

**CASE #: 20250012**

**LEVY COUNTY, FLORIDA**

**VS**

**Samuel Allen Fant**

LEVY COUNTY CODE ENFORCEMENT DIVISION  
P.O. BOX 672 | BRONSON, FL 32621  
TELEPHONE: (352) 486-5541 | FAX: (352) 486-5246

COMPLAINT FORM

Authority: Levy County Land Development Code: Chapter 50, Division 2, Administration and Enforcement

Date 8/21/23

Plaintiff Information

Name Rose M. Fant Phone (352) 219-8212 Email rosefant@rocketmail.com

Street Address 1451 SE 215th Avenue City Morrison State Florida ZIP 32668

Plaintiff signature Rose M. Fant

Property Owner Information Of Adjoining Land(s)

Name Ben F. and Rose M. Fant Phone (352) 219-8212 Email rosefant@rocketmail.com

Street Address 1451 SE 215th Avenue City Morrison State Florida ZIP 32668

Property owner signature Rose M. Fant

Tenant Information

Name N/A Phone N/A Email N/A

Street Address N/A City N/A State Florida ZIP N/A

Tenant signature N/A

Legal Description

Subdivision name N/A Lot N/A Block N/A Section 14

Township 14 Range 19 Parcel Account 052740030B

911 Address Not Available, but Accessible via 21491 SE 35 ST, Morrison FL

Description of complaint Against Owner, Samuel Allen Fant  
Mailing Address: 2751 SE 207TH CT, MORRISTON, FL 32668 / See Attachments 3)

Office Use Only

Verification of complaint \_\_\_\_\_

Conditions constituting a violation \_\_\_\_\_

Chapter \_\_\_\_\_ Article \_\_\_\_\_ Division \_\_\_\_\_ Section \_\_\_\_\_

Signature of code enforcement officer \_\_\_\_\_

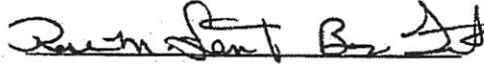
**LEVY COUNTY CODE ENFORCEMENT DIVISION**

P.O. BOX 672 | BRONSON, FL 32621  
TELEPHONE: (352) 486-5541 | FAX: (352) 486-5246

**COMPLAINT FORM**

Authority: Levy County Land Development Code: Chapter 50, Division 2, Administration and Enforcement

Date 10/5/23

Plaintiff Information			
Name	<u>Rose M. Fant &amp; Ben Fant</u>	Phone	<u>(352) 219-8212</u> Email <u>rosefant@rocketmail.com</u>
Street Address	<u>1451 SE 215th Avenue</u>	City	<u>Morrison</u> State <u>Florida</u> ZIP <u>32668</u>
Plaintiff signature			
Property Owner Information			
Name	<u>Samuel Allen Fant</u>	Phone	<u>(352)</u> Email _____
Street Address	<u>2751 SE 207 CT</u>	City	<u>Morrison</u> State <u>Florida</u> ZIP <u>32668</u>
Property owner signature	_____		
Tenant Information			
Name	<u>N/A</u>	Phone	<u>N/A</u> Email <u>N/A</u>
Street Address	<u>N/A</u>	City	<u>N/A</u> State <u>Florida</u> ZIP <u>N/A</u>
Tenant signature	<u>N/A</u>		
Legal Description			
Subdivision name	<u>N/A</u>	Lot	<u>N/A</u> Block <u>N/A</u> Section <u>14</u>
Township	<u>14</u>	Range	<u>19</u> Parcel Account <u>052740030B</u>
911 Address	<u>Not Available, but Accessible via 21491 SE 35 ST, Morrison FL</u>		
Description of complaint	<u>Against Owner, Samuel Allen Fant</u> <u>Mailing Address: 2751 SE 207TH CT, MORRISTON, FL 32668 / See Attachments</u>		
Office Use Only			
Verification of complaint	_____		
Conditions constituting a violation	_____		
Chapter	_____	Article	_____ Division _____ Section _____
Signature of code enforcement officer	_____		

Ben F. and Rose M. Fant  
1451 SE 215th Avenue  
Morriston, FL 32668

October 5, 2023

Levy County Code Enforcement Division  
622 E. Hathaway Avenue  
Bronson, FL 32626

RE: CORRECTED Complaint Addendum

On or about July 11, 2023, The Board of County Commissioners of Levy County, Florida, in a public forum, ruled by unanimous vote for a total prohibition on muck dumping in Levy County, and are awaiting official written ordinance.

Samuel Allen Fant, whose residential and mailing address is 2751 SE 207th Court, Morriston, FL 32668, was advised to cease dumping muck on his properties. He has disregarded that directive, continuing to dump biological and other waste on, to the south and to the north of the property used as his landfill, addressed: 21491 SE 35 ST, Morriston, FL 32668. This property adjoins the Fant Ranch properties, specifically, Ben F. Fant and Jaden F. Fant.

Photographic evidence of muck being deposited via multiple BC Hauling commercial dump trucks was witnessed and recorded again on 10/5/23 in the southeastern section of parcel #052740030B in Section 14, Township 14, Range 19.

Two still photographs are attached heretowith the complaint, along with the map marking the newly dumped waste.

Kind Regards,

Ben F. and Rose M. Fant

**Ben F. and Rose M. Fant  
1451 SE 215th Avenue  
Morrison, FL 32668**

**August 21, 2023**

**Levy County Code Enforcement Division  
622 E. Hathaway Avenue  
Bronson, FL 32626**

**RE: Complaint Addendum**

**On or about July 11, 2023, The Board of County Commissioners of Levy County, Florida, in a public forum, ruled by unanimous vote for a total prohibition on muck dumping in Levy County, and are awaiting official written ordinance.**

**Samuel Allen Fant, whose residential and mailing address is 2751 SE 207th Court, Morrison, FL 32668, was advised to cease dumping muck on his properties. He has disregarded that directive, continuing to dump biological and other waste on, to the south and to the north of the property used as his landfill, addressed: 21491 SE 35 ST, Morrison, FL 32668. This property adjoins the Fant Ranch properties, specifically, Ben F. Fant and Jaden F. Fant.**

**Photographic and video evidence of muck being deposited via commercial dump truck was witnessed and recorded again on 8/21/23 at 3:50 PM in the north half of parcel #052740030B in Section 14, Township 14, Range 19.**

**Video evidence was forwarded to Dave Banton at Levy County Code Enforcement Division at such time. A still photograph is attached hereto with the complaint, along with the map marking the newly dumped waste.**

**Kind Regards,**

  
**Ben F. and Rose M. Fant**

**Atts.: (2 pages)**

(2)

**NIAC ARABIANS  
KATHY JO RINDERKNECHT  
16385 W. HWY 326  
MORRISTON, FL.  
32668**



Dec. 5, 2011  
Subject: Waste Disposal-Levy Co.  
Dear Sirs:

My sister Loa Cain Kruger and I just inherited a small farm in Levy Co. at 21751 SE 35<sup>th</sup> St. Morriston, Fl. We reside just east of the property on Hwy 326, in Marion County. The farm is directly across from the equestrian complex called "Starting Point".

