upcoming hearing, please contact the Code Enforcement Officer at (386) 719-5768.

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 to Respondent) that I delivered the foregoing notice to (Name of person and relationship to Respondent) that I delivered the foregoing notice to (Name of person and relationship to Respondent).

Notary Public for the State of Florida
My office is at: _____
I am duly sworn and a Notary Public for the State of Florida.
I refused to sign, date, and seal.

Signature of Code Enforcement Officer
Print Name of Code Enforcement Officer

I acknowledge receipt of a copy of this Notice of Hearing.

SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000095

Huntlee Investments Inc

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 2025, at (time) 5:30 p.m. 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.

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This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of April 2025, personally appeared, Don White, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 17th day of April 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 833 SW Poplar Lane AND 205 N Marion Ave, Lake City, FL 32055.

SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000095

Huntlee Investments Inc

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STATE OF FLORIDA
COUNTY OF COLUMBIA

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STATE OF FLORIDA
COUNTY OF COLUMBIA
[SEAL]

Don White, Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 17th day of April 2025, by Don White

who is personally known to me.

Signature of Notary

Print or Type Name

My Commission Expires: August 19, 2025

SPECIAL MAGISTRATE
City of Lake City
205 N Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case # 240000095

Respondent: Alberto H. Linares

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday, the 1st day of May, 2025, at (time) 5:30 p.m. 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.

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AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

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STATE OF FLORIDA
COUNTY OF COLUMBIA
[SEAL]

Don White, Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 17th day of April 2025, by Don White

who is personally known to me.

Signature of Notary

Print or Type Name

My Commission Expires: August 19, 2025

It is illegal
Because
Handicap.

- In the sale or rental of residential lots
- In advertising the sale of housing
- In the financing of

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HAS SET FOR THE PUBLIC HEARING AND VOTING ON THE PROPOSED RESOLUTION TO APPROVE THE FINAL EIR FOR THE PROJECT, TO BE HELD AT THE COUNTY ADMINISTRATION CENTER, 1001 K STREET, SAN DIEGO, CALIFORNIA, ON WEDNESDAY, JUNE 15, 2011, AT 10:00 AM.

THE PROJECT IS THE PROPOSED CONSTRUCTION AND OPERATION OF A NEW 100-MEGAWATT SOLAR POWER PLANT, LOCATED IN THE DESERT AREA OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

THE PUBLIC HEARING IS OPEN TO ALL INTERESTED PARTIES, AND ANY PERSON MAY ATTEND AND SPEAK AT THE HEARING. ANY PERSON WHO WISHES TO SPEAK AT THE HEARING SHOULD CONTACT THE COUNTY CLERK AT (619) 491-2200, EXT. 2200, AT LEAST 10 BUSINESS DAYS BEFORE THE HEARING.

THE BOARD OF SUPERVISORS WILL CONSIDER THE PROPOSED RESOLUTION TO APPROVE THE FINAL EIR FOR THE PROJECT, AND MAY ADOPT, REJECT, OR AMEND THE RESOLUTION.

FOR MORE INFORMATION, CONTACT THE COUNTY CLERK AT (619) 491-2200, EXT. 2200.

NOTICE OF PUBLIC HEARING

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HAS SET FOR THE PUBLIC HEARING AND VOTING ON THE PROPOSED RESOLUTION TO APPROVE THE FINAL EIR FOR THE PROJECT, TO BE HELD AT THE COUNTY ADMINISTRATION CENTER, 1001 K STREET, SAN DIEGO, CALIFORNIA, ON WEDNESDAY, JUNE 15, 2011, AT 10:00 AM.

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FOR MORE INFORMATION, CONTACT THE COUNTY CLERK AT (619) 491-2200, EXT. 2200.



PUBLIC NOTICE

NOTICE TO THE PUBLIC

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION:

THE PROPERTY IS CURRENTLY IN THE PROCESS OF BEING REDEVELOPED.

ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.

NO CONSTRUCTION OR DEMOLITION WORK WILL BE PERMITTED UNTIL THE UTILITIES HAVE BEEN DELETED.

IF YOU HAVE ANY INFORMATION REGARDING THE LOCATION OF ANY UTILITIES, PLEASE CONTACT THE ENGINEER AT THE ADDRESS LISTED BELOW.

ENGINEER: [Illegible]

ADDRESS: [Illegible]

PHONE: [Illegible]

DATE: [Illegible]

4/15/20



3/12/25

3/12/25





11/21/24



11/26/24







NOTICE OF PUBLIC HEARING CITY OF LAKE CITY SPECIAL MAGISTRATE HEARING

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, May 1, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 17th day of APRIL 2025, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 17th day of APRIL 2025, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City, FL. 32055.

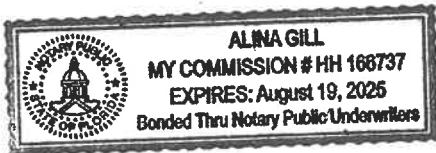


Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this
____17th____ day of APRIL 2025, by Marshall Sova
who is personally known to me.



Signature of Notary



[SEAL]

____Alina Gill____
Print or Type Name

My Commission expires: August 19, 2025

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case No.: 24-00000077

Respondent: James H. Johnston

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 1st day of May, 2025, at (time) 5:30 a.m./p.m.

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 the Special Magistrate 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.

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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 Compliancy 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 James H. JohnstonRelationship OwnerOn date April 1, 2025time being 2:30 pm☐ Personal Service☒ Posted on property and at City Hall☒ Certified Mail, Return Receipt requested☐ First class mailing☐ Refused to sign, drop serviceMarshall Sova

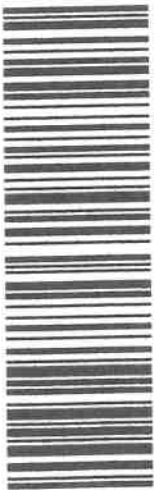
Print Name of Code Inspector

Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/RecipientDate

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



9589 0710 5270 2886 2506 13
9589 0710 5270 2886 2506 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 1.69
Total Postage and Fees
\$ 9.64

Sent to JAMES R JAMES JONAS
Street and Apt. No., or PO Box No.
79 SW LICKETUKE AVE.
City, State ZIP+4®
LAKE CITY FL 32024

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

Postmark
Here

SENT 4/1/25
NOV 4 NOV

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:

*JAMES H. JOHNSON
JAMES A. JOHNSON
175 SW 17th Street
Lake City, FL 32024*



9590 9402 9016 4122 8448 10

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2506 13

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ 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
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Priority Mail Express®

Domestic Return Receipt

Certified Mail

- A receipt (this portion of the mailpiece)
- A unique identifier for your mailpiece
- 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®, First-Class Mail® service, or Priority Mail® service with Certified Mail service.
 - Insurance coverage is available with Certified Mail service.
 - Insurance coverage available for Certified Mail service.
 - For an additional fee, an endorsement on the mailpiece can be obtained.
 - Return receipt services of delivery (including electronic version). For complete PS Form 3811, attach PS Form 3800, January 2020.



04/01/2025

To whom it may concern:

The Special Magistrate Hearing will be held on May 1, 2025 at 5:30 pm in the City Council Chambers 2nd 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

