

CASE #: 20260051

LEVY COUNTY, FLORIDA

VS

David Sullivan



Dave Banton

From: Diane @ Hdamerica13 <hdamerica13@aol.com>
Sent: Wednesday, December 17, 2025 5:45 PM
To: Dave Banton
Subject: Re: 16550 NE 60TH ST WILLISTON FL

8662 *Exempt*
NE 106

Dave YOU ARE CORRECT THIS IS IT

ParcelID	0419400100
Location Address(es)	16550 NE 60 ST WILLISTON
Neighborhood	05.00 (5)
Legal Description*	27-12-18 0005.00 ACRES N 660 FT OF W 330 FT OF NW1/4 OF NE1/4 OR BOOK 285 PAGE 149 <i>(Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)</i>
LandUse	MOBILE HOME (0200)
SubdivisionName	N/A
Sec/Twp/Rng	27-12-18
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.2651
Acreage	5
Homestead	Yes
Ag Classification	No

[View Map](#)

Owner

Owner Name	Sullivan David A 100%
Mailing Address	16550 NE 60TH ST WILLISTON, FL 32696

Trim Notice

Diane Marchand,
352-528-3590
Cell 352-535-7041

On Wednesday, December 17, 2025 at 03:23:23 PM EST, Dave Banton <banton-dave@levycounty.org> wrote:

Diane, can you get me a better address 16650 NE 60th St isn't coming up or do you have a first and last name?

David J. Banton

Manager

Levy County Code Enforcement

Office: 352-486-5541 Cell: 352-507-2141

Email: banton-dave@levycounty.org

Physical Address: 375 Garner St Suite A Bronson, FL 32621

Mailing Address: 310 School St Suite 112 Bronson, FL 32621



From: Diane @ Hdamerica13 <hdamerica13@aol.com>
Sent: Wednesday, December 17, 2025 1:56 PM
To: Dave Banton <banton-dave@levycounty.org>
Subject: Re: 16650 NE 60TH ST WILLISTON FL

forgot to send pics on 1st e mail

On Wednesday, December 17, 2025 at 01:55:07 PM EST, Diane @ Hdamerica13 <hdamerica13@aol.com> wrote:

Good Afternoon Dave.

I am putting in a code complaint on this property.

There is a ag investigation going on with a herd of starving cows.

the place is a real Levy county special. blue tarp on roof ripped with cinder blocks holding it down\

the place is overgrown abandoned , and a few junk vehicles and livestock trailer in pasture

Can you please do an investigation. (and bring hay LOL) there are like 40 plus starving cows.

Sheriff dept did put out 3 rolls that was gone in 3 days.

guess you can get info from Det Garboski on his contact if they even know

Diane Marchand,

352-528-3590

Cell 352-535-7041

ADOPT DONT SHOP!!!SPAY AND NEUTER!

Thank you Veterans for Your Service!

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Diane Marchand,

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12/18/2025 02:40 PM



12/18/2025 02:39 PM



12/18/2025 02:39 PM



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. 26-51

Vs.

David A. Sullivan
16550 NE 60th St
Williston, FL 32680

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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
16550 NE 60th St
Williston, FL 32680
Parcel ID: 0419400100
2. Name and address of owner/person/responsible party in charge of violation:
David A. Sullivan
16550 NE 60th St
Williston, FL 32680
3. Date of violation: **December 18th 2025**
4. Code Section(s) violated: **Sec 34-40 and 34-41**

Sec. 34-40. - Prohibited Generally

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

Sec. 34-41. - Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following:

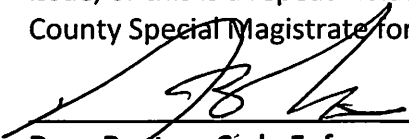
- (1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.
- (2) Vehicles stored within a completely enclosed building.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

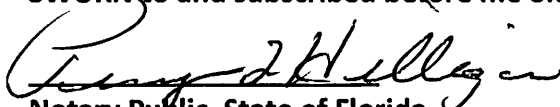
5. Date violation first observed: **December 18th 2025**
6. Date Owner/Person in charge received Notice of Violation: **On January 14th 2026, a Notice of Violation was sent via USPS certified letter with return receipt requested. The Certified letter was signed for on January 20th 2026 and returned.**
7. Date which violations are to be corrected: **February 28th 2026**
8. Date of re-inspections if applicable: **January 13th 2026, April 27th 2026 and July 28th 2026.**
9. Result of inspection or re-inspection: **Respondent not in compliance, on January 13th and April 27th 2026 miscellaneous junk, trash and three unserviceable vehicles on the property and no progress on securing a permit for demo or rehab on the home.**
10. Description of Violation: **July 28th 2026, one unserviceable vehicle removed two still on the property with trash and junk. No progress made to secure permit for demo or rehab on the home.**

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, Sec 34-40 and 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 Banton, Code Enforcement Manager

3 Aug 2026
Date

SWORN to and subscribed before me on this 3 day of August, 2026.


Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

David A. Sullivan
16550 NE 60th St
Williston, FL 32680

DATE: January 14, 2026

Inspections of the property located at 16550 NE 60th St Williston, FL was made on multiple occasions in concerning the unserviceable vehicle and abandoned Mobile Home on an agricultural/rural residential lot. These inspections revealed the following violations of Levy County Code: **Ordinance No. Sec. 34-41 Keeping of Unserviceable vehicles prohibited and Sec. 34-40.- Prohibited generally.**

Sec. 34-41.- Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following:

- (1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.
- (2) Vehicles stored within a completely enclosed building.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

Sec. 34-40 Prohibited Generally

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

It is important that you clear the vehicles from the lot or shield them from view and secure a demolition permit to have the mobile home demolished and hauled off the property. If the vehicles are not cleared/shielded and a permit secured by **February 28th, 2026**, a Special Magistrate Hearing will be scheduled and daily fines can be ordered against your property. If you have any questions concerning this violation, please contact this office at 352-507-2141 or email banton-dave@levycounty.org.

V/R



Dave Banton, Manager
Levy County Code Enforcement
352-507-2141



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

David Sullivan

Special Magistrate CASE NO.: CASE #20260051

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 **January 14, 2026**, I received a copy of the attached **Notice of Violation** dated **January 14 2026**
3. That on the day **14th of January, 2026**, I mailed said papers to **David Sullivan 16550 NE 60th St Williston, FL 32696** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


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 29 of July, 2026.


Notary Signature

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



5475 2629 1000 0621 2020

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

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

Williston, FL 32696

OFFICIAL USE

Certified Mail Fee	\$5.30
	\$4.40
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Fee \$10.48

Sent to

Street

City, St

David Sullivan
16550 NE 60th St
Williston, FL 32696



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:

**David Sullivan
16550 NE 60th St
Williston, FL 32696**



9590 9402 9480 5069 4961 70

2. Article Number (Transfer from service label)

7020 1290 0001 6232 3475

COMPLETE THIS SECTION ON DELIVERY

3. Signature: *[Handwritten Signature]*
4. Received by (Printed Name): *DAVID SULLIVAN*
5. Date of Delivery: *1/20/21*
D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below: ☐ No

- 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 | |
- Mail Restricted Delivery (00)

USPS TRACKING#



9590 9402 9480 5069 4961 70



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement
310 School St Suite 112
Bronson, FL 32621





01/13/2026 02:44 PM



01/13/2026 02:44 PM



01/13/2026 02:44 PM



04/27/2026 11:55 AM



04/27/2026 11:55 AM



04/27/2026 11:56 AM



07/28/2026 12:07 PM



07/28/2026 12:07 PM



07/28/2026 12:08 PM



07/28/2026 12:08 PM

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 26-51

Petitioner,

VS.

David A. Sullivan
16550 NE 60th St
Williston, FL 32680

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-41 and 34-40 you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the **19th day of August, 2026 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.

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
SPECIAL MAGISTRATE**

A handwritten signature in black ink, appearing to read 'DB', is positioned above a horizontal line.

Dave Banton, Manager
Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

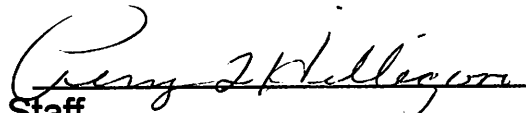
David Sullivan

Special Magistrate CASE NO.: CASE #20260051

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 **July 30, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **August 19, 2026**
3. That on the day **30th of July, 2026**, I mailed said papers to **David Sullivan 16550 NE 60th St Williston, FL 32696** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


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 30 of July, 2026.


Notary Signature

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



7022 1670 0001 5900 3755

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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Williston, FL 32696

Certified Mail Fee \$5.55
\$
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 \$5.87

Total Postage \$11.02

Sent To

Street Address

City, State

David A. Sullivan
16550 NE 60th St
Williston, FL 32696

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Levy County, FL



Homestead Application

Homestead Application

Summary

ParcelID0419400100
Location16550 NE 60 ST
Address(es)WILLISTON
Neighborhood05.00 (5)
Legal Description*27-12-18 0005.00 ACRES N 660 FT OF W 330 FT OF NW1/4 OF NE1/4 OR BOOK 285 PAGE 149
(Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUseMOBILE HOME (0200)
SubdivisionNameN/A
Sec/Twp/Rng27-12-18
Tax DistrictSW FLORIDA WT MG (District SW)
Millage Rate14.2651
Acreage5
HomesteadYes
Ag ClassificationNo

[View Map](#)

Owner

Owner NameSullivan David A 100%
Mailing Address16550 NE 60TH ST
WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Final Value Summary
Building Value	\$35,325
Extra Features Value	\$2,088
Market Land Value	\$58,300
Ag Land Value	\$58,300
Just (Market) Value	\$95,713
Assessed Value	\$36,540
Exempt Value	\$25,000
Taxable Value	\$11,540
Save Our Homes Benefit	\$59,173
Previous Year Value	\$86,913