The last couple years an above ground waste disposal dump has been implemented for shavings with horse manure and, we feel, totally mismanaged. The existing site is just west of our acreage. We are constantly accosted by neighbors who think it is on our property. We've been told a Mr. Allen Font owns the land. What started as a manageable dump has grown into a field that is now a mountain of refuse which all drains onto our land. None of the manure has been incorporated into the land or even aerated, causing a severe threat of contamination to existing water supplies and causing a horrific bug and rodent problem for the whole community. Our property value should be negligible.

We are sure it was not anyone's intent to cause an environmentally unsafe environment, but one does now exist! We are asking that you **PLEASE** investigate our complaint and implement proper procedures to rectify the problem. We are worried about our water being contaminated and the rodent problems. Rumors are starting to circulate that more of the same type of waste will now be dumped in an adjacent field to the north. It is my feeling the community at large could and will start banding together against the property owner and the county commissioners. I've ensured those who have contacted me I'd personally contact you and beg for your understanding and help with our concerns.

People are well aware of the problems Marion Co. recently experienced because of these same issues and are prepared to fight for our right to a safe and clean environment. I'd be glad to show any of you the problem from my side of the fence if you'd take the time to come out. Please don't ignore our plea for help just because it does not affect you personally. I can be contacted at our home, 528-4462 or on my cell, when I'm not home 352-286-8829. Thank you in advance for your help.

Most respectfully yours,

Kathy Jo Rinderknecht & guardian for Loa Cain Kruger  
cc. Levy Co. Board of commissioners  
Florida State Dept. EPA & U.S. Dept. EPA  
Levy Co. Appraiser



CODE ENFORCEMENT  
TEMA CORPORA OFFICE OF

DEC 8 2011

RECEIVED

12-12-11 11:15 left message  
AT MS RINDENKNETT FROM STANG  
I HAVE FORWARDED HER COMPLAINT TO  
NEIL HORNICK DEP FOR FURTHER ACTION  
STATED WE HAVE NO VIOLATIONS AS PER  
LEAH COUNTRY CODE.

## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

**Fant, Samuel Allen**  
**2751 SE 207<sup>th</sup> Ct**  
**Morriston, FL 32668**

DATE: December 28, 2023

RE: **Fant, Samuel Allen**  
**21491 SE 35<sup>th</sup> St,**  
**Parcel IDs 052740030B/  
053580020B**  
**Morriston, FL 32668**

An inspection of your properties located at 21491 SE 35<sup>th</sup> St, Parcel IDs 052740030B and 053580020B was made on December 20<sup>th</sup> 2023. This inspection revealed the following violations of Levy County Ordinance: Sec. 22-122, which provides that certain uses in Levy County specifically manure dumping for composting is prohibited.

#### **Sec. 22-122. - Prohibition of manure composting facility.**

It is unlawful for any person to own, manage, maintain, or operate a manure composting facility. Any manure composting facility that is operating without county zoning approval shall cease operation immediately and, within one month thereafter, shall have removed all manure composting materials from the site and disposed of same in accordance with state law.

([Ord. No. 2023-11](#), § 1, 11-7-2023)

It is important that you abide by the agreed upon compliance plan set to which you need to immediately stop all dumping of bedding and manure used for composting on the above mentioned properties and to continue to in a timely manner remove all piles of manure/compost/bedding from the above mentioned properties. As long as, at my discretion, progress is being made in a timely manner at each 30 day inspection and no dumping of manure or bedding occurs on your properties; we will continue to work this fluid plan until compliance is met.

#### **Inspection Dates:**

1 February 2024 – agreed to have 70% of Parcel ID 052740030B cleared of manure/compost/bedding



1 March 2024 – have 052740030B cleared of all manure/compost/bedding material; 30% of 21491 SE 35<sup>th</sup> St cleared of manure/compost/bedding material

1 April 2024 – have 21491 SE 35<sup>th</sup> St property cleared of all manure/compost/bedding material

1 May 2024 – Have all properties; 21491 SE 35<sup>th</sup> St, Parcel IDs 052740030B and 053580020B cleared of all manure/compost/bedding to meet compliance

At any point during this compliance plan it is determined that outside manure, compost, or bedding has been dumped on any of the above mentioned properties or at my discretion, progress has stalled, a Special Magistrate Hearing will be scheduled and you could face fines for each violation, at a daily rate until compliance is met.

This plan is fluid and different variables can have impacts on progress so when necessary contact this office with any concerns. This is your plan to get into compliance, I am willing to work with you to action it but you have the sole responsibility to get into compliance.

Dave Banton  
Levy County Code Enforcement  
352-507-2141

## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

Fant, Samuel Allen  
2751 SE 207<sup>th</sup> Ct  
Morrison, FL 32668

DATE: January 13, 2025

RE: Fant Samuel Allen  
Parcel ID 052740030B and  
21491 SE 35<sup>th</sup> St  
Morrison, FL 32668

Inspection of the properties located at **21491 SE 35<sup>th</sup> ST** and **Parcel ID 052740030B** have been made on multiple occasions since December 2023, when manure composting became a prohibited use in Levy County. These inspections continue to reveal stockpiles of windrows of composted material on both lots and is in violation of Levy County Code: **Ordinance No. Sec. 22-122.- Prohibition of manure composting facility.**

**Sec. 22-122. - Prohibition of manure composting facility.**

**It is unlawful for any person to own, manage, maintain, or operate a manure composting facility. Any manure composting facility that is operating without county zoning approval shall cease operation immediately and, within one month thereafter, shall have removed all manure composting materials from the site and disposed of same in accordance with state law.**

It is important to understand that through site visits I have worked with you to gain compliance in a way of your choosing within the laws and ordinances of the State and County to prevent further hardships. Understanding that in accordance with Florida Statute CH 162.21 (c) and Levy County Ordinance Sec. 22-122 that I have to give you reasonable time and it shall be no more than 30 days. With the understanding, your composting facility has been in operation for over 14 years. I gave you an initial 4 months with site visits every 30 days for progress checks as stated on your initial Violation Letter/Agreement Plan for Compliance dated December 28, 2023; extended the compliance date 9 months due to progress being shown but after almost 13 months I can only give you until March 1, 2025. You need to either level the composted material throughout the above-mentioned properties to enhance the soil nutrients or remove the composted material from the properties as stated in the aforementioned ordinance. If the composted material is not leveled or removed from the properties by **March 1, 2025**, a Special

Magistrate Hearing will be scheduled and daily fines can be ordered against your properties. If you have any questions concerning this violation, please contact this office at 352-486-5198 or email [banton\\_dave@levycounty.org](mailto:banton_dave@levycounty.org).

