

CASE #: 20250043

LEVY COUNTY, FLORIDA

VS

Jeannette Hodges

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: March 25, 2025

Jeannette Hodges
PO Box 566
WILLISTON, FL 32696

An inspection of your property located at **Parcel ID 0920900200 /21-13-18 Williston Highlands golf & club EST BLK 32 lot 3** 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:

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

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten (10)** days of receiving this notice 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 from the Vacant property by **April 16th, 2025** 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.



Bradley Frazer
Code Enforcement Officer

352-614-7785 cell

AFFIDAVIT Hand Delivered Notice



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.


Jeanette A Hodges

I, Bradley Frazer, 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(b), on the day of May 8, 2025, Jeanette a Hodges received a copy of the attached Notice of Violation posted outside her fence on the dated of March 26, 2025.

3. That on the day 26 of March 2025, I posted property said papers to Jeanette A Hodges, by Hand delivered FURTHER, Affiant Saith not.


Code Enforcement Officer

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 8 of May, 2025.


Notary Signature

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



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION



DATE: February 5, 2025

Jeannette Hodges
PO Box 566
WILLISTON, FL 32696

An inspection of your property located at **Parcel ID 0920900200 /21-13-18 Williston Highlands golf & club EST BLK 32 lot 3** 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:

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

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten (10)** days of receiving this notice 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 from the Vacant property by **February 28th, 2025** will result in a Special Magistrate Hearing where daily fines can be ordered as along 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 black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer
Code Enforcement Officer

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Jeanette Hodges

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250043


I, **Janelle Lundy** 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 **February 5th 2025**, I received a copy of the attached Notice of Violation dated **February 5th 2025**

3. That on the day **5th of Februray, 2025**, I mailed said papers to **Jeanette Hodges P.O Box 566 Williston, FL 32696** by First Class Mail, U.S. Postal Service.

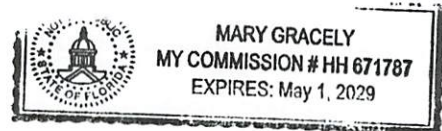
FURTHER, Affiant Saith not.


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 11th of November, 2025.


Notary Signature



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

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

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

OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.75
Total Postage and Fees \$



7640 0001 3486 7174

Recipient Name: Keanneth Hodges
Apt. No., or PO Box No.: 10 Boy 566
City, State, ZIP+4®: Clinton, 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:

Jeannette Hodges
P.O. Box 566
Welliston, FL 32696



9590 9402 8525 3186 6044 11

2. Article Number (Transfer from service label)

7019 1640 0001 3486 7179

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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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



7019 1640 0001 3486 7179

Retail



32696

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
FEB 05, 2025

\$9.68

R2304W120946-05

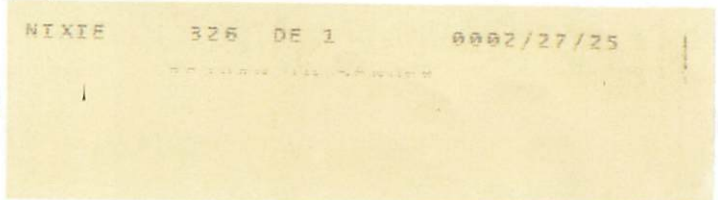
RDC 99

Jeannette Hodges
P.O. Box 566
Williston,

BB
M
2-8

return
3-13

3289630566



USPS TRACKING #



9590 9402 8525 3186 6044 11



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
Post Office Box 672
Bronson, FL 32621**



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. 20250043

Vs.

Hodges Jeanette A
Po Box 566
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:
Highlands Golf & Club
Section-21, Township-13, Range-18
Parcel Number: 09209-00-200
2. Name and address of owner/person/responsible party in charge of violation:
Hodges Jeanette A
PO Box 566
Williston, FL 32696
3. Date of violation: **February 5, 2025**
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:

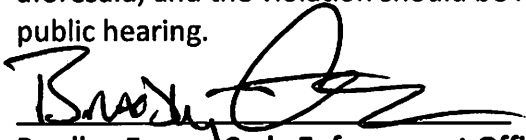
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may 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 vacant property.**
6. Date violation first observed: **February 5, 2025**
7. Date Owner/Person in charge received Notice of Violation: **First NOV February 5, 2025 returned via USPS. Second NOV posted was March 26, 2025 in front yard by fence entrance. Parcel ID 0920900200**
8. Date which violations are to be corrected: **April 16, 2025.**

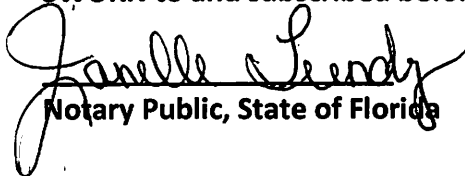
9. Date of re-inspections if applicable: **Ms. Hodges filed for the permits. No Re-inspection was done at that time.**
10. Result of inspection or re-inspection **Respondent Ms. Hodges applied from building permits to start the process for dwelling. At this time the permits are expired. I have contacted her and Building department has emailed her.**

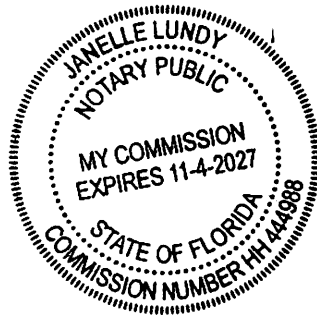
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Subdivision IV Section 50-718 Temporary 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.: 20250043

Petitioner,

VS.

