



## Notes Listing

Case Notes - IPMC - 2024-00000079

Date Descending

Run on 04/15/2025 10:41:37 AM

Subject	Author	Last Changed Date/Time
Investigation On April 15, 2025 I posted the NOH and Affidavit of Posting at the property and City Hall. Photos were taken.	Marshall Sova	04/15/2025 10:30:50 AM
Investigation On April 10, 2025 the green card was returned to me as delivered on 4/7/2025 and signed for by Dorothea Ruffin.	Marshall Sova	04/10/2025 03:24:36 PM
Investigation 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.	Marshall Sova	03/31/2025 03:36:03 PM
Investigation On March 6, 2025 a Special Magistrate hearing was held. Per the Special magistrate the case was continued until the owner was properly notified.  On March 7, 2025 I conducted further research and found that Francene Cole Ruffin is listed as a owner of this property. This was verified on the Columbia County Property Appraisers website. Mrs. Ruffin stated in the hearing that she was not the owner and this is why the case was continued.	Marshall Sova	03/07/2025 10:27:41 AM
Investigation On March 6, 2025 I took photos of the property for the Special Magistrate hearing scheduled for tonight. Some improvement has been made on the property.	Marshall Sova	03/06/2025 04:22:49 PM
Investigation On February 25, 2025 I posted the property with a Affidavit of Posting and Notice of Hearing. These were also posted at City hall, Photos were taken of the postings and are attached to the case file.	Marshall Sova	02/25/2025 12:26:06 PM
Investigation On January 31, 2025 the certified green card was returned to me as delivered and signed for.	Marshall Sova	01/31/2025 03:27:17 PM
Investigation On January 17, 2025 I re-inspected the property and the owner has not complied with the clean up of the property.  I prepared a NOV and a NOH and mailed it certified to the owner on January 17, 2025 to attend the Special Magistrate hearing scheduled for March 6, 2025.	Marshall Sova	01/17/2025 02:05:02 PM
Investigation On December 12, 2024 the certified green card was returned to me as delivered. It was signed for by Francene Ruffin.	Marshall Sova	12/12/2024 09:11:59 AM
Initial Inspection	Marshall Sova	12/02/2024 02:28:34 PM



## Notes Listing

Case Notes - IPMC - 2024-00000079

Date Descending

Run on 04/15/2025 10:41:37 AM

Subject

Author

Last Changed Date/Time

On December 2, 2024 I observed the property located at 533 NE Washington Street littered with debris. There is a dilapidated travel trailer on the rear of the property.

Photos were taken of the property and debris and the photos were placed into the case file. A NOV was prepared and mailed certified to the property owner with a compliance date of January 3, 2025.



## Case Status Active

11759000

533 NE WASHINGTON ST LAKE

DEFAULT - JACKSON FANNIE

533 NE WASHINGTON ST LAKE

533 NE WASHINGTON ST LAKE

533 NE WASHINGTON ST LAKE

Notes/Activity

Investigation

## Investigation

## Investigation

## Investigation

Initial Incubation

INITIAL INSPECTION Created 12/02/2024



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: December 2, 2024 Name (required) Marshall Sova  
Phone: (387)719-5746 Address: 205 N. Marion Ave Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 533 NE Washington St Lake City, FL 32055 Nature  
of Complaint: Debris on property

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Fannie Mae Jackson ET AL 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?  
There are no prior code cases at this location

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

Date Received: December 2, 2024 Via: Person Case Number Assigned 24-00000079  
Notes:

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Case Data Sheet for case # 24-000000079

Parcel# 11759-000

Address: 533 NE Washington St

Owner: Fannie Mae Jackson ET AL

Date of first inspection: 12/2/2024

1<sup>st</sup> Notice of Violation sent: ~~12/3/2024~~ 12/2/24 <sup>876</sup>

2<sup>nd</sup> inspection date: 1/17/25

2<sup>nd</sup> Notice of Violation sent: 1/17/25

Date of Public Notice placed on property: 2/25/25 4/15/25

Notice of Mag. Hearing sent: 1/31/25 3/31/25

Notice on City of Lake City website on: 1/17/25 3/31/25

Notice posted in City Hall: 2/25/25 4/15/25

Mailing Cost/Date: \$9.64 12/2/2024

Mailing Cost/Date: \$9.64 1/17/25

Mailing Cost/Date: \$9.64 3/31/25

Total Mailing Cost: \$28.92

Marshall Sova

Marshall Sova CEO/ City of Lake City

**NOTICE OF APPLICATION FOR TAX DEED**

Notice is hereby given that **ST Wealth Partners LP Department 6200** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Tax Deed File No: 19-35 TD

Certificate Number: **3076 of 2017**

Parcel Number: **SEC 0 TWN 0 RNG 0 PARCEL NUMBER 11769-000**

Description of Property: **N DIV: BEG SW COR OF PROPERTY OF GERALDINE FERRELL, RUN N 210 FT, W 48.5 FT, S 210 FT, E 48.5 FT TO POB. (BEING A PART OF LOT 18 IN BLOCK D)**

Name in Which Assessed: **FANNIE JACKSON**

Name on last tax roll, if different :

All of said property being in the County of Columbia, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificate or certificates will be sold to the highest bidder at the Courthouse.

Inst: 201912017392 Date: 07/26/2019 Time: 8:14AM  
Page 1 of 1 B: 1389 P: 2458, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

P. DeWitt Cason  
Columbia County Clerk of Circuit Court

BY:  
Deputy Clerk



Contact the Tax Collector at 386-758-1077 to obtain the amount necessary to redeem.

DATED: JULY 12, 2019

**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN, OR IN WHICH YOU MAY HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION UNLESS BACK TAXES ARE PAID.



# COLUMBIA COUNTY Property Appraiser

**Parcel 00-00-00-11759-000** <https://search.ccpafl.com/parcel/11759000000000>

**533 NE WASHINGTON ST**

## Owners

JACKSON FANNIE MAE ET AL  
FRANCENE COLE RUFFIN  
143 KINGSWOOD DR  
ELLENWOOD, GA 30294

## Legal Description

N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D,  
NAT ADAMS S/D.

53-397,

**Use:** 0100: SINGLE FAMILY

**Subdivision:** N DIV



# Tax Bill Detail

## Payment Options

### Property Tax Account: R11759-000 JACKSON FANNIE MAE ET AL

Year	Due
2024	\$639.38
2023	\$0.00
2022	\$0.00
2021	\$3,122.79
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Year: 2024 Bill Number: Owner: JACKSON  
Tax District: 34978 FANNIE MAE ET AL  
1 Property Type:  
Real Estate

MAILING ADDRESS: PROPERTY  
JACKSON FANNIE ADDRESS:  
MAE ET AL 533 WASHINGTON  
143 KINGSWOOD LAKE CITY 32055  
DR  
ELLENWOOD GA  
30294

### If Paid By 3/31/2025

This Bill:	\$639.38
All Bills:	\$3,762.17
Cart Amount:	\$0.00

This account is not payable online at this time. Please contact the Columbia County Tax Collector's office at 386-758-1077 to verify the correct amount due and instructions on how to make a payment. Amounts are subject to change.