V/R

A handwritten signature in blue ink, appearing to read 'Dave Banton', is written over the printed name.

Dave Banton  
Levy County Code Enforcement



# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA  
Petitioner,

Violation/Case No. 20250012

Vs.

Fant, Samuel Allen  
2751 SE 207<sup>th</sup> Ct  
Morrison, FL 32668  
Respondent.

\_\_\_\_\_ /

## STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:

**Section-04, Township-14, Range-19  
Parcel Number: 05274 00 30B**

**Section-09, Township-14, Range-19  
Parcel Number: 05358 00 200**

2. Name and address of owner/person/responsible party in charge of violation:

**Fant Samuel Allen  
2751 SE 207<sup>th</sup> Ct  
Morrison, FL 32668**

3. Date of violation: **December 28, 2023**

4. Code Section(s) violated: **Section 22-122**

**Sec. 22-122. - Prohibition of manure composting facility.**

**It is unlawful for any person to own, manage, maintain, or operate a manure composting facility. Any manure composting facility that is operating without county zoning approval shall cease operation immediately and, within one month thereafter, shall have removed all manure composting materials from the site and disposed of same in accordance with state law.**

**([Ord. No. 2023-11](#), § 1, 11-7-2023)**

5. Description of Violation: **On December 20, 2023, I observed large amounts of manure compst stockpiled and set up in windrows, which would be defined as a composting facility on three 20 acre lots (053580020B, 0535800200, 052740030B). Mr Fant registered as a nursery with the State, granted his Agriculture Exemption for his nursery on Parcel 053580020B, and cleared that parcel of manure compost, which put that parcel into compliance.**

6. Date violation first observed: **December 20, 2023**

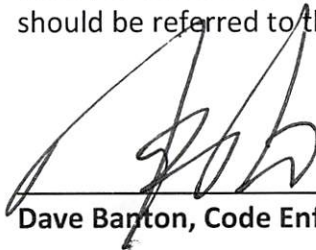
7. Date Owner/Person in charge received Notice of Violation: **On or about December 28, 2023 I set up a meeting to discuss a compliance plan via a Notice of Violation due to the unrealistic timeline of 30 days to clear the three parcels as the ordinance states. I chose to work with him on a 5-month plan with 30-day progress checks to clear the violations. On January 13, 2025, after approximately 13 months of progress checks and the amount of composted manure still on the properties On January 14, 2025 a Notice of Violation was sent via USPS certified letter with return receipt requested. Notice signed for on Jan 21, 2025.**

8. Date which violations are to be corrected: **May 1<sup>st</sup> 2024 and March 1<sup>st</sup> 2025**

9. Date of re-inspections if applicable: **February 1<sup>st</sup> 2024, March 1<sup>st</sup> 2023, April 1<sup>st</sup> 2024, May 1<sup>st</sup> 2024, and March 1st, 2025.**

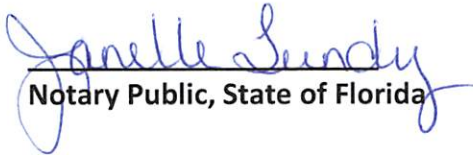
10. Result of inspection or re-inspection: **Parcel ID: 053580020B compliant; Respondent not in compliance on Parcel IDs 0535800200 and 052740030B.**

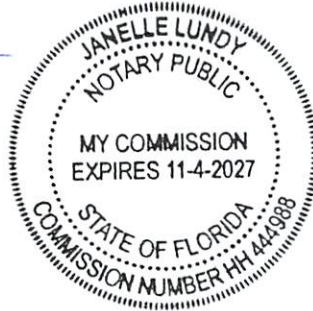
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article II, Section 34-40 and Section 34-41. Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.

  
\_\_\_\_\_  
Dave Barton, Code Enforcement Officer

6 March 2025  
Date

SWORN to and subscribed before me on this 6<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
Notary Public, State of Florida



LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 202500012

VS.

Fant, Samuel Allen  
2751 SE 207<sup>th</sup> Ct  
Morriston, FL 32668

Respondent,

---

**NOTICE OF HEARING**

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 22-122, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 19th day of March, 2025 at 9:30 a.m., at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

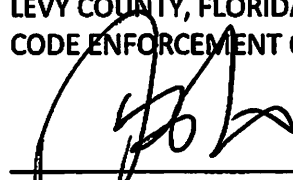
**PLEASE GOVERN YOURSELF ACCORDINGLY**

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**

**In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.**

**LEVY COUNTY, FLORIDA  
CODE ENFORCEMENT OFFICER**

A handwritten signature in black ink, appearing to read 'Dave Barton', is written over a horizontal line.

**Dave Barton  
622 E. Hathaway Ave.  
Bronson, Florida 32621  
(352) 486-5541**



This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

[Request Next Year Installment Plan](#)