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
25000	0					

Building Information

Building	1	Roof Cover	METAL
Actual Area	1784	Heating Type	FORCED AIR DUCTED
Conditioned Area	1300	Air Conditioning	CENTRAL
Actual Year Built	1986	Baths	1.5
Effective Year Built	1986		
Use	MOBILE FAMILY		
Exterior Wall	T-111 3/8		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1300	1300
PATIO	0	16
UNFINISHED OPEN PORCH	0	468
Total SqFt	1300	1784

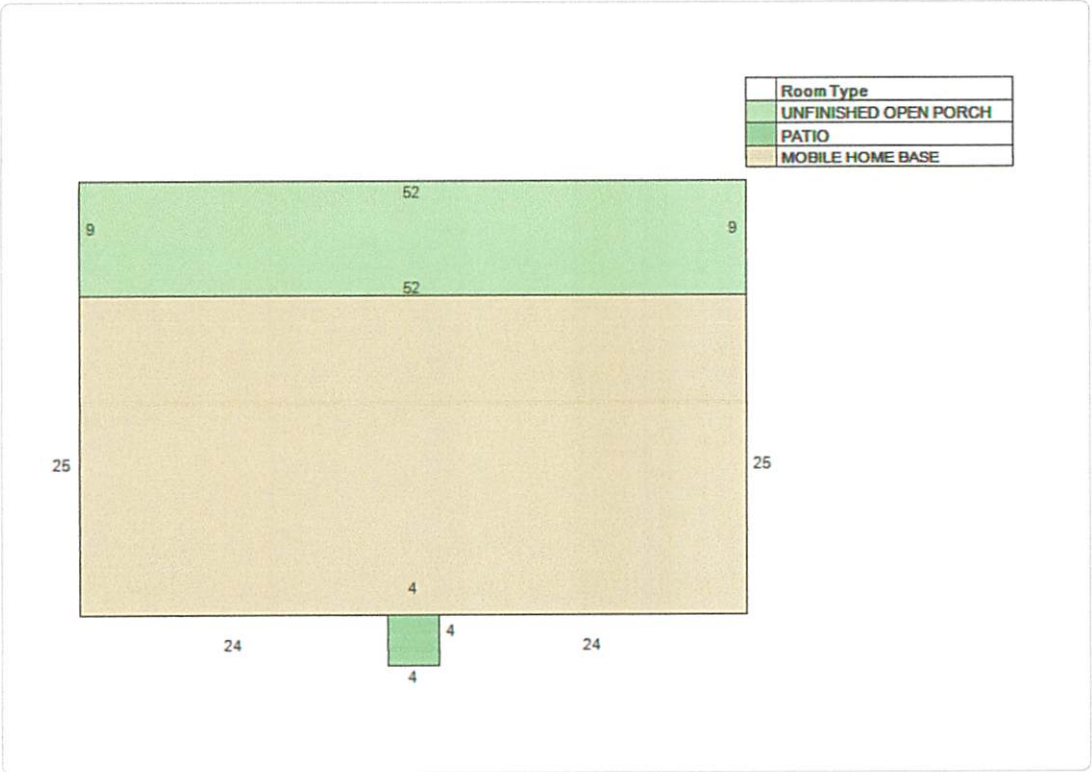
Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	20	12	0	240
DU-C STORAGE	1	12	10	0	120

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	5	AC	\$58,300

Building Sketch



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Sales, 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: 1/13/2026, 7:34:28 PM](#)

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

Tax Bill Detail

Property Tax Account: 04194-001-00
SULLIVAN DAVID A

Year: 2025
Tax District: SW

Bill Number: 15849
Property Type: Real Estate
Owner: SULLIVAN DAVID A

MAILING ADDRESS:
SULLIVAN DAVID A
16550 NE 60TH ST
WILLISTON FL 32696

PROPERTY ADDRESS:
16550 NE 60 ST
WILLISTON

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$99.97	\$99.97	\$0.00
Levy School Board General Fund	3.0840	\$35.23	\$35.23	\$0.00
Levy School Board Capital Outlay	1.5000	\$17.14	\$17.14	\$0.00
Levy School Board Basic Discretionary	0.7480	\$8.54	\$8.54	\$0.00
Southwest Florida Water Mgmt	0.1831	\$2.09	\$2.09	\$0.00
TOTAL	14.2651	\$162.97	\$162.97	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$198.00	\$198.00	\$0.00
Solid Waste (BOCC)	\$114.84	\$114.84	\$0.00
Fire Tax - FR (BOCC)	\$247.50	\$247.50	\$0.00
TOTAL	\$560.34	\$560.34	\$0.00

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 15849 – No Amount Due

Pay All Bills

 Print Bill / Receipt

Property Appraiser