### Taxes All Unpaid Bills Assessments

### Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2023	37334	2023-9510259	ASSEMBLY TAX 36, LLC	04/30/2024	\$639.30
2022	36981	2023-9510259	ASSEMBLY TAX 36, LLC	04/30/2024	\$875.37
2020	2834	2022-1801051	JACKSON FANNIE MAE ET AL/IVR	03/31/2023	\$821.41
2019	2833	2021-2502576	FRANCENE RUFFIN	03/29/2022	\$917.10
2018	2847	2020-3303596	JACKSON FANNIE R11759-000	03/31/2021	\$931.71
2017	2856	2019-3103520	laverne cole	03/30/2020	\$927.78
2016	2870	2016-9510136	FIG 2222, LLC	05/31/2017	\$678.55

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser



2015	2871	2016- 9510136	FIG 2222, LLC	05/31/2017	\$837.31
2014	2868	2017- 3505539	FRANCENE COLE RUFFIN	04/16/2018	\$4,191.76
2013	2870	2016- 9510136	FIG 2222, LLC	05/31/2017	\$455.55
2013	2870	2013- 3101525	WALLACE AUSGOOD	02/28/2014	\$5.00
2012	2865	2012- 3502612	MICHELLE AUSGOOD	05/02/2013	\$386.23
2011	2876	2013- 3101524	WALLACE AUSGOOD	02/28/2014	\$757.62
2010	133642	2010- 1200182	LAVERNE COLE	03/31/2011	\$619.62
2009	133646	2009- 3501217	DOROTHY COLE	06/21/2010	\$789.04
2008	133405	2008- 1102580	JACKSON FANNIE MAE ET AL	01/22/2009	\$662.16
2007	132725	2007- 2604692	COLE DOROTHY	05/19/2008	\$684.01
2006	132088	2006- 3102646	COLE ARTHUR & DOROTHY	02/09/2007	\$634.94
2005	131400	2005- 2206554	ANN JONES	05/03/2006	\$498.45
2004	130536	2004- 1001786	TAYLOR	05/06/2005	\$406.55
2003	129997	2005- 2607500	COLE DOROTHY & ARTHUR H	09/25/2006	\$564.01
2002	129543	2002- 2901312	OSGOOD MARY	03/04/2003	\$319.36
2001	128912	2001- 1206263	MARY AUSGOOB	04/11/2002	\$315.07
2000	128292	2000- 3005312	DOROTHY COLE	03/19/2001	\$295.24
1999	127818	1999- 2004923	AUSGOOD MARY	02/17/2000	\$215.40
1998	127390	1998- 3004697	MARY AUSGOOD	02/09/1999	\$214.33
1997	126744	1997- 2002939	JACKSON FANNIE MAE ET AL	01/08/1998	\$206.13
1996	126008	1996- 1004180	OSGOOD MARY	01/29/1997	\$187.42
1995	125485	1995- 1006946	JACKSON FANNIE MAE ET AL	05/15/1996	\$151.47
1995	125485	1994- 3008971	MARY AUSGOOD	06/29/1995	\$41.06

1994	125235	1994- 1006877	JACKSON FANNIE MAE ET AL	05/01/1995	\$92.37
1994	125235	1993- 1009371	JACKSON FANNIE MAE ET AL	09/30/1994	\$40.61
1994	125235	1993- 1008119	JACKSON FANNIE MAE ET AL	06/30/1994	\$39.97
1993	124602	1993- 1006787	JACKSON FANNIE MAE ET AL	04/01/1994	\$170.07
1992	123983	1992- 1005057	JACKSON FANNIE MAE ET AL	01/29/1993	\$142.01
1991	123689	1991- 1012724	JACKSON FANNIE MAE ET AL	02/25/1992	\$143.48
1990	23548	1990- 3005513	JACKSON FANNIE MAE ET AL	03/05/1991	\$117.77
1989	2300700.0001	1989- 3008115	JACKSON FANNIE MAE ET AL	04/25/1990	\$101.82
1989	2300700.0004	1989- 1006793	JACKSON FANNIE MAE ET AL	06/14/1990	\$20.00



PublicSoft

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Columbia County Property Appraiser

Jeff Hampton

Parcel: 00-00-00-11759-000 (40345)

2025 Working Values  
updated: 11/28/2024

Owner & Property Info

Result: 1 of 1

Owner	JACKSON FANNIE MAE ET AL 143 KINGSWOOD DR ELLENWOOD, GA 30294		
Site	533 NE WASHINGTON ST, LAKE CITY		
Description*	N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397.		
Area	0.229 AC	S/T/R	29-3S-17
Use Code**	SINGLE FAMILY (0100)	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	\$4,755	Mkt Land	\$4,755
Ag Land	\$0	Ag Land	\$0
Building	\$12,828	Building	\$12,828
XFOB	\$250	XFOB	\$250
Just	\$17,833	Just	\$17,833
Class	\$0	Class	\$0
Appraised	\$17,833	Appraised	\$17,833
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$17,833	Assessed	\$17,833
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833	Total Taxable	county:\$17,833 city:\$17,833 other:\$0 school:\$17,833

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.

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	SINGLE FAM (0100)	1900	1134	1350	\$12,828

\*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

Code	Desc	Year Blt	Value	Units	Dims
0120	CLFENCE 4	2011	\$200.00	1.00	0 x 0
0296	SHED METAL	2011	\$50.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	10,010.000 SF (0.229 AC)	1.0000/1.0000 1.0000/.9500000 /	\$0 /SF	\$4,755

Search Result: 1 of 1

© 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: 11/28/2024 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales







### Columbia County Property Appraiser

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

**PARCEL: 00-00-00-11759-000 (40345)** | SINGLE FAMILY (0100) | 0.229 AC

N DIV: 55 FT OFF E SIDE LOT 11 BLOCK D, NAT ADAMS S/D. 53-397,

**JACKSON FANNIE MAE ET AL**

**2025 Working Values**

Owner: 143 KINGSWOOD DR  
ELLENWOOD, GA 30294

Site: 533 NE WASHINGTON ST, LAKE  
CITY

Sales Info: NONE

Mkt Lnd	\$4,755	Appraised	\$17,833
Ag Lnd	\$0	Assessed	\$17,833
Bldg	\$12,828	Exempt	\$0
XFOB	\$250	county:	\$17,833
Just	\$17,833	city:	\$17,833
		other:	\$0
		school:	\$17,833
		Total Taxable	

**NOTES:**

Columbia County, FL



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[GrizzlyLogic.com](https://columbia.floridapa.com/gis/gisPrint/)



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

NOV 4  
NOV  
4/1/25

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000079 2<sup>nd</sup> 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: **Fannie Mae Jackson/Francene Cole Ruffin**  
Address: **533 NE Washington St. Lake City, FL 32055**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: **12/02/2024**

Complaint \_\_\_\_ CE Personnel Observation X  
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

<b>IPMC 301.3 Vacant structures and land.</b>	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.



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

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

**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 on May 1, 2025** \_\_\_\_\_





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

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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: Fannie Mae Jackson/Francene Cole Ruffin Relationship owner: \_\_\_\_\_

On date: April 1, 2025 time being: 3:00 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property X and at City Hall X

Certified Mail, Return Receipt requested X First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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Telephone: (386) 719-5750  
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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000079 2<sup>nd</sup> 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: **Fannie Mae Jackson ET AL**

Address: **533 NE Washington St. Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Complaint \_\_\_\_ CE Personnel Observation   X    
Date: 12/02/2024 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.