Tax Roll Property Summary								<a href="#">Click here for help</a>
Account Number		05358-002-00		Type		REAL ESTATE		
Address		<a href="#">21491 SE 35 ST MOR</a>		Status				
Sec/Twn/Rng		Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">2013</a>	R	2013 05358-002-00	PAID	04/2014	119.60		<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 05358-002-00	PAID	04/2015	144.93		<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 05358-002-00	PAID	04/2016	144.43		<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 05358-002-00	CER SOLD	05/2017			<a href="#">Tax Bill</a>	
<a href="#">2016</a>	CER	2017-00001810-00	REDEEMED	06/2017	186.35		<a href="#">Certificate</a>	
<a href="#">2017</a>	R	2017 05358-002-00	CER SOLD	05/2018			<a href="#">Tax Bill</a>	
<a href="#">2017</a>	CER	2018-00001675-00	REDEEMED	01/2019	205.46		<a href="#">Certificate</a>	
<a href="#">2018</a>	R	2018 05358-002-00	PAID	01/2019	154.33		<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 05358-002-00	CER SOLD	05/2020			<a href="#">Tax Bill</a>	
<a href="#">2019</a>	CER	2020-00001837-00	REDEEMED	06/2020	111.80		<a href="#">Certificate</a>	
<a href="#">2020</a>	R	2020 05358-002-00	PAID	04/2021	79.19		<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 05358-002-00	CER SOLD	05/2022			<a href="#">Tax Bill</a>	
<a href="#">2021</a>	CER	2022-00001539-00	REDEEMED	06/2023	119.09		<a href="#">Certificate</a>	
<a href="#">2022</a>	R	2022 05358-002-00	CER SOLD	05/2023			<a href="#">Tax Bill</a>	
<a href="#">2022</a>	CER	2023-00001529-00	REDEEMED	06/2023	116.64		<a href="#">Certificate</a>	
<a href="#">2023</a>	R	2023 05358-002-00	CER SOLD	05/2024			<a href="#">Tax Bill</a>	
<a href="#">2023</a>	CER	2024-00001458-00	UNPAID			1,553.66	<input type="checkbox"/> <a href="#">Certificate</a>	
<a href="#">2024</a>	R	2024 05358-002-00	UNPAID			1,241.72	<input type="checkbox"/> <a href="#">Tax Bill</a>	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



[Add to Cart](#)

CURRENT ACCOUNT DETAILS

Account Number	2024	0535800200	<a href="#">Tax Bill</a>
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PRIOR YEARS DUE, PLEASE CALL

Property Description	Owner Information
09-14-19 0020.00 ACRES W1/2 OF W 1/2 OF NE1/4 OR BOOK 1232 PAGE 4 0 -LESS OR BOOK 1482 PAGE 840 -L ESS RD R/W-	FANT SAMUEL ALLEN 2751 SE 207TH CT MORRISTON,FL 32668
Current Values and Exemptions	Taxes and Fees Levied

	ASSESSMENT	90,000		TAXES	1,241.72	
	TAXABLE	90,000		TOTAL	1,241.72	
IF PAID BY:	MAR 1-MAR 31	DELINQUENT	CERTIFIED	APR 1-APR 30	TAX SALE ON	
PLEASE PAY:	1,241.72	APRIL 1	FUNDS ONLY	1,278.97	MAY 31, 2025	
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Total</b>

**Links of Interest**

[LINK TO PROPERTY APPRAISER](#)

1020  
PH

This instrument prepared by and return to:  
Skipper Henderson  
Levy Abstract & Title Company  
PO Box 148, Bronson, FL 32621

### QUIT CLAIM DEED

THIS INDENTURE, made this 11<sup>th</sup> day of May, A.D. 2011 between MARGARET R. BLAGG, whose mailing address is 2251 SE 215<sup>th</sup> Avenue, Morriston, FL 32668, hereinafter called the Grantor, to SAMUEL ALLEN FANT, whose mailing address is 2751 SE 207<sup>th</sup> Court, Morriston, FL 32668, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, hereby acknowledged, does hereby remise, release and quit claim unto said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which said Grantor has in the following described land situate in Levy County, Florida, to-wit:

The West 1/2 of SW 1/4 of SE 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida. (Tax ID# 05274-003-0B)

AND

The West 1/2 of West 1/2 of NE 1/4 of Section 9, Township 14 South, Range 19 East, Levy County, Florida, LESS right of way of LCR C-326. (Tax ID# 05358-002-00)

THE PURPOSE OF THIS DEED IS TO RELEASE THE ENHANCED LIFE ESTATE RETAINED BY GRANTOR IN DEED DATED 04/07/2010 AND RECORDED IN O.R. BOOK 1195, PAGE 591, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Said property is not the homestead of the grantor(s) under the laws and constitution of the State of Florida in that neither grantor(s) nor any members of the household of grantor(s) reside thereon.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

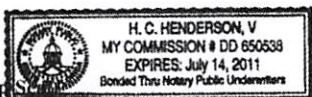
*Skipper Henderson*  
1<sup>st</sup> Witness Signature  
Skipper Henderson  
1<sup>st</sup> Witness Printed Name

*Margaret R. Blagg* L.S.  
MARGARET R. BLAGG

*Daisy K. Rowe*  
2<sup>nd</sup> Witness Signature  
Daisy K. ROWE  
2<sup>nd</sup> Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2011, by MARGARET R. BLAGG, who     is personally known to me OR     has produced     as identification. (Type of Identification)



(Notary Stamp)

*H. C. Henderson V*  
Notary Public  
Printed Name: H. C. Henderson V  
My Commission Expires:

# Levy County, FL

## Homestead Transfer Form (PDF Format)

[TRANSFER OF HOMESTEAD ASSESSMENT DIFFERENCE - DR501T Form \(pdf format\)](#)

## Homestead Application

Homestead Application

## Hurricane Damage Form

**ATTENTION: This is not for FEMA.**

Hurricane Damage Form

## Application for Catastrophic Event Tax Refund

**ATTENTION: Please read instructions carefully**

Instructions

Application for Catastrophic Event Tax Refund

## Summary

Parcel ID	0535800200
Location Address	21491 SE 35 ST MORRISTON 32668-
Neighborhood	LAND NEAR MARION COUNTY (5.1)
Legal Description*	09-14-19 0020.00 ACRES W1/2 OF W1/2 OF NE1/4 OR BOOK 1232 PAGE 40 -LESS OR BOOK 1482 PAGE 840 -LESS RD R/W- <i>*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.</i>
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	09-14-19
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.6473
Acreage	20.000
Homestead	N
Ag Classification	No

[View Map](#)

## Owner

Owner Name	<a href="#">Fant Samuel Allen</a> 100%
Mailing Address	2751 SE 207TH CT MORRISTON, FL 32668

## Trim Notice

Trim Notice (PDF)

## Estimate Taxes

Estimate Taxes

**Valuation**

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$90,000
Ag Land Value	\$90,000
Just (Market) Value	\$90,000
Assessed Value	\$90,000
Exempt Value	\$0
Taxable Value	\$90,000
Save Our Homes Benefit	\$0
Previous Year Value	\$90,000

**Exemptions**

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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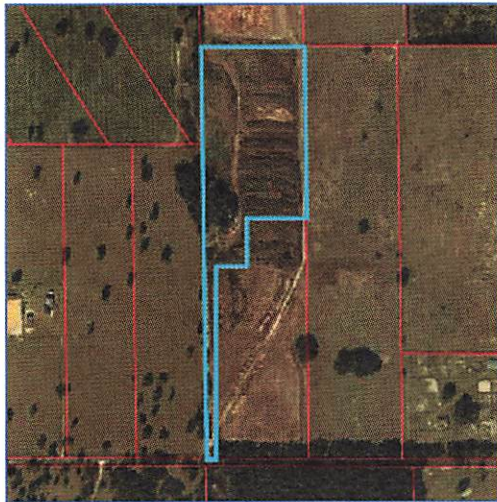
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	20	AC	\$90,000

