

CASE #: 20250044

LEVY COUNTY, FLORIDA

VS

Valerie and David Woolley



Permit #: 20250426

Permit Date: 03/05/25

Permit Type: NEW MOBILE HOME SFR

Issued Date: 05/01/2025

Expiration Date: 09/01/2025

Final CO:

Applicant Name: HALL'S SET UP SERVICES LLC

Applicant Phone Number: 352-572-1613

Applicant Email: HALLSERVICESLLC2021@YAHOO.CO,

SECONDARY EMAIL: CASSIDY@FINCHERSERVICESLLC.COM

SECONDARY CONTACT NUMBER:

Classification: Residential

Description: NEW MOBILE HOME SFR

Project Cost: 241526

Square Feet: 2432

Acres: 20.88

Power Company: CFEC

Septic #: 38-SL-3039312

Flood Zone: X

Flood Zone Elevation :

Finished Floor Elev:

Flood Zone 2:

Flood Zone Elevation 2:

Finished Floor Elev 2:

Bottom of Frame Elev:

Mobile Home Year: 2025

NOC: Recorded

Blower Door: Not Required

DUCT LEAKAGE TEST: NOT REQUIRED

Septic: Yes

Driveway: Yes

Location Survey: Not Required

Flood Elevation Certificate:

Status: Closed

Assigned To: Mary Gracely

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
0424000300	14691 NE 40TH ST	32-12-18 0020.88 ACRES TRACT IN W1/2 OF SE1/4	WOOLLEY VALERIE		

Contractors

License Applied Date	License Issued Date	Business Name	Business Address	License Type
2023-10-02 00:00:00.000	2025-01-06 00:00:00.000	HALL'S SETUP SERVICES LLC	1921 NE 26TH ST	LIABILITY INSURANCE
2023-10-04 00:00:00.000	2024-12-31 00:00:00.000	HALL'S SETUP SERVICES LLC	1921 NE 26TH ST	WORKERS COMP INSURANCE
2025-11-05 00:00:00.000	2024-10-01 00:00:00.000	HALL'S SETUP SERVICES LLC	1921 NE 26TH ST	MOBILE HOME INSTALLER
1900-01-01 00:00:00.000	1900-01-01 00:00:00.000	ACE A/C OF OCALA LLC	7145 SW 15TH PLACE	AIR COND B-CERTIFIED
2023-03-06 00:00:00.000	2024-10-13 00:00:00.000	ACE A/C OF OCALA LLC	7145 SW 15TH PLACE	WORKERS COMP INSURANCE
2024-02-20 00:00:00.000	2025-02-15 00:00:00.000	ACE A/C OF OCALA LLC	7145 SW 15TH PLACE	LIABILITY INSURANCE
1900-01-01 00:00:00.000	1900-01-01 00:00:00.000	ACE A/C OF OCALA LLC	732 BLOUNTSTOWN HWY	ELECTRICAL SPECIALTY

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
07/18/2025	Final Electrical		07/18/2025	07/18/2025	James Dorsey	Approved
07/18/2025	Final Mechanical		07/18/2025	07/18/2025	James Dorsey	Approved
07/18/2025	Final Plumbing		07/18/2025	07/18/2025	James Dorsey	Approved
07/17/2025	FINAL RESIDENTIAL M/H	FINAL MH	07/18/2025	07/18/2025	James Dorsey	Approved
06/27/2025	M/H SET-UP	mh set up gate is unlocked	06/30/2025	06/30/2025	James Dorsey	Approved

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
03/05/2025	Building	m/h sfr	Ben Maxson	Approved

Fees

Fee	Description	Notes	Amount
APPLICATION FEE			\$100.00
DBPR 2			\$21.60
FLOOD			\$25.00
IMPACT - EMS - RES			\$53.08
IMPACT - PARKS			\$150.21
IMPACT RES - RE DIST 5			\$1,410.00
IMPACT SCHL - M/H			\$637.00
INTERIM EMS			\$231.00
INTERIM FIRE			\$193.50
INTERIM SOLID			\$174.00
PLAN REVIEW FEE			\$144.00
RESIDENTIAL FEE			\$690.00
Total			\$3,829.39

Attached Letters

Date	Letter	Description
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07/18/2025 Certificate of Occupancy 8th Edition
 05/01/2025 Permit Card
 05/01/2025 Building Permit