Hodges Jeanette A
Po Box 566
Williston, FL 32696
Parcel ID 09209-00-200

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.

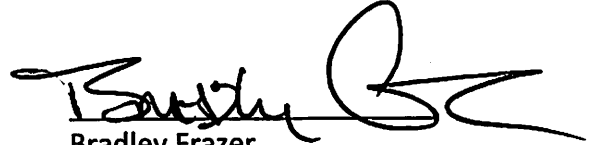
PLEASE GOVERN YOURSELF ACCORDINGLY

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



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.

Jeanette Hodges

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250043

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 **Jeanette Hodges P.O Box 566 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 4 of November, 2025.


Notary Signature

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



9589 0710 5270 0355 2242 33

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

Williston, FL 32694

- Certified Mail Fee \$5.30
- Extra Services & Fees (check box, add fee 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 Postage and Fees \$10.48

Sent To
Street and Apt. No.
City, State, ZIP+4



Jeanette Hodges
P.O. Box 566
Williston, FL 32696

See Reverse for Instructions

9589 0710 5270 0355 2242 33

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

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

Williston, FL 32696

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$1.78
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and	\$10.48



Postmark Here

Jeanette Hodges
P.O. Box 566
Williston, FL 32696

Sent To
Street and Apt. No.
City, State, ZIP+4®

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	0920900200
Location Address	
Neighborhood	WGCC East (367.01)
Legal Description*	21-13-18 WILLISTON HYLNDS GOLF & C CLUB EST BLK 32 LOT 3 OR BOOK 1709 PAGE 630 <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	WILLISTON HIGHLANDS GOLF & COUNTRY CLUB ESTS
Sec/Twp/Rng	21-13-18
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	13.7969
Acreage	0.230
Homestead	N
Ag Classification	No

[View Map](#)

Owner

Owner Name	Hodges Jeanette A 100%
Mailing Address	PO BOX 566 WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$6,000
Ag Land Value	\$6,000
Just (Market) Value	\$6,000
Assessed Value	\$6,000
Exempt Value	\$0
Taxable Value	\$6,000
Save Our Homes Benefit	\$0
Previous Year Value	\$6,000

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
-----------	---------------	----------	------------	---------	----------	-------

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$6,000

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
10/20/2023	\$6,800.00	WD	1709 630	Q	V	HAAS TIMOTHY P. & DAVID P.	HODGES JEANETTE A
8/18/2016	\$100.00	QD	1398 787	U	V	HAAS STEPHEN M	HAAS TIMOTHY P. & DAVID P.
8/18/2016	\$100.00	PR	1398 786	U	V	STEPHEN M. HAAS-PR OF HAAS CARL J	HAAS STEPHEN M, TIMOTHY P. & DAVID P.
8/19/1985	\$2,500.00	WD	255 666	Q	V	SUNDOWNER PROPERTIES INC	HAAS CARL J & ANITA

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: 3/24/2025, 7:36:26 PM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

Prepared by and return to:

Sonia Wiseman
All Florida Homes Title, LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 2023-1243

Parcel Identification No 09209-002-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20 day of October, 2023 between Timothy P. Haas, a single man, and David P. Haas, a single man, whose post office address is 55310 1st Street, Astor, FL 32102, of the County of Lake, State of Florida, Grantors, to Jeanette A. Hodges, a single woman, whose post office address is P.O. Box 566, Williston, FL 32696, of the County of Levy, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

Lot 3, Block 32, WILLISTON HIGHLANDS GOLF AND COUNTRY CLUB ESTATES, according to the plat thereof recorded in Plat Book 3, Page(s) 67, 67A through 67M, inclusive, of the Public Records of Levy County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TAMARA HEADLEY
WITNESS
PRINT NAME: Tamara Headley

[Signature]
Timothy P. Haas

[Signature]
WITNESS
PRINT NAME: James C. Herbert

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16th day of October, 2023, by Timothy P Haas.

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: Florida Drivers License



Unofficial Copy

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

WITNESS

PRINT NAME: Brian Trosky

[Signature]

David P. Haas

[Signature]

WITNESS

PRINT NAME: Dennis Spatz

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13 day of October, 2023, by David P Haas.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: FIDL


Unofficial Copy

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		09209-002-00		Type		REAL ESTATE		
Address		15671 NE 3 PL WIL		Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2013	R	2013 09209-002-00	PAID	11/2013	40.62		Tax Bill	
2014	R	2014 09209-002-00	PAID	12/2014	40.76		Tax Bill	
2015	R	2015 09209-002-00	PAID	03/2016	41.90		Tax Bill	
2016	R	2016 09209-002-00	CER SOLD	05/2017			Tax Bill	
2016	CER	2017-00003360-00	REDEEMED	04/2019	96.66		Certificate	
2017	R	2017 09209-002-00	CER SOLD	05/2018			Tax Bill