**Sales**

Sale Date	Sale Price	Instrument				Vacant/Improved	Grantor	Grantee
		Type	Book	Page	Qualification			
5/11/2011	\$100.00	QM	<a href="#">1232</a>	<a href="#">40</a>	U	V	BLAGG MARGARETT R -EH LIFE EST	FANT SAMUEL ALLEN
4/7/2010	\$100.00	WL	<a href="#">1195</a>	<a href="#">591</a>	U	V	BLAGG HERBERT B & MARGARETT R	BLAGG MARGARETT R -EH LIFE EST
6/1/2004	\$611,700.00	WM	<a href="#">894</a>	<a href="#">843</a>	U	V	BLAGG HERBERT B & MARGARETT R	
8/1/2000	\$100.00	WM	<a href="#">726</a>	<a href="#">313</a>	U	V		
7/1/1997	\$100.00	WD	<a href="#">619</a>	<a href="#">62</a>	U	V	FANT MARGARETT A -TR-	

**Map**



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/6/2025, 7:34:34 PM

[Contact Us](#)

Developed by  
 SCHNEIDER  
 GEOSPATIAL

This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

[Request Next Year Installment Plan](#)

Tax Roll Property Summary								<a href="#">Click here for help</a>
Account Number		05274-003-0B		Type		REAL ESTATE		
Address				Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">2013</a>	R	2013 05274-003-0B	PAID	04/2014	63.40		<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 05274-003-0B	PAID	04/2015	76.08		<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 05274-003-0B	PAID	04/2016	75.81		<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 05274-003-0B	CER SOLD	05/2017			<a href="#">Tax Bill</a>	
<a href="#">2016</a>	CER	2017-00001790-00	REDEEMED	06/2017	108.99		<a href="#">Certificate</a>	
<a href="#">2017</a>	R	2017 05274-003-0B	CER SOLD	05/2018			<a href="#">Tax Bill</a>	
<a href="#">2017</a>	CER	2018-00001656-00	REDEEMED	02/2019	122.77		<a href="#">Certificate</a>	
<a href="#">2018</a>	R	2018 05274-003-0B	PAID	02/2019	77.95		<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 05274-003-0B	CER SOLD	05/2020			<a href="#">Tax Bill</a>	
<a href="#">2019</a>	CER	2020-00001817-00	REDEEMED	06/2020	111.80		<a href="#">Certificate</a>	
<a href="#">2020</a>	R	2020 05274-003-0B	PAID	04/2021	79.19		<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 05274-003-0B	CER SOLD	05/2022			<a href="#">Tax Bill</a>	
<a href="#">2021</a>	CER	2022-00001523-00	REDEEMED	06/2023	119.09		<a href="#">Certificate</a>	
<a href="#">2022</a>	R	2022 05274-003-0B	CER SOLD	05/2023			<a href="#">Tax Bill</a>	
<a href="#">2022</a>	CER	2023-00001512-00	REDEEMED	06/2023	116.64		<a href="#">Certificate</a>	
<a href="#">2023</a>	R	2023 05274-003-0B	CER SOLD	05/2024			<a href="#">Tax Bill</a>	
<a href="#">2023</a>	CER	2024-00001447-00	UNPAID			1,553.66	<input type="checkbox"/> <a href="#">Certificate</a>	
<a href="#">2024</a>	R	2024 05274-003-0B	UNPAID			1,241.72	<input type="checkbox"/> <a href="#">Tax Bill</a>	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



[Add to Cart](#)

CURRENT ACCOUNT DETAILS

Account Number	2024	052740030B	<a href="#">Tax Bill</a>
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PRIOR YEARS DUE, PLEASE CALL

Property Description	Owner Information
04-14-19 0020.00 ACRES W1/2 OF S W1/4 OF SE1/4 OR BOOK 1232 PAGE 40	FANT SAMUEL ALLEN 2751 SE 207TH CT MORRISTON,FL 32668
Current Values and Exemptions	Taxes and Fees Levied

	ASSESSMENT	90,000		TAXES	1,241.72	
	TAXABLE	90,000		TOTAL	1,241.72	
IF PAID BY:	MAR 1-MAR 31	DELINQUENT	CERTIFIED	APR 1-APR 30	TAX SALE ON	
PLEASE PAY:	1,241.72	APRIL 1	FUNDS ONLY	1,278.97	MAY 31, 2025	
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Total</b>

**Links of Interest**

[LINK TO PROPERTY APPRAISER](#)

PK

This instrument prepared by and return to:  
Skipper Henderson  
Levy Abstract & Title Company  
PO Box 148, Bronson, FL 32621

### QUIT CLAIM DEED

THIS INDENTURE, made this 11<sup>th</sup> day of May, A.D. 2011 between MARGARET R. BLAGG, whose mailing address is 2251 SE 215<sup>th</sup> Avenue, Morriston, FL 32668, hereinafter called the Grantor, to SAMUEL ALLEN FANT, whose mailing address is 2751 SE 207<sup>th</sup> Court, Morriston, FL 32668, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, hereby acknowledged, does hereby remise, release and quit claim unto said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which said Grantor has in the following described land situate in Levy County, Florida, to-wit:

The West 1/2 of SW 1/4 of SE 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida. (Tax ID# 05274-003-0B)

AND

The West 1/2 of West 1/2 of NE 1/4 of Section 9, Township 14 South, Range 19 East, Levy County, Florida, LESS right of way of LCR C-326. (Tax ID# 05358-002-00)

THE PURPOSE OF THIS DEED IS TO RELEASE THE ENHANCED LIFE ESTATE RETAINED BY GRANTOR IN DEED DATED 04/07/2010 AND RECORDED IN O.R. BOOK 1195, PAGE 591, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Said property is not the homestead of the grantor(s) under the laws and constitution of the State of Florida in that neither grantor(s) nor any members of the household of grantor(s) reside thereon.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

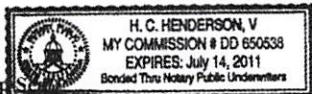
Skipper Henderson  
1<sup>st</sup> Witness Signature  
Skipper Henderson  
1<sup>st</sup> Witness Printed Name