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

**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 on March 6, 2025** \_\_\_\_\_



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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#### Warning

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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: Fannie Mae Jackson ET AL Relationship owner: \_\_\_\_\_

On date: January 17, 2025 time being: 1:30 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested ☒ First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sovia  
Print Name of Code Inspector

  
Signature of Code Inspector



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000079**

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: **Fannie Mae Jackson ET AL**

Address: **533 NE Washington St. Lake City, FL 32055**

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<b>INITIAL INSPECTION</b>	INITIAL INSPECTION PROMPTED BY:	
	Complaint ____	CE Personnel Observation <u>  X  </u>
	Complainant: Marshall Sova CE Personnel: Marshall Sova	

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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.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	Property needs to be cleaned up to prevent a blighting issue in the community.

**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: **January 3, 2025**\_\_\_\_\_





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

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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: Fannie Mae Jackson ET AL Relationship owner: \_\_\_\_\_

On date: December 3, 2024 time being: 9:00 am \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested ☒ First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector



Video Tour Search  
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)



Post Response  
4/15



## 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 2<sup>nd</sup> 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 Soya, 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 ADDRESS: 495 NW Palm Drive AND 205 N Marion Ave, Lake City,



THIS NOTICE does not constitute any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-family, two-family, three-family, or four-family structure.

any electrical, mechanical, electrical, or plumbing documents, new building or addition which includes a mechanical gas, ventilation, vacuum, air, air filtration, make, or fire detection and alarm system which covers more than 55,000.

No such documents shall be valid unless a professional engineer who possesses a valid certificate of registration has signed and stamped such document as provided in s. 471.05.

# 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 Sorensen, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 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 SW 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

Case No. 240000095  
Respondent: James H. Sorensen

## 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 providing 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 WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM TO THE CODE INSPECTOR 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 Sorensen, Code Enforcement Officer, who, after being first duly sworn on oath, deposes and says:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 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: 533 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

Case No. 240000095  
Respondent: James H. Sorensen

## 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 providing 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 WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM 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) 719-5768.

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 collection of evidence and testimony 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. Sorensen  
On date: 2025-04-17  
I provided on property and at City Hall  
I provided by other means:  
Signature of Code Inspector

I understand and consent to a copy of this Notice of Hearing to be filed with the Special Magistrate.

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

Case #: 240000095

Hunter Investments Inc

## NOTICE OF HEARING

**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.

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.

## 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:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 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: 533 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

Case #: 240000095  
Hunter Investments Inc

## NOTICE OF HEARING

**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.

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.

## 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:

- I am a Code Enforcement Inspector for the City of Lake City, Florida.
- 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: 336 SE Brown Street AND 205 N Marion Ave, Lake City, FL 32055.

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

Case #: 240000095  
Respondent: Hunter Investments Inc  
Date: 19, 2025

## NOTICE OF HEARING

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

Case #: 240000095  
Respondent: Hunter 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.

## AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA  
COUNTY OF COLUMBIA

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- 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: 336 SE Brown Street AND 205 N Marion Ave, Lake City, FL 32055.

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

Case #: 240000095  
Respondent: Hunter Investments Inc  
Date: 19, 2025

4/15/25



**PUBLIC NOTICE**

**NOTICE TO THE PUBLIC**

...

**NOTICE TO THE PUBLIC**

...