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/05/2025	FINCHER SERVICES LLC	APPLICATION FEE	VISA	Mary Gracely	\$100.00
05/01/2025	ROBBIN ANSPACH CIRCLE B OF OCALA INC	NEW M/H SFR	MASTERCARD	Darlene Slattery	\$3,729.39
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
07/03/2025	PR SENT VFEC 7/3/25 @ 4:27PM	Mary Gracely
03/05/2025	DRIVEWAY 20250427	Mary Gracely
03/05/2025	OWNERS CAN NOT CALL FOR INSPECTIONS PER THE INSTALLER	Mary Gracely

Uploaded Files

Date	File Name
06/27/2025	27080250-2025 06 26 16 34 11.pdf
06/26/2025	27073665-0424000300 - Woolley.pdf
05/01/2025	25714009-RECORDED NOC.pdf
04/17/2025	25403406-2025 04 17 08 48 07.pdf
03/19/2025	24959148-Woolley 04240-003-00.pdf
03/17/2025	24922271-20250426FeeSheet.pdf
03/17/2025	24921396-20250426Plans.pdf
03/05/2025	24771569-APPROVED SITE PLAN.pdf
03/05/2025	24771181-0424000300 - NMH - Woolley.pdf
03/05/2025	24771112-911 APPLICATION.pdf
03/05/2025	24771070-PROPERTY CARD.pdf
03/05/2025	24771002-Limited POA.pdf
03/05/2025	24771001-Notice to property Owner.pdf
03/05/2025	24770999-WARRANTY DEED.pdf
03/05/2025	24770991-FORM 500.pdf
03/05/2025	24770983-DOC2 PERMIT APP REVISED7-19.pdf

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 _____

Plaintiff Information

Name Tara Dakides Phone 760-271-5961 Email tdakides@gmail.com
Street Address ONE 147th Ct City Williston State Florida ZIP 32696
Plaintiff signature Tara Dakides

Property Owner Information

Name Valery (owner) Phone 31495196 Email _____
Street Address _____ City _____ State Florida ZIP _____
Property owner signature _____

Tenant Information

Name _____ Phone _____ Email _____
Street Address _____ City _____ State Florida ZIP _____
Tenant signature _____

Legal Description

Subdivision name _____ Lot _____ Block _____ Section _____
Township _____ Range _____ Parcel Account 0424000300
911 Address _____
Description of complaint Metal lean too grey + Dumping Blackwater

Office Use Only

Verification of complaint _____
Conditions constituting a violation _____
Chapter _____ Article _____ Division _____ Section _____
Signature of code enforcement officer _____

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: December 3, 2024

**Woolley Valerie
Woolley David
85 BERKSHIRE RD WEST
BABYLON, NY 11704**

An inspection of your property located at **Parcel ID 0424000300 /** was made on multiple occasions over the last 45 days. This inspection revealed the following violation of Levy County Code: Sections **50-718** which provides that certain conditions are not allowed on any vacant property in the county, if the conditions are visible from a public street or of other public or private property, including:

- (a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten** (10) days to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate the recreational vehicle and all property out in the open visible from the street off the lot by **January 3, 2024** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.

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

Dave Banton
Code Enforcement Officer

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Valerie and David Woolley

CODE ENFORCEMENT BOARD CASE NO.: CASE #20250044

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 December 3rd, 2024, I received a copy of the attached Notice of Violation dated December 3rd 2024

3. That on the day 3rd of December 2024, I mailed said papers to Valerie and David Woolley 85 Berkshire Rd West Babylon, NY 11704 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 4 of November 2025.

Janelle Lundy
Notary Signature

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



CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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:

*Valerie + David Wadley
 85 Berkshire Rd West
 Babylon, NY 11704*



9590 9402 8707 3310 3315 98

2. Article Number (Transfer from service label)

9589 0710 5270 0355 2172 73

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery (00)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

N/L
2/24/25

Levy County
Code Enforcement
Post Office Box 672
Bronson, FL 32621



9589 0710 5270 0355 2172 73

Retail



11704

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
DEC 04, 2024

\$9.68

R2304W120946-05

RDC 99

N/L 12/7/24

Woolley Valerie
Wodley, David
85 Berkshire Rd west
Babylon, NY 11704

N/L
1/21

UNC

R 1/28

9327096538834488

UNC

NIXIE 100 DC 1 0002/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32621067272 *1683-64963-06-25



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250044

Petitioner,

Vs.