Marshall Sova 

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

City of Lake City
Permit Listing

Permit / Application Number		Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type: REROOF RESIDENTIAL						
2024-00000964		Permit Issued 01/02/2025	HOMETOWN HOMES LLC RICK PARKS II	LAKE CITY 05976-001 495 NW PALM DR LAKE CITY, FL 32055	\$221.55 \$221.55 \$0.00	storm damage repair
Estimated Value: \$22,000.00		Current Property Value: \$1.00			Improvement Square Footage: 1,650.00	
Detail Fees		Fee Category	Issued Quantity	Charge Amount	Collected Amount	
		BUILDING PERMIT FEE!		\$210.00	\$210.00	
		DEPT BUSINESS & PROF REGS / BLDG CODE				
		ADMIN / INSP BD SURCHARGE		\$3.15	\$3.15	
		DEPT OF COMM AFFAIRS / FLA BLDG COMMISSION SURCHARGE		\$2.10 \$6.30	\$2.10 \$6.30	
		Tech Fee				
		Totals	0	\$221.55	\$221.55	
Events		Event Date	Event	User	Comments	
		01/02/2025	Permit Issued	Ann Jones	storm damage repair	
		12/31/2024	Permit Created	Ann Jones	New Permit Created	
Payments		Transaction Date	Transaction Type	Adjustment Reason	Receipt Number	Received From Amount
		12/31/2024	Payment, Monies Received		2025-00021924	HOMETOWN HOMES LLC, RICK \$221.55
		Totals				\$221.55
Inspections		Date	Inspection	Status		

City of Lake City

Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
12/31/2024 12/31/2024		RR IN PROGRESS RR FINAL		Created Created	
Application Checklists					
	Checklist Type		Submitted Date	Approved Date	Reviewed By
	plan review				
	No records.				
Related Professionals					
	Type	Name		Description of Work	
	No records.				
Parcel Information					
Jurisdiction and Parcel Number					
	Jurisdiction	LAKE CITY			
	Parcel	05976-001			
Parcel Mapping Information					
	LAKE CITY	LAKE CITY - LAKE CITY			
Property Classes					
	Current Property Classification				
	Current Zoning Classification				
	Current Exemption Classification				
Current Ownership Information					
	Last Ownership Change Date	12/31/2024			
	Primary Owner	Johnston Jimmy			
Primary Parcel Address					
	Primary Parcel Address	495 PALM DR LAKE CITY, FL 32055			
Legal Description					
Parcel Dimensions					

City of Lake City
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Dimension	Length	Width	Unit of Measure	Description	
Improvement Information					
Basic Improvement Information					
Habitable Structure	Yes				
Owner Occupied	Yes				
Tenant Name / Description	JAMES H. JOHNSTON				
Improvement Type	DEFAULT				
Improvement Class					
Improvement Usage					
Occupancy Type					
Year Built					
Number of Stories					
Improvement Service Address					
Improvement Service Address	495 PALM DR LAKE CITY, FL 32055				
Improvement Dimension Information					
Dimension	Length	Width	Height	Unit of Measure	Description
No records.					
Improvement Construction Specifications					
Specification	Material	Description			
No records.					
Improvement Quantitative Specifications					
Specification	Quantity	Unit of Measure			
No records.					
Improvement Utilization Specifications					
Specification	Utilized				
No records.					
Miscellaneous Information					

City of Lake City
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
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Parcel District Information

District Type	District
No records.	

Parcel Zoning History

Change Request Date	Status	Resolution Date	New Property Class	New Zoning Class	New Exemption Class
No records.					

Contractor Information

Basic Business Name

Business Name	HOMETOWN HOMES LLC
Current Business Address	
Permit Issued To	HOMETOWN HOMES LLC

Contractor Licenses

Current Licenses Locally Issued

License Type	License Number	License Status	Effective Date	Expiration Date
	1692	2	10/01/2024	09/30/2025

Current Licenses Non Locally Issued

License Type	Effective Date	Expiration Date	License Number	Registration Number
CERTIFICATE OF LIABILITY	11/20/2019	01/05/2026	N9BP865959	
CONTRACTORS LICENSE	11/20/2019	08/31/2026	CRC1328128	
OCC LICENSE	12/31/2024	09/30/2025	1692	
WORKMAN'S COMP	11/20/2019	01/01/2026	RT25MWC7330305302	

City of Lake City

Permit Listing

Permit / Application Number

Status

Issued To / Owner

Parcel / Address

Permit Amount

Location/Lot Number/Description

Contractor Miscellaneous Information

Business Hours

Day of Week

Opens At

Closes At

No records.