Margaret R. Blagg L.S.  
MARGARET R. BLAGG

Daisy K. Rowe  
2<sup>nd</sup> Witness Signature  
Daisy K. Rowe  
2<sup>nd</sup> Witness Printed Name

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2011, by MARGARET R. BLAGG, who is personally known to me OR has produced \_\_\_\_\_ as identification. (Type of Identification)



(Notary Stamp)

H.C. Henderson V  
Notary Public  
Printed Name: H.C. Henderson V  
My Commission Expires: \_\_\_\_\_



# Levy County, FL

## Homestead Transfer Form (PDF Format)

[TRANSFER OF HOMESTEAD ASSESSMENT DIFFERENCE - DR501T Form \(pdf format\)](#)

## Homestead Application

Homestead Application

## Hurricane Damage Form

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Hurricane Damage Form

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**ATTENTION: Please read instructions carefully**

Instructions

Application for Catastrophic Event Tax Refund

## Summary

Parcel ID	052740030B
Location Address	
Neighborhood	LAND NEAR MARION COUNTY (5.1)
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	<i>*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.</i>
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	04-14-19
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.6473
Acreage	20.000
Homestead	N
Ag Classification	No

[View Map](#)

## Owner

Owner Name [Fant Samuel Allen](#) 100%  
 Mailing Address 2751 SE 207TH CT  
 MORRISTON, FL 32668

## Trim Notice

Trim Notice (PDF)

## Estimate Taxes

Estimate Taxes

**Valuation**

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$90,000
Ag Land Value	\$90,000
Just (Market) Value	\$90,000
Assessed Value	\$90,000
Exempt Value	\$0
Taxable Value	\$90,000
Save Our Homes Benefit	\$0
Previous Year Value	\$90,000

**Exemptions**

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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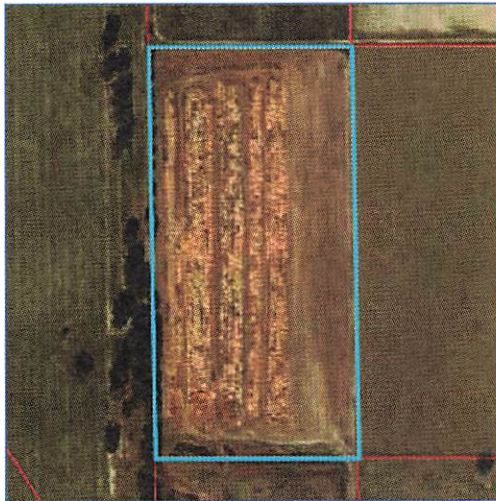
**Land Line**

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VAC LAND	0	0	20	AC	\$90,000

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
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4/7/2010	\$100.00	WL	<a href="#">1195</a> <a href="#">591</a>	U	V	BLAGG HERBERT B & MARGARETT R	BLAGG MARGARETT R -EH LIFE EST

**Map**



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/6/2025, 7:34:34 PM

[Contact Us](#)

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# Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 202500012

PARCEL NUMBER: 052740030B  
0535800200

I hereby certify the following:

1. On this Thursday, the 6th day of March 2025, the properties owned by Samuel Allen Fant located at Parcel #052740030B and 0535800200, were posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:

Sec. 22-122. - Prohibition of manure composting facility.

It is unlawful for any person to own, manage, maintain, or operate a manure composting facility. Any manure composting facility that is operating without county zoning approval shall cease operation immediately and, within one month thereafter, shall have removed all manure composting materials from the site and disposed of same in accordance with state law.

2. On this Thursday, the 6th day of March 2025, a copy of said information was posted at the Levy County Government Center located at 310 School St. Bronson, Florida 32621.
3. On this Wednesday, the 5th day of March 2025, a copy of like documents were mailed via USPS First Class Mail to the property owner.

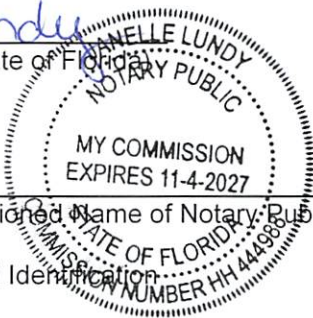
FURTHER AFFIDAVIT SAYETH NAUGHT.

\_\_\_\_\_  
Dave Banton, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF FLEVY

Dave Banton acknowledged the foregoing instrument before me by means of  
 physical presence or online notarization, this 17th day of March, 2025

(Signature of Notary Public - State of Florida)



\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**  
**Samuel Allen Fant**

**CODE ENFORCEMENT BOARD CASE NO.: 202500012**

I, Penny Hilligoss, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.

2. That pursuant to Florida Statute 162.12, on the day of March 5, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March 19<sup>th</sup> 2025.

3. That on the day 5 of March, 2025, I mailed said papers to Samuel Allen Fant 2751 SE 207<sup>th</sup> Ct. Morriston, FL 32668 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Hilligoss  
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 5 of March, 2025.

Janelle Lundy  
Notary Signature

Notary Public, State of Florida County of Levy  
My Commission Expires:





POSTED  
NO TRESPASSING  
ANY DOG

LEGAL NOTICE

CALL 352-645-1111

03/06/2025 02:27 PM



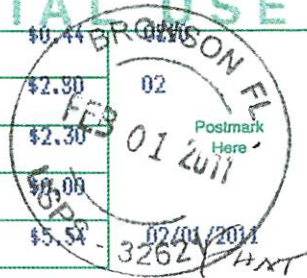
03/06/2025 02:27 PM

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com).

7007 0220 0002 5451 2209  
 MORRISTOWN FL 32668  
**OFFICIAL USE**

Postage	\$	\$0.44
Certified Fee		\$2.90
Return Receipt Fee (Endorsement Required)		\$2.30
Restricted Delivery Fee (Endorsement Required)		\$8.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.54</b>



7007  
 Sent To: MARGARETT FLAG & SAMUEL BEN FANT  
 Street, Apt. No. or PO Box No. 225156 215 AVE.  
 City, State, ZIP+4 MORRISTOWN, FL 32668  
 PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p><span style="float: right;">2/2</span></p>
<p>1. Article Addressed to:</p> <p>MARGARET BLAS LIFE EST SAMUEL E OR BEN FANT 2251 SE 215 AVE MORANTON, FL. 32668</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 2em;">RECEIVED FEB 3 2011</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number <span style="float: right;">7007 0220 0002 5451 2209</span> (Transfer from service)</p>	
<p>PS Form 3811, February 2004 <span style="margin-left: 150px;">Domestic Return Receipt</span> <span style="float: right;">102595-02-M-1540</span></p>	



9589 0710 5270 0355 2172 73

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

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

Post Office Name: BRONSON POST OFFICE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To: Valerie + David Woolley  
 Street and Apt. No., or PO Box No.: 85 Berkshire Rd west  
 City, State, ZIP+4®: Babylon, NY 11704

7019 1640 0001 3486 7070

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

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

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

JAN 14

USPS

Postage	\$
Total Postage and Fees	\$

Sent To Samuel Alben Feat

Street and Apt. No., or PO Box No. 2751 SE 207th Ct.