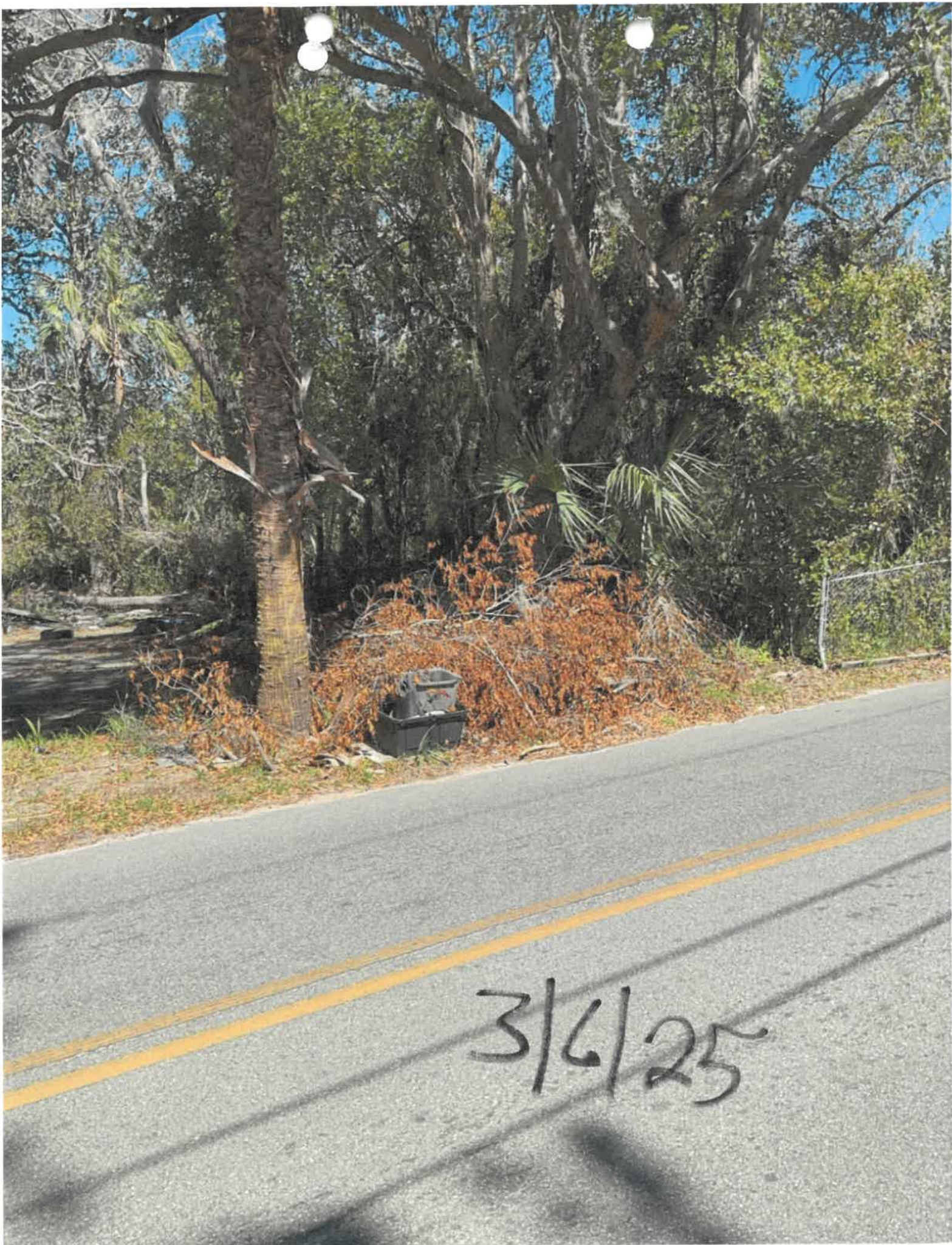




PUBLIC NOTICE

4/15/25





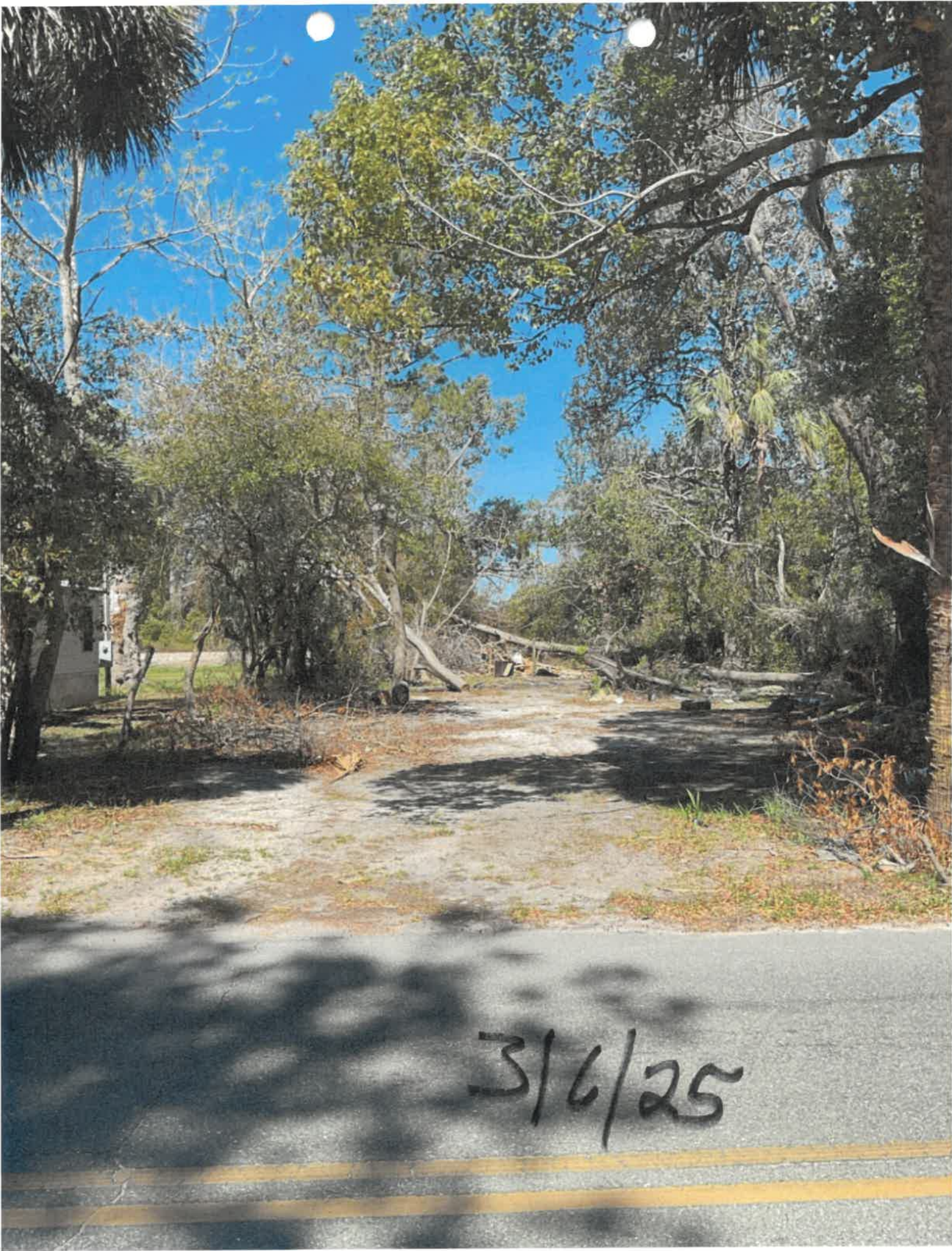
3/6/25





3/6/25





3/6/25





3/6/25





3/4/25





# Growth Management

Video Tour

Your Government

## Special Magistrate Hearing Notices

### Supporting Documents

Special Magistrate Hearing Notices
Apply Online for a New 911 Address
Zoning Applications
Zoning Atlas
Building Permit and Inspection Utilization Report
Comprehensive Plan
Permit Fees Schedule
Permit Forms
Interactive Zoning Map

- 24-00000081 Dante Blaine Maranto (01/13/2025) uploaded (01/13/2025) (54 KB)
- 24-00000093 Huntlee Investments Inc. (01/16/2025) uploaded (01/16/2025) (53 KB)
- 24-00000095 Huntlee Investments Inc. (01/16/2025) uploaded (01/16/2025) (53 KB)
- 24-00000079 Fannie Mae Jackson Et AL (01/17/2025) uploaded (01/17/2025) (69 KB)
- 24-00000098 DBM Property LLC (01/23/2025) uploaded (01/23/2025) (54 KB)
- 24-00000103 Chidozie V Okike and Cotina J Okike (1/24/2025) uploaded 1/27/25 (56 KB)
- 24-00000090 Dianne Sherwin (1/24/25) uploaded 1/27/25 (55 KB)
- 24-00000100 Lake City DG LLC (1/24/25) uploaded (2/21/25) (6 MB)



**PUBLIC NOTICE**

Public Notice

Notice is hereby given that the following property is subject to the provisions of the Florida Uniform Relocation Assistance and Real Property Acquisition Procedures Act, Chapter 171, Florida Statutes, and the rules and regulations promulgated thereunder, and that the property is being acquired for the purpose of the construction of the [illegible] project.

The property is located at [illegible] and is owned by [illegible]. The property is being acquired for the purpose of the construction of the [illegible] project.

The property is being acquired for the purpose of the construction of the [illegible] project.

2/25/25



# PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING**

The Board of Directors of the City of [City Name] will hold a public hearing on [Date] at [Time] in the [Location] to consider the [Subject].

Any person wishing to speak at the hearing should contact the [Contact Person] at [Phone Number] or [Email Address] by [Deadline].

The hearing will be held in accordance with the provisions of the [Relevant Law/Ordinance].

Respectfully,  
[Signature]  
[Title]

**NOTICE OF PUBLIC HEARING**

The Board of Directors of the City of [City Name] will hold a public hearing on [Date] at [Time] in the [Location] to consider the [Subject].

Any person wishing to speak at the hearing should contact the [Contact Person] at [Phone Number] or [Email Address] by [Deadline].

The hearing will be held in accordance with the provisions of the [Relevant Law/Ordinance].

Respectfully,  
[Signature]  
[Title]

2/25/25



**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 25th day of FEBRUARY 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 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St 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.: 24-00000079

Respondent: Fannie Mae Jackson Et Al

**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 25th day of March, 2025, at (time) 9:30 a.m. 10:00

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 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 Fannie Mae Jackson Et Al Relationship Owner  
On date January 17, 2025 time being 2:30 pm  
☐ Personal Service  
☒ Certified Mail, Return Receipt requested  
☐ Refused to sign, drop service  
☒ Posted on property and at City Hall  
☐ First class mailing