Woolley Valerie
Woolley David
14691 NE 40th ST
Williston, FL 32696

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:

**Section-32, Township-12, Range-18
Parcel Number: 04240-00-300**

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

**Woolley Valerie
Woolley David
14691 NE 40th St
Williston, FL 32696**

3. Date of violation: **September 19, 2024**

4. Code Section violated: **Sec 50-718**

Sec. 50-718 Temporary Uses

(a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

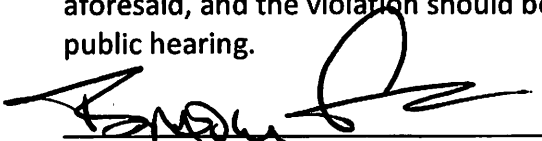
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and
- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

([Ord. No. 2023-9](#), § 13, 12-5-2023)

5. Description of Violation: **RV being lived in on AG property.**
6. Date violation first observed: **September 20, 2024**
7. Date Owner/Person in charge received Notice of Violation: **December 3, 2024 mailed and was returned VIA USPS unsigned. Parcel ID 0424000300**

8. Date which violations are to be corrected: **January 3, 2025.**
9. Date of re-inspections if applicable: **January 14, 2025**
10. Result of inspection or re-inspection **Respondent Mrs. Woolley applied from building permits to start the process for dwelling. 09/02/2025 permit Expired. Daughter has moved into RV.**

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 XIII, Subdivision IV Section 50-718 Temporary uses, Sec 34-41 Keeping Unserviceable vehicles Prohibited and Appendix B Sec 1 Note 3 Development. . 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.



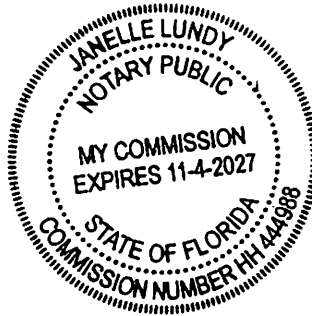
Bradley Frazer, Code Enforcement Officer

November 4, 2025
Date

SWORN to and subscribed before me on this 4 day of November, 2025.



Notary Public, State of Florida



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20250044

Petitioner,

VS.

Woolley Valerie
Woolley David
14691 NE 40th ST
Williston, FL 32696
Parcel ID 04240-00-300

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 50-718; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 19th day of November, 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.

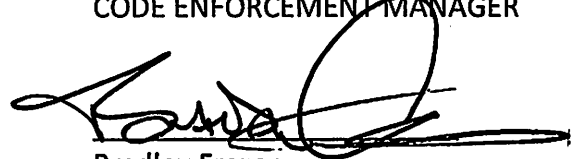
PLEASE GOVERN YOURSELF ACCORDINGLY

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 MANAGER

A handwritten signature in black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer
622 E. Hathaway Ave.
Bronson, Florida 32621
(352) 486-5541

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Valerie and David Woolley

CODE ENFORCEMENT BOARD CASE NO.: CASE #20250044

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 November 4th, 2025, I received a copy of the attached Notice of Hearing for the hearing dated November 19th 2025

3. That on the day 4th of November, 2025, I mailed said papers to Valerie and David Woolley 85 Berkshire Rd West Babylon, NY 11704 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 4 of November, 2025.

Janelle Lundy
Notary Signature

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



Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

5-9-2023-

Summary

X Parcel ID 0424000300 X
Location Address
Neighborhood 05.00 (5)
Legal Description* 32-12-18 0020.88 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1587 PAGE 775 AKA PARCEL D OF BATTLES DIVISION
**The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*
Property Use Code PASTURE LAND 1 (6000)
Subdivision N/A
Sec/Twp/Rng 32-12-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 14.6473
Acreage 20.880
Homestead N
Ag Classification Yes

Listing there, July 24
To RV (2) 1 RV NOT
Being used.

[View Map](#)

Owner

Owner Name Woolley Valerie 100%
Woolley David 100%
Mailing Address 85 BERKSHIRE RD WEST
BABYLON, NY 11704

Trim Notice

[Trim Notice \(PDF\)](#)

Estimate Taxes

[Estimate Taxes](#)

Valuation

2024 Preliminary Value
Summary

Building Value	\$0
Extra Features Value	\$161,744
Market Land Value	\$206,712
Ag Land Value	\$9,396
Just (Market) Value	\$368,456
Assessed Value	\$171,140
Exempt Value	\$0
Taxable Value	\$171,140
Save Our Homes Benefit	\$0
Previous Year Value	\$368,456

Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

Extra Features

Code Description	BLD	Length	Width	Height	Units
BOARD FENCE C	0	0	0	0	680
HORSE BARN A	0	116	38	0	4408
RES SITE IMP 1	0	0	0	0	1