City, State, ZIP+4® Morrison FL 32668

**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:

Samuel Allan Fant  
 2751 SE 207th Ct.  
 Morriston, FL  
 32668



9590 9402 8525 3186 6046 26

2. Article Number (Transfer from service label)

7019 1640 0001 3486 7070

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*  
 Samuel Allan Fant

- 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















12/20/2023 11:19 AM



12/20/2023 11:24 AM



12/20/2023 11:25 AM

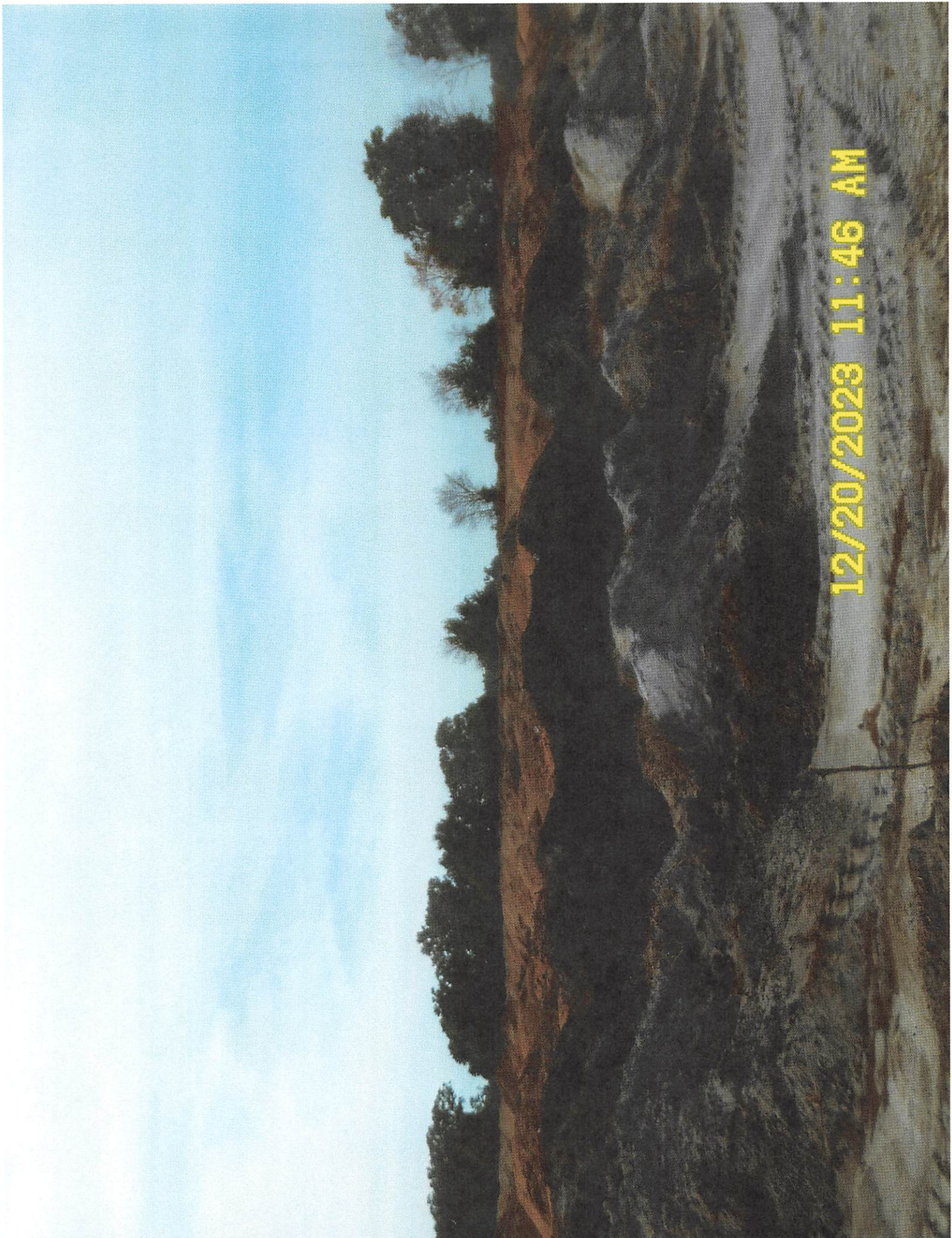