Marshall Sova  
Print Name of Code Inspector

[Signature]  
Signature of Code Inspector

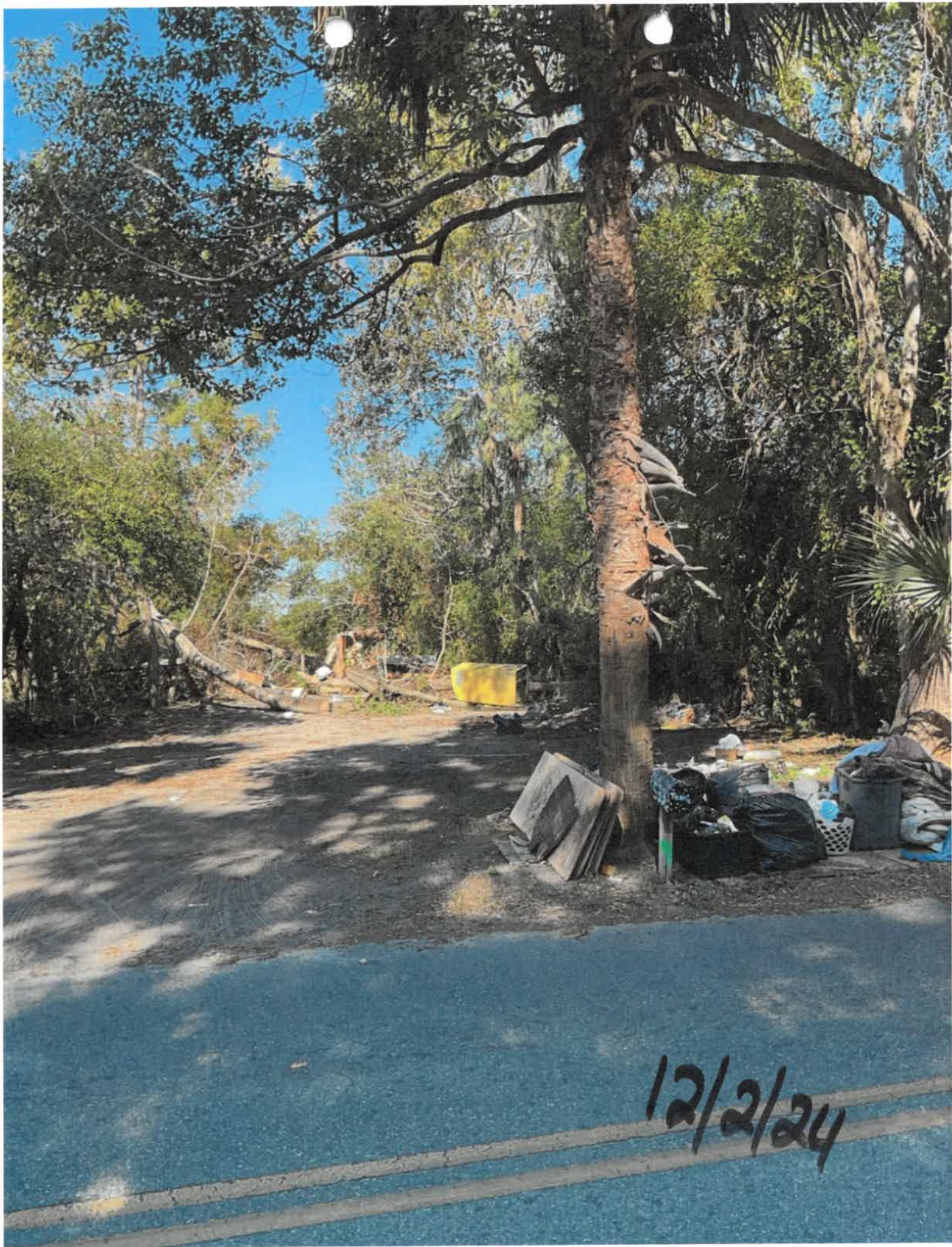
I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