Business Contacts

Contact Name

Issue Permit To

Primary Phone Number

Type

Secondary Phone Number

Type

HOMETOWN HOMES LLC

Yes

(386) 365-5999

Permit Type:

REROOF RESIDENTIAL; 1 Permit(s)

Permit Amount: \$221.55

Paid Amount: \$221.55

Due: \$0.00

**495 Northwest Palm Drive
December 23, 2024
VALID PHOTO I.D.**

Attach copies of valid government issued Photo I.D. for each **Buyer** to this page.

(Copies must be clear and legible)

IMPORTANT REAL ESTATE INFORMATION

Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive, Lake City, FL 32055

TAX RE-PRORATION AGREEMENT: If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the prorations are final. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any.

Buyer understands that real estate taxes and fees are prorated on the settlement statement. If current year taxes are not yet due and payable at the time of closing, pro-rations are based upon the gross tax amount from the prior year, and the amount shown on the settlement statement is final. Taxes are not re-analyzed after the actual tax bill becomes known, even if the difference is substantial. Buyer understands and agrees that any shortfall in taxes is solely the responsibility of the buyer.

Buyer should not rely on the Seller's current property taxes as the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's Office for information. Should this property be subject to Non-Ad Valorem taxes, they may have been paid in advance by the seller resulting in a credit is due from buyer to seller on the settlement statement for the assessment period after the settlement date. Tax bills for Florida properties are issued on November 1st. Contact the county tax collector should the bill not be received timely as discounts for early payment may apply.

Buyer agrees that Green Line Title, Inc. is not liable for accurate estimation or proration of tax bills not yet issued. Recording fees may vary due to the exact number of pages to be recorded not being known at the time of closing. Therefore, the parties acknowledge hereto, that provided the recorded fee discrepancy is not more than \$30.00, the parties waive any right to such overage and understand that in the event of a shortage that Green Line Title, Inc. shall pay for such shortage up to \$30.00.

AGREEMENT TO COOPERATE: If requested by Lender (if any), Closing Agent, Title Agent or Title Underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and/or the remittance of any additional sums.

HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS: The Buyer(s) acknowledge(s) the existence of any homeowner's and/or condominium association(s) and is aware that monthly, quarterly or annual maintenance assessments may be due to said association(s). Said association(s) may also have the authority to regulate and enforce community covenants and restrictions. The Buyer hereby acknowledges receipt of a copy of any association estoppel letters for the subject transaction.

MISCELLANEOUS: Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held.

DISBURSEMENT AUTHORIZATION, ETC.: Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

By: 

James H. Johnston

By: 

Janet A. Johnston

**ZONING AND BUILDING CODE COMPLIANCE, PENDING CODE ENFORCEMENT
VIOLATIONS, OPEN PERMITS**

DISCLOSURE

Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive, Lake City, FL 32055
File #: 24-158

It is hereby agreed and understood by the parties signing below that neither Old Republic Title Insurance Company nor Green Line Title, Inc., its agent, except as indicated below, has conducted any searches to ascertain the property; the improvements located thereon; or any proposed use of the property; complies with applicable City or County Building and Zoning Codes. This is including but not limited to, Miami-Dade County Ordinance 08-133 or any pending code enforcement issues and/or open permits except to the extent of any notice of a violation regarding any Building and Zoning Matter being recorded in the Official Records Books of the County containing the property listed on your title commitment, or except to the extent the City/County regulating those issues for the property had indicated as such in an unrecorded code lien search.