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
6010	0	0	20.88	AC	\$9,396
VAC LAND	0	0	20.88	AC	\$206,712

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee	
		Type	Book					Page
6/9/2021	\$180,000.00	WD	1587	775	Q	V	BATTLES WILLIE ALVERNON	WOOLLEY VALERIE
1/8/2019	\$100.00	WD	1480	185	U	V	LEGALL RHONDA, BATTLES BRENNON, SHARON & WILLIE	BATTLES WILLIE ALVERNON
12/1/1998	\$100.00	WD	661	443	Q	V	BATTLES LUCILE H	LEGALL RHONDA, BATTLES BRENNON, SHARON & WILLIE
8/1/1997	\$100.00	QD	621	674	U	V	BATTLES WILLIAM JR & LUCILLE H	BATTLES LUCILE H

Map



No data available for the following modules: Building Information, 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: 9/18/2024, 8:12:54 PM

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

This Instrument prepared by

Name Valerie Woolley
Address 14691 NE 40th Street
Williston, FL 32696

Space above for Recording

Quitclaim Deed Pursuant to Florida Statute 689.025

This Quit Claim Deed executed on October 21st, 2025 by the First Party

Grantor Tabatha Woolley

Whose post office address is 14691 NE 40th Street Williston, FL 32696

To second party Grantee Valerie Woolley and David Woolley as Hand W

whose post office address is 14691 NE 40th Street Williston, FL 32696

Witnesseth that the said first party Grantor for the sum of \$ 0 and other good and valuable consideration paid by the second party Grantee the receipt whereof is hereby acknowledged does hereby remise release and quitclaim unto the said second party Grantee forever all the right title interest claim and demand which the first party Grantor has in and to the following described parcel of land and all improvements and appurtenance thereto in LEVY County Florida to wit

Legal see attached

Physical Address 14691 NE 40th St Williston FL 32696 Parcel Number 04240003000

In Witness Whereof the said first party has signed and sealed these presents the day and year first above written sealed and delivered in the presence of

Witness Signature as to First Party Katie Byrd
Printed Name Katie Byrd

Printed address City State Zip 355 South Court Street Bronson, FL 32621

Witness Signature as to First Party Arswila Williams
Printed Name Arswila Williams

Printed address City State Zip 355 South Court Street Bronson, FL 32621

Signature of First Party Tabatha Woolley
Printed Name Tabatha Woolley
Printed address City State Zip 14691 NE 40th St Williston FL 32696

Witness Signature as to Co First Party (if applicable)

Printed Name

Printed address City State Zip

Witness Signature as to Co First Party (if applicable)

Printed Name

Printed address City State Zip

State of Florida County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of October, 20 25 by Tabatha Woolley (name of person)

Personally known or Produced Identification Type of Identification Produced Valid NY DL



DEPUTY CLERK, per F S 695 03(1)
Matt Brooks, Clerk of Court
Levy County, Florida

Notary Signature Katie Byrd
Print Type or Stamp Commissioned Name of Notary Public

Exhibit "A" to Woolley Family Lot Split Certificate

Family Lot Split – Tabatha Woolley Depicted as New Parcel "A" on the attached survey

A part of lands described in OR Book 1587 page 775 Public Records of Levy County Florida lying in Section 32 Township 12 South Range 18 East Levy County Florida being more particularly described as follows Commence at the Northwest corner of said West 1/2 of the Southeast 1/4 and run thence South 00°29'06" East along the West line of said West 1/2 of the Southeast 1/4 a distance of 2449.36 feet to the Point-of-Beginning of the herein described parcel thence continue South 00°29'06" East along said West line, a distance of 339.24 feet to the North maintained right-of-way line of N E 40th Street thence South 87°40'36" East, along said North maintained right-of-way line, a distance of 634.68 feet thence North 02°19'24" East a distance of 338.83 feet thence North 87°40'36" West a distance of 651.30 feet to the said Point-of-Beginning Containing 5.001 Acres more or less

Remnant Lot – Valerie Woolley and David Woolley Depicted as New Parcel "B" on the attached survey