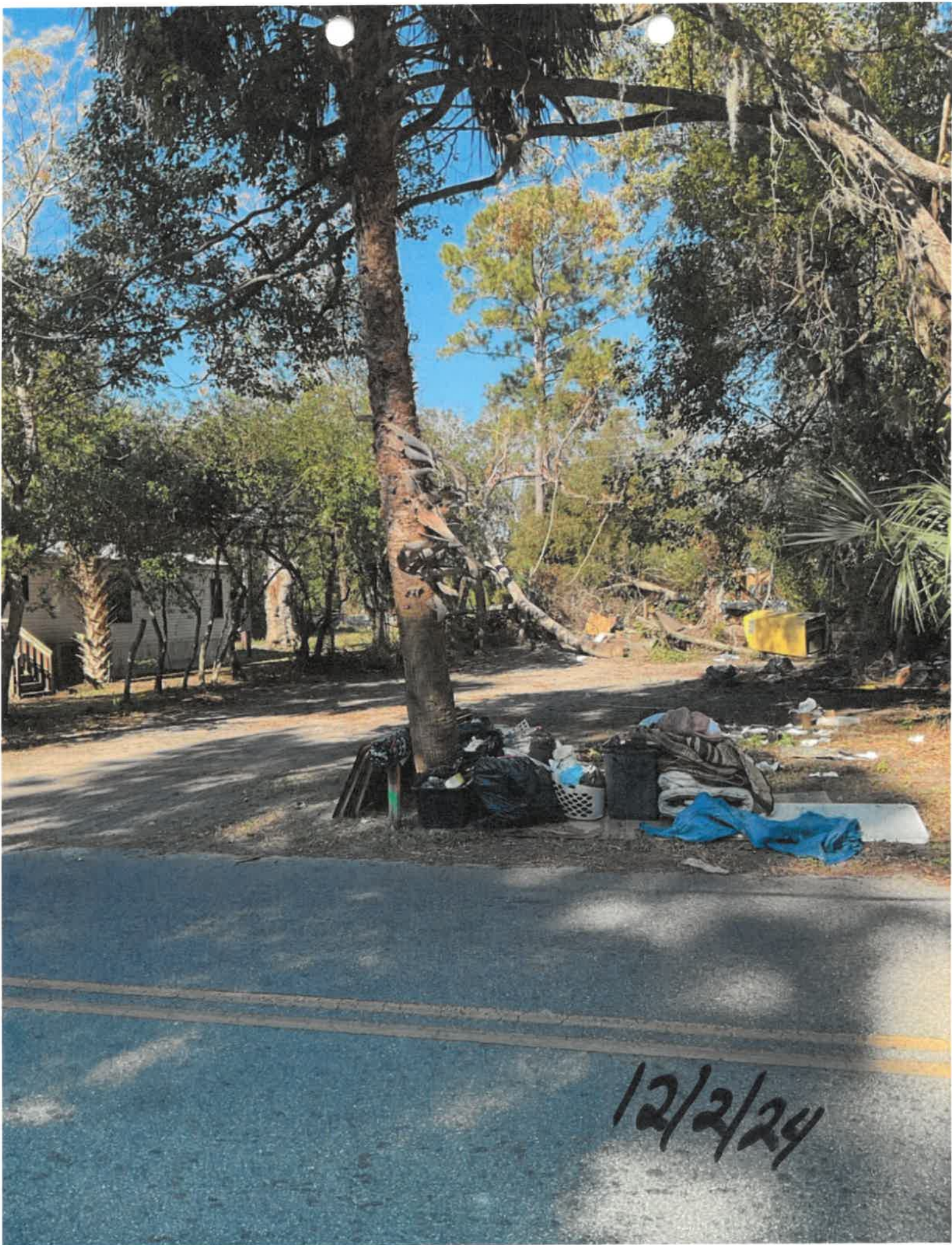
2/25/25





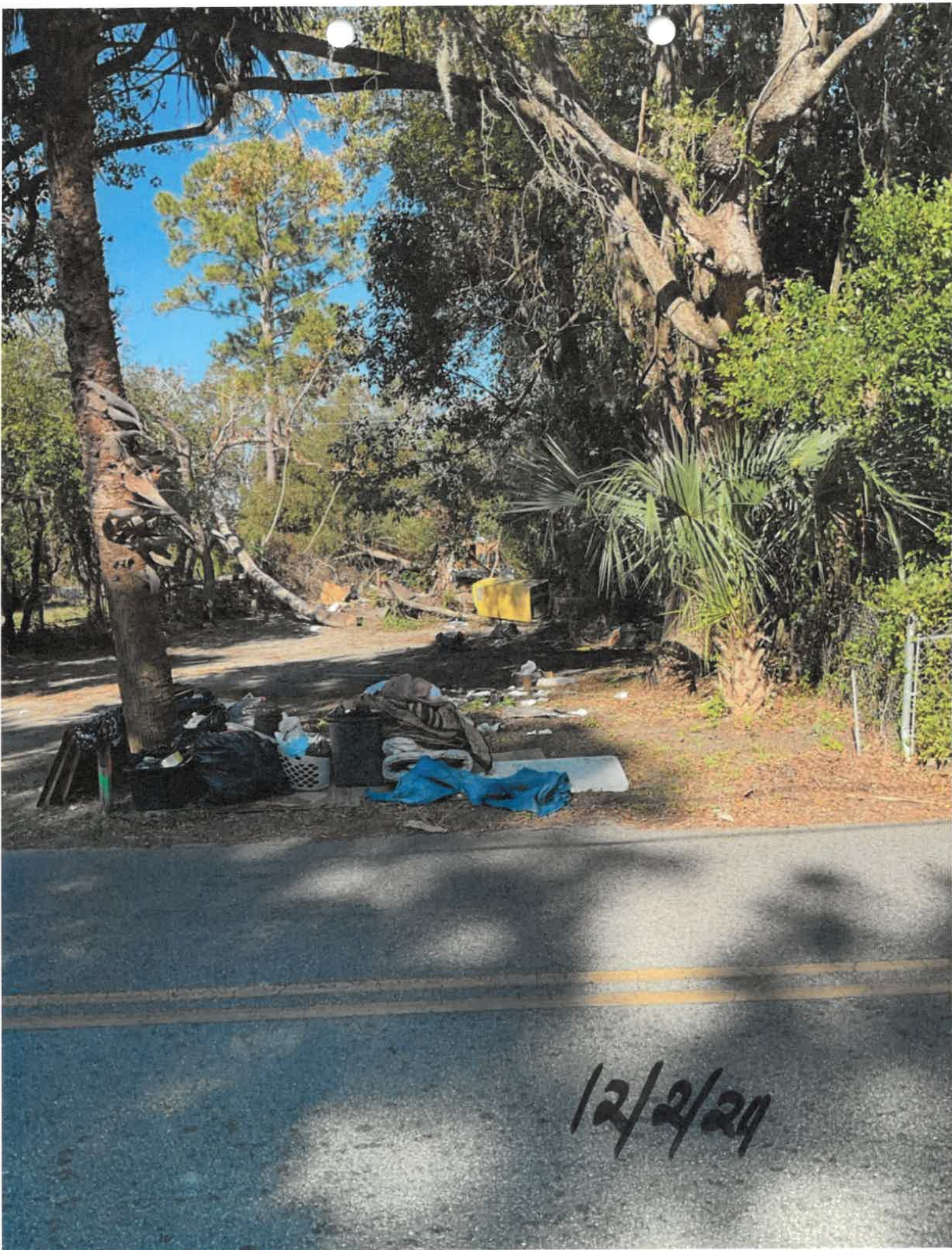
12/2/24





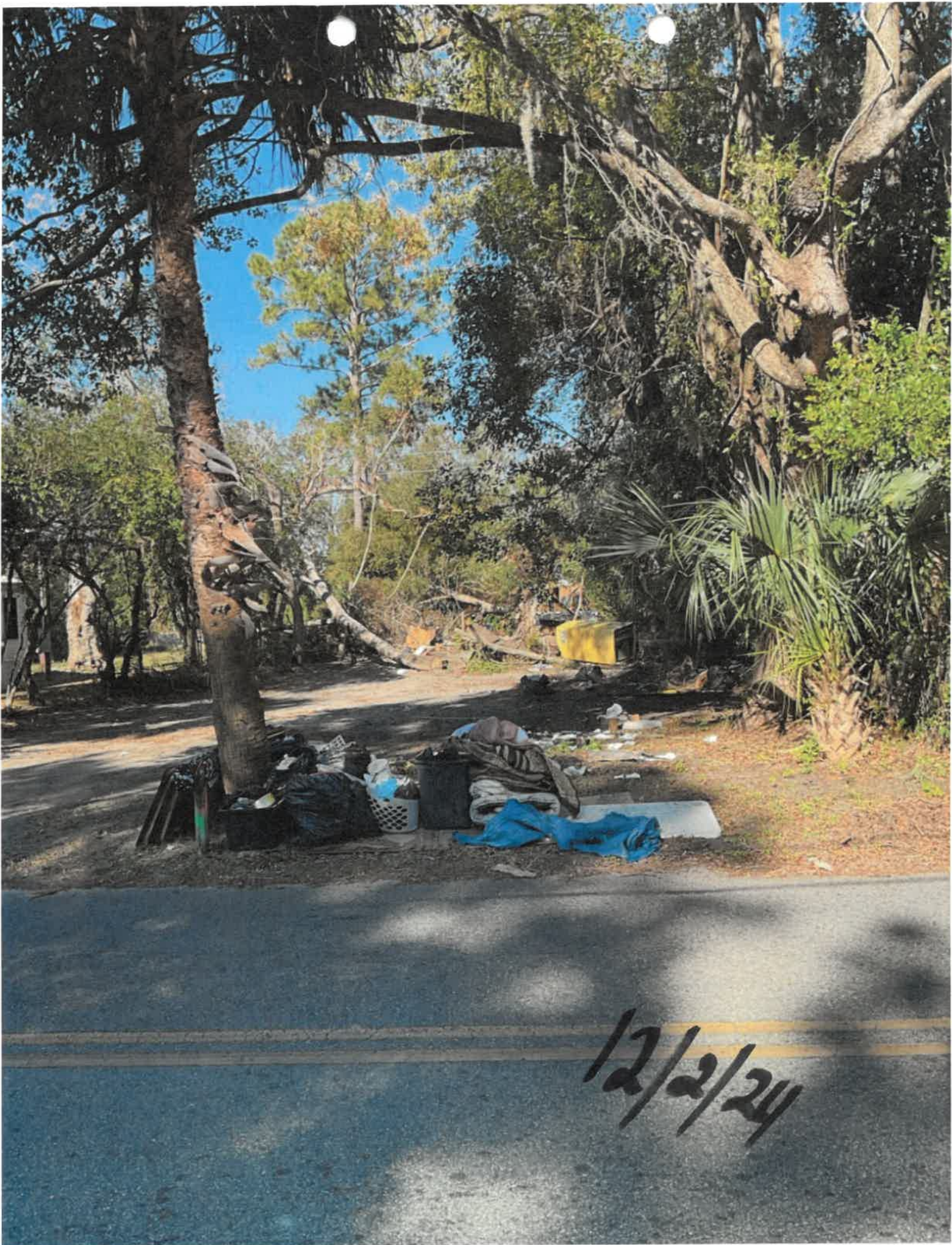
12/2/24





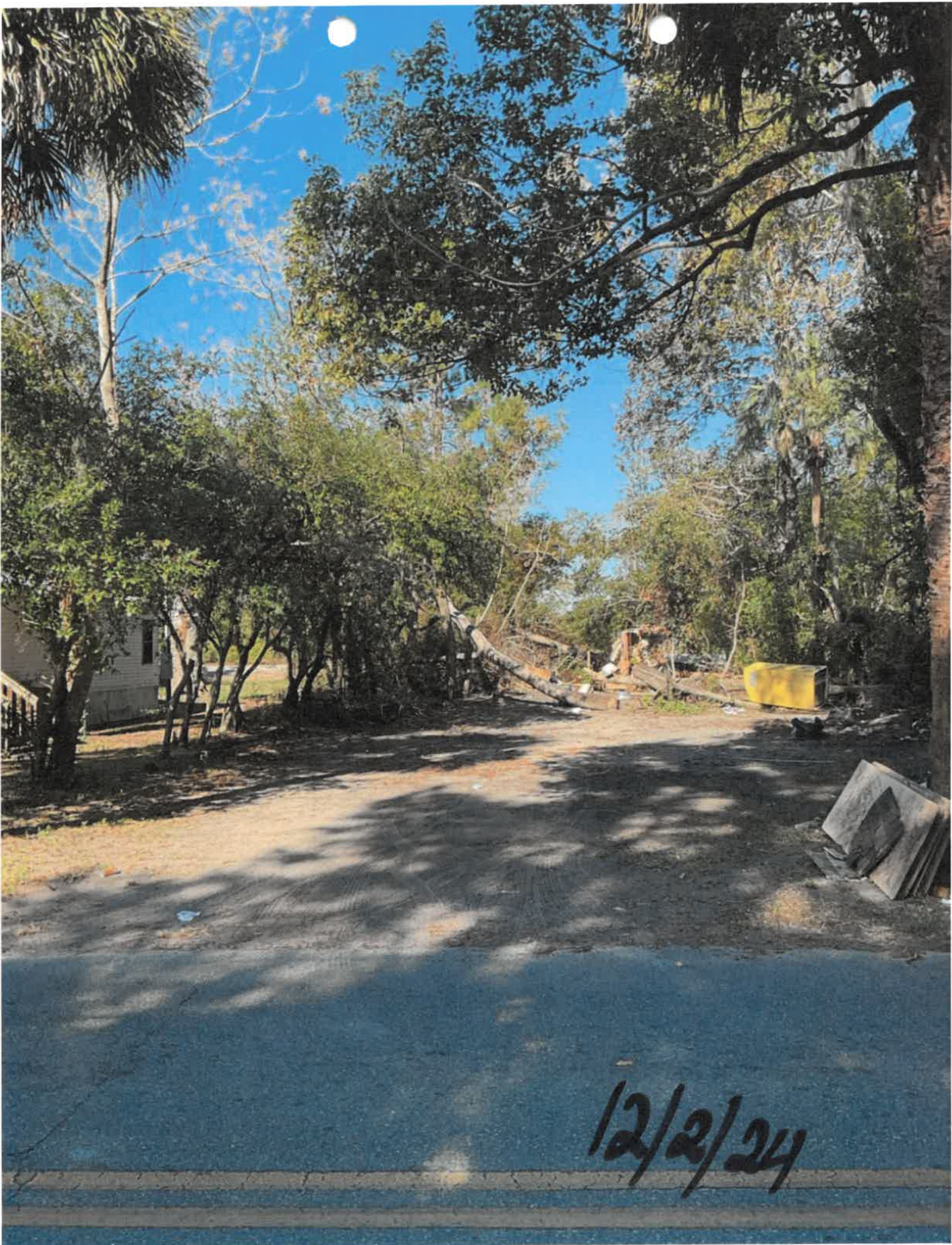
12/2/21





12/2/24



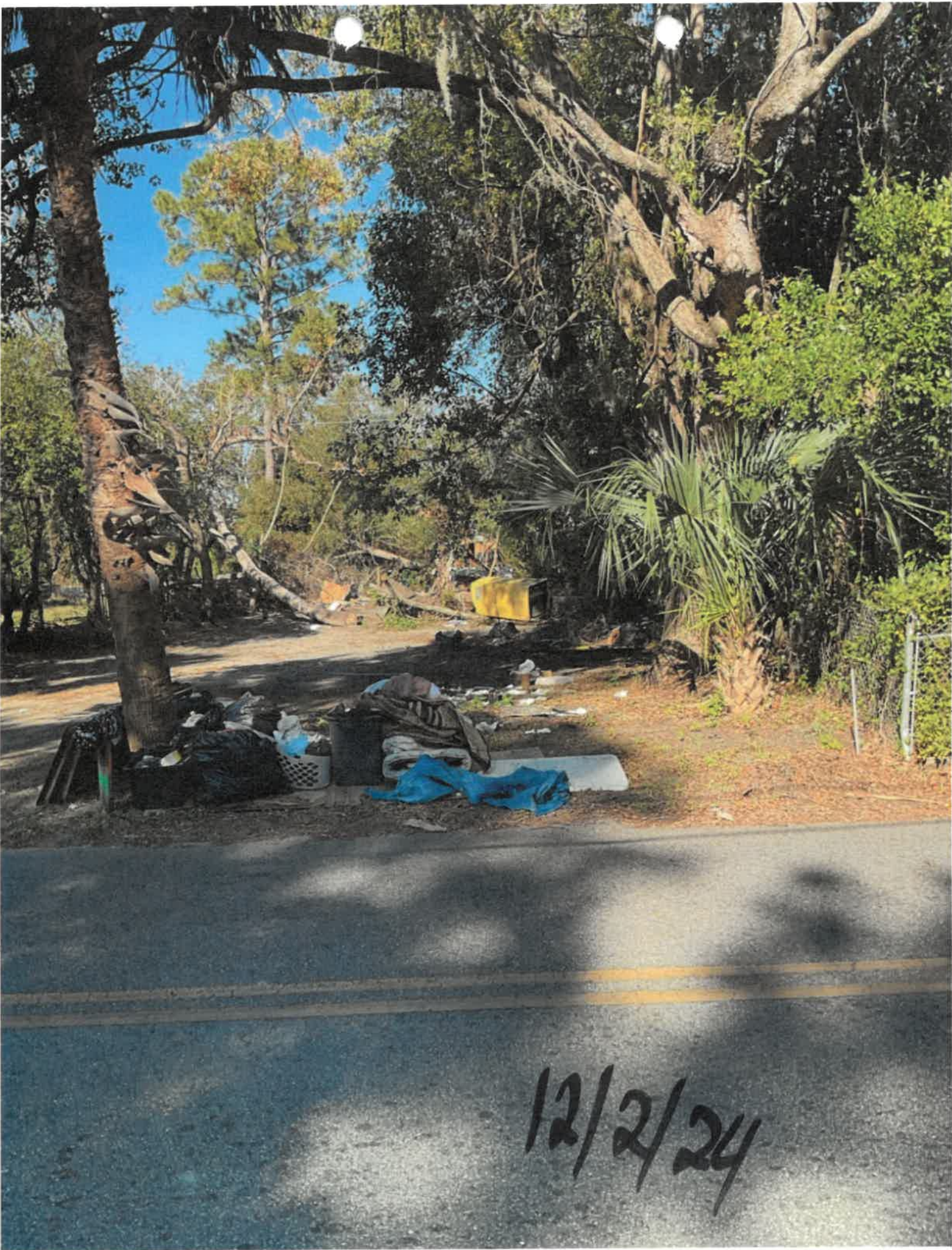


12/2/24









12/2/24





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 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**

Marshall Sovia



City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



**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 2<sup>nd</sup> 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

**SPECIAL MAGISTRATE**

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

**2ND**  
**NOTICE OF HEARING**

Case No.: 24-00000079

Respondent: Fannie Mae Jackson/Francene Cole Ruffin

**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, 2<sup>nd</sup> 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 Fannie Mae Jackson/Francene Cole Ruffin

Relationship Owners

On date April 1, 2025

time being 11:56 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

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

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

**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, March 6, 2025 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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**

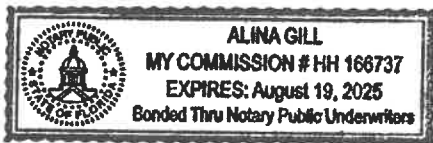
STATE OF FLORIDA

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: 533 NE Washington Street 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

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 25th day of FEBRUARY 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 25th day of FEBRUARY 2025, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 533 NE Washington St. AND 205 N Marion Ave, Lake City, FL. 32055.