It is hereby further agreed and understood by the parties signing below that in the absence of a notice of violation regarding such matters being recorded in said Official Records Books or disclosed in an unrecorded lien search, no insurance coverage regarding any Building and Zoning Matter is being provided by any title policy issued in connection herewith and neither Old Republic Title Insurance Company nor Green Line Title, Inc., its agent, is responsible for any fees, costs or expenses arising from the existence of any Building and Zoning Matter including any fees, costs or expenses incurred in complying with any City or County Building and Zoning Code.

Any non-recorded Building, Code Violation, and Zoning Matter may seriously affect the Buyer's use and enjoyment of the property and entail substantial financial consequences; the Buyer is urged to conduct further due diligence regarding these matters.

For and in consideration of Green Line Title, Inc.'s agreement to close the transaction involving the Property and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged; the undersigned hereby releases and indemnifies Green Line Title, Inc., Seller of subject property, Old Republic Title Insurance Company, their successors, parent companies, subsidiaries, past, present and future officers, directors, employees and agents, from any all liability and cause(s) of action relating to, around, arising out of and/or in connection with any unrecorded or undisclosed Building, Code Violation, and Zoning Matters.

In witness whereof the parties have executed this agreement this: 23rd day of December, 2024

By: 
Buyer Signature

By: 
Buyer Signature

GREEN LINE TITLE, INC.
12950 Race Track Road, Suite 204
Tampa, FL 33626

Nick S. Kolev, Esq.
Direct Dial: (813) 343-8983
E-mail: nkolev@greenlinetitle.net


ATTORNEY NON-REPRESENTATION NOTICE

Re: Representation by Green Line Title, Inc.
Buyer(s): James H. Johnston
Subject Property: 495 Northwest Palm Drive Lake City, FL
File #: 24-158

 (Initials of Buyer(s)/Seller(s)): Green Line Title, Inc. ("The Company") has agreed to act solely as settlement agent in this transaction, which means that The Company does not represent any of the parties to the transaction. As settlement agent, The Company's duties are to: (i) prepare the necessary legal documents that will consummate the transaction referenced above; (ii) ensure that applicable settlement documents are properly executed; (iii) ensure that costs and expenses are allocated between the parties pursuant to the terms of the Contract; (iv) arrange for the payment and disbursement of closing proceeds and costs; (v) arrange for the recording of appropriate documents in the public records; and (vi) arrange for the issuance of the title insurance commitment and policy(ies). The Company owes you no fiduciary duty and no duty of attorney/client confidentiality.

By executing below you acknowledge that: (i) you understand that The Company does not represent you in any aspect of this transaction, and (ii) you have had the opportunity to employ counsel of your choice in connection with this transaction.

By:  Date: December 23, 2024
James H. Johnston

By:  Date: December 23, 2024
Janet A. Johnston

CLOSING AFFIDAVIT

(Buyer)

Before me, the undersigned authority, personally appeared James H. Johnston ("Affiant"), who being by me first duly sworn on oath, deposes and says that:

1. **James H. Johnston**, Married, ("Buyer"), is purchasing the following described property from **Rick Dewayne Parks, II** ("Seller"), to wit:

Lot 8, Block 2, Gwen Lake "Estates", Unit Number 1, according to the map or plat thereof as recorded in Plat Book 2, Page 115, Public Records of Columbia County, Florida.

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.
5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

WITNESS

PRINT NAME: _____



James H. Johnston

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by James H. Johnston.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: _____

CLOSING AFFIDAVIT (Buyer)

Before me, the undersigned authority, personally appeared Janet A. Johnston ("Affiant"), who being by me first duly sworn on oath, deposes and says that:

1. **Janet A. Johnston**, Married, ("Buyer"), is purchasing the following described property from **Rick Dewayne Parks, II** ("Seller"), to wit:

Lot 8, Block 2, Gwen Lake "Estates", Unit Number 1, according to the map or plat thereof as recorded in Plat Book 2, Page 115, Public Records of Columbia County, Florida.