A part of lands described in OR Book 1587 page 775 Public Records of Levy County Florida, lying in Section 32 Township 12 South Range 18 East Levy County Florida being more particularly described as follows Commence at the Northwest corner of said West 1/2 of the Southeast 1/4 and run thence South 00°29'06" East along the West line of said West 1/2 of the Southeast 1/4, a distance of 2088.66 feet to the Point-of-Beginning of the herein described parcel, thence continue South 00°29'06" East along said West line a distance of 360.70 feet, thence South 87°40'36" East a distance of 651.30 feet thence South 02°19'24" West a distance of 338.83 feet to the North maintained right-of-way line of N E 40th Street thence South 87°40'36" East along said North maintained right-of-way line a distance of 521.79 feet to the beginning of a tangent curve, concave Northwesterly having a radius of 150.00 feet a central angle of 93°00'36" and a chord bearing and distance of North 45°49'06" East 217.63 feet thence Northeasterly along said curve and along said maintained right-of-way line an arc distance of 243.50 feet to the end of said curve and to the West maintained right-of-way line of N E 147th Court, thence North 00°41'12" West along said West maintained right-of-way line a distance of 537.68 feet thence North 87°29'24" West a distance of 1312.33 feet to the said Point-of-Beginning Containing 15.887 Acres, more or less

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](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

[Request Next Year Installment Plan](#)

Tax Roll Property Summary								Click here for help
Account Number		04240-003-00		Type		REAL ESTATE		
Address		14691 NE 40 ST WIL		Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2019	R	2019 04240-003-00	PAID	12/2019	78.56		Tax Bill	
2020	R	2020 04240-003-00	PAID	04/2021	82.67		Tax Bill	
2021	R	2021 04240-003-00	CER SOLD	05/2022			Tax Bill	
2021	CER	2022-00001316-00	REDEEMED	06/2022	122.91		Certificate	
2022	R	2022 04240-003-00	CER SOLD	05/2023			Tax Bill	
2022	CER	2023-00001282-00	TAXDEED			6,973.62	Certificate	
2023	R	2023 04240-003-00	CER SOLD	05/2024			Tax Bill	
2023	CER	2024-00001220-00	REDEEMED	04/2025	192.84		Certificate	
2024	R	2024 04240-003-00	PAID	04/2025	2,432.04		Tax Bill	
2025	R	2025 04240-003-00	UNPAID			2,343.69	Tax Bill	



CURRENT ACCOUNT DETAILS

Account Number	2025	0424000300	Tax Bill
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PRIOR YEARS DUE, PLEASE CALL

Property Description				Owner Information		
32-12-18 0020.88 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1809 PAGE 17 AKA PARCEL D OF BATTLES DIVIS ION				WOOLLEY VALERIE WOOLLEY DAVID 85 BERKSHIRE RD WEST BABYLON,NY 11704		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	171,140			TAXES	2,441.34	
TAXABLE	171,140			TOTAL	2,441.34	
IF PAID BY:	NOV - DEC 4	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-28	MAR 1-MAR 31	
PLEASE PAY:	2,343.69	2,368.10	2,392.51	2,416.93	2,441.34	

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
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Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement

AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250044

PARCEL NUMBER: 0424000300

I Bradley Frazer hereby certify the following:

1. On this Tuesday, the 4th day of November 2025, the property owned Valerie and David Woolley, located at Parcel # 0424000300, was hand delivered a Notice of Hearing for the following violation(s) 50-718 of Levy County Code of Ordinances:

Sec. 50-718 Temporary Uses

(a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

- (1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

(a) One recreational vehicle (that is operable and has a current tag/registration in name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

(b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property.

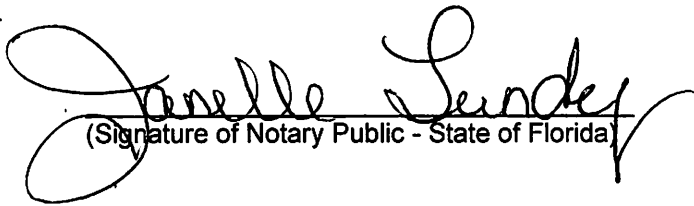
2. On this Tuesday, the 4th day of November 2025, a copy of said documents was hand delivered to Valerie Woolley at the gate entrance to the property.

FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

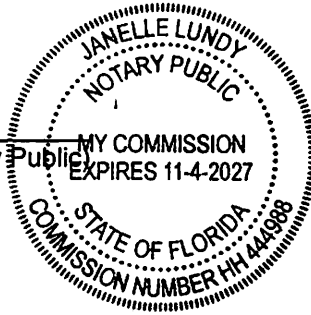
I Bradley Frazer acknowledged the foregoing instrument before me by means of
 Physical presence or online notarization, this 4th day of November, 2025


(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 _____





2024/09/20
15:29



2024/09/20
15:30



**PRIVATE
PROPERTY**
NO TRESPASSING

2025/01/14
13:33