[SEAL]

Marshall Sova  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
\_\_25th\_\_ day of February 2025, by Marshall Sova  
who is personally known to me.

Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Print or Type Name

My Commission expires: September 23, 2028



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

Case No.: 24-00000079  
Respondent: Fannie Mae Jackson Et AL

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 6th day of March, 2025, at (time) 5:30 a.m./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 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.

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 Fannie Mae Jackson Et Al Relationship Owner  
On date January 17, 2025 time being 2130 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

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

Signature of Respondent/Recipient

Date \_\_\_\_\_



January 17, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 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**

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com

## 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:

FANNIE Mae JACKSON  
FRANCENE COLE RUFFIN  
143 KINGSWOOD DR.  
ELLENWOOD, GA 30294



9590 9402 8577 3244 7286 18

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

9589 0710 5270 2886 2506 06

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)

Dorothy Ruffin

## C. Date of Delivery

4-7-25

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

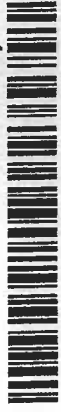

Registered Mail  
Registered Mail Restricted Delivery  
(\$500)

Domestic Return Receipt

Delivered / RET 4/10/25

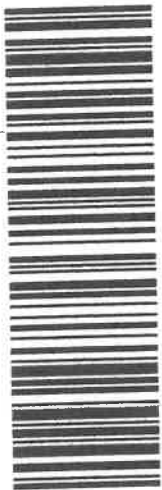


RETURNED 1/31/25  
2ND NOV-NOH

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>■ 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.</p> <p><i>FANNIE MAE JACKSON ET AL</i> <i>143 KINGSDOWN DR.</i> <i>ELLENWOOD GA 30294</i></p> <p></p> <p>9590 9402 8577 3244 7293 70</p>		<p>A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1815 1125 27</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail Express®</p>	

Domestic Return Receipt

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



9589 0710 5270 1815 1125 27  
9589 0710 5270 1815 1125 27

17 AL

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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  
\$ 6.54

Sent To James Mac Jackson Et Al  
Street and Apt. No., or PO Box No. 143 E. Jackson Dr.  
City, State, ZIP+4<sup>®</sup> Euclid GA 31294

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

Postmark  
Here

2ND Viol. & NOH  
1/17/25



**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:

*FANNIE Mae JACKSON ET AL  
143 KINGSWOOD DR.  
ELLENWOOD GA 30294*



9590 9402 8577 3244 7293 70

2. Article Number (Transfer from service label)

*9589 0710 5270 1815 1125 27*

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 ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☐ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery  
☐ Collect on Delivery Restricted Delivery ☐ Insured Mail  
☐ Insured Mail Restricted Delivery \$500

**Domestic Return Receipt**

**Certified Mail**

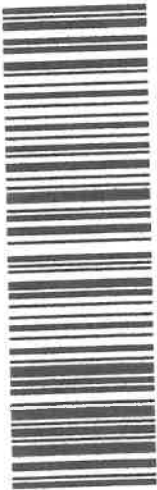
- A receipt (this portion of the card) for your delivery.
- Electronic verification of delivery.
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail® service.
- First-Class Mail® service.
- Certified Mail® service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, you can request a hard-copy of delivery (including the return receipt service).

PS Form 3800, January 2020

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



9589 0710 5270 2886 2506 06

9589 0710 5270 2886 2506 06

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

Certified Mail Fee

*4.85*

Extra Services & Fees (check box, add fee if appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

*69*

Total Postage and Fees

*9.44*

Sent To

*Jackson / Austin*

Street and Apt. No., or PO Box No.

*143 Kingswood Dr.*

City, State, ZIP+4<sup>®</sup>

*Enterprise GA 30264*

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:

*Pamela Mac Jackson ET AL  
143 Kingswood Dr.  
Ellenwood, GA 30234*



9590 9402 8577 3244 7283 59

2. Article Number (Transfer from carrier label)

9589 0710 5270 1615 1110 56

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
- ☐ 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)
- A unique identifier for
- Electronic verification
- A record of delivery (in
- signature) that is rela
- for a specified period.

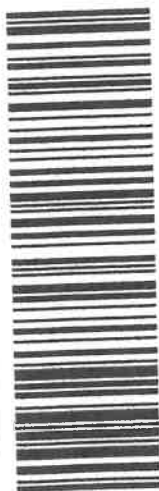
**Important Reminders**

- You may purchase Cer
- First-Class Mail®. First
- or Priority Mail® service
- Certified Mail service
- International mail.
- Insurance coverage is
- With Certified Mail ser
- of Certified Mail service
- Insurance coverage au
- certain Priority Mail ne
- For an additional fee, a
- endorsement on the m
- the following services:
- Return receipt service
- of delivery (including
- You can request a ma
- electronic version. Fo
- complete PS Form 38
- Receipt; attach PS Fo

PS Form 3800, January 2



ETAL



9589 0710 5270 1815 1110 56  
9589 0710 5270 1815 1110 56

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 US

Certified Mail Fee

\$ 4.85

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

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ .69

Total Postage and Fees

\$ 5.54

Sent To

James Mar Johnson ETAL

Street and Apt. No., or PO Box No.

143 Kingswood Dr.

City, State, ZIP+4®

Euclid GA 30254

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark  
Here

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

12/3/24  
12/2/24

## SENDER: COMPLETE THIS SECTION

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■ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

FANNIE MAE JACKSON ET AL  
143 KINGWOOD DR.  
ELLENWOOD, GA 30294



9590 9402 8577 3244 7283 59

Article Number (Transfer from service label)

9589 0710 5270 1815 1110 56

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent  
B. Received by (Printed Name) ☐ Addressee  
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 Restricted Delivery  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (at \$500)  
☐ Insured Mail Restricted Delivery

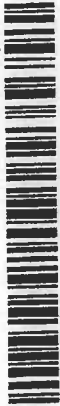
Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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■ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

FANNIE MAE JACKSON ET AL  
143 KINGWOOD DR.  
ELLENWOOD, GA 30294



9590 9402 8577 3244 7293 70

Article Number (Transfer from service label)

9589 0710 5270 1815 1125 27

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent  
B. Received by (Printed Name) ☒ Addressee  
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 Restricted Delivery  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail (at \$500)  
☐ Insured Mail Restricted Delivery

Domestic Return