12/20/2023 11:26 AM





12/20/2023 11:26 AM

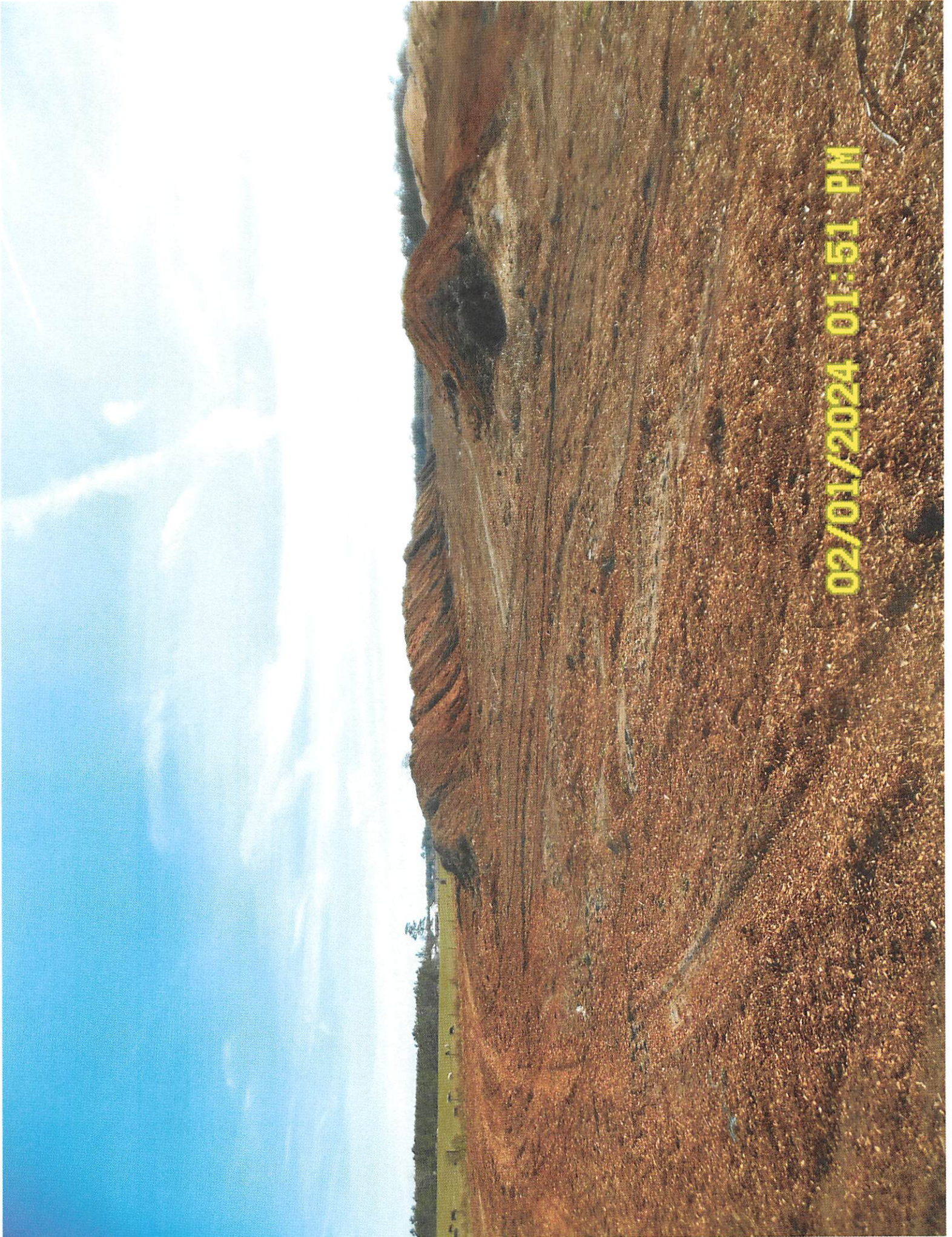
12/20/2023 11:46 AM





02/01/2024 01:50 PM

02/01/2024 01:51 PM





02/01/2024 01:52 PM





02/01/2024 02:13 PM



07/08/2024 10:57 AM

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08/09/2024 11:19 AM

08/09/2024 11:23 AM



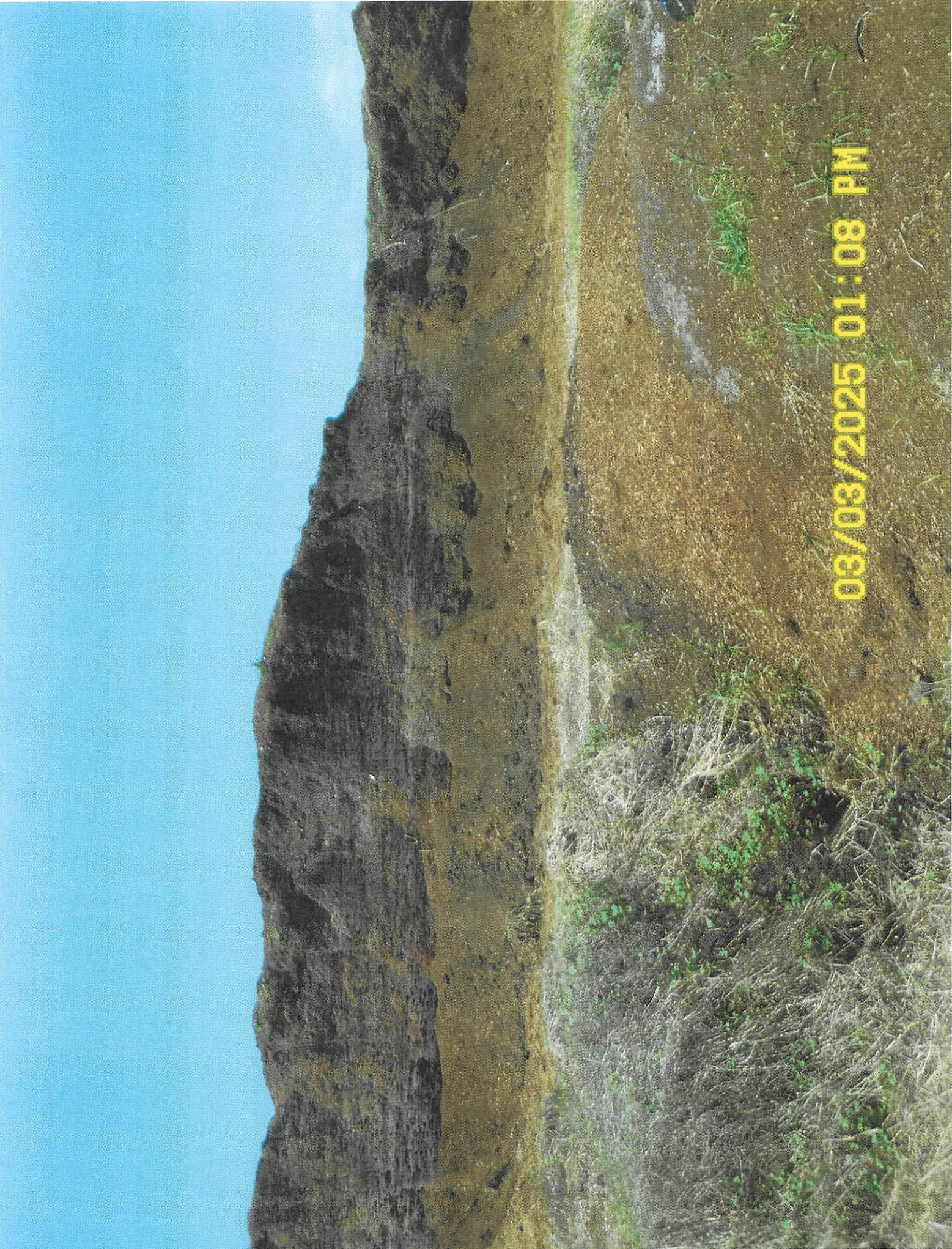


08/09/2024 11:34 AM



03/03/2025 01:08 PM





03/03/2025 01:08 PM



08/08/2025 01:08 PM



03/03/2025 01:06 PM



08/08/2025 01:07 PM