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.
5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **Green Line Title, Inc.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Janet A. Johnston

WITNESS
PRINT NAME: _____

Janet A. Johnston

WITNESS
PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by Janet A. Johnston.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: _____

Survey Waiver

I/We, the undersigned, being fully aware of the consequences of not having a survey completed on the subject property with the address of 495 Northwest Palm Drive, Lake City, FL, have elected **NOT** to order a survey.

I/We understand that our Title Insurance Policy **will not** cover any encroachments, restrictions, limitations, easements, defects, legal access rights, or any other matter which may have been discovered had a survey been ordered.

Date: December 23, 2024



James H. Johnston



Janet A. Johnston

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

WITNESS

PRINT NAME: _____



James H. Johnston

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of () physical presence or () online notarization this
23rd day of December, 2024, by James H. Johnston.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: _____

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:

JAMES N. JOHNSON
 JAMES A. JOHNSON
 756 SW 17CH5 TUCKER AVE.
 LAKE CITY, FL 32024



9590 9402 9016 4122 8448 10

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2506 13

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

AS

Addressee

B. Received by (Printed Name)

James

C. Date of Delivery

4/2/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

DEL 4/2/25

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



9589 0710 5270 1815 1113 39
9589 0710 5270 1815 1113 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$4.85

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$1.09

Total Postage and Fees

\$9.04

Sent To

Recd. Paul J. TL
15726 NW 140th St.
Lake City, FL 32015

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

NEW MARKS
12/5/24

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:

Rick Parks II
15626 NW 140TH ST.
ALACHUA, FL 32615



9590 9402 8577 3244 7299 67

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1113 39

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
 If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Registered Mail™
 - ☐ Certified Mail®
 - ☐ Signature Confirmation™
 - ☐ Collect on Delivery
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Insured Mail
 - ☐ Mail Restricted Delivery (\$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this portion of delivery)
- A unique identifier for your delivery
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

Important Reminders:

- You may purchase Certified Mail® service.
- First-Class Mail® service is not eligible for Certified Mail.
- Certified Mail service is not available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- For an additional fee, an endorsement on the mailpiece can be obtained for the following services:
- Return receipt service of delivery (including electronic version, Form PS Form 3800, January 2010)

11/26/24
Returned As Vacant

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:

Rick Parks II
594 NW Green Lake Ave.
Lake City, FL 32055



9590 9402 8577 3244 7283 73

2. Article Number (Transfer from service label)

9589 0710 5270 1615 1110 32

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

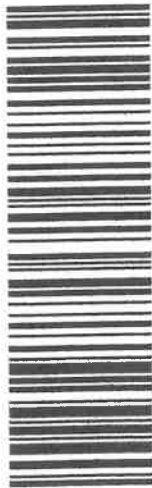
3. Service Type

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

Domestic Return Receipt

Certified Mail
■ A receipt (this portion of the mailpiece) that is retained by the addressee for a specified period.
■ Important Reminders:
■ You may purchase Certified Mail® service, First-Class Mail® or Priority Mail® service.
■ Certified Mail service is available for international mail.
■ Insurance coverage is available with Certified Mail service of Certified Mail service insurance coverage authorized by the United States Postal Service.
■ For an additional fee, an endorsement on the mailpiece may be obtained for the following services:
■ Return receipt services of delivery (including a hard copy or electronic version). For complete PS Form 3800, Receipt, attach PS Form 3800, January 2020.

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



9589 0710 5270 1815 1110 32
9589 0710 5270 1815 1110 32

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$4.85
Extra Services & Fees (check box, add \$ as appropriate)
☒ Return Receipt (hardcopy) \$4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.19
Total Postage and Fees
\$9.64

Postmark
Here

Sent To
Road Pkwy II
Street and Apt. No., or PO Box No.
594 NW Glen Lake Ave.
City, State, ZIP+4[®]
LAKE CITY FL 32055
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

11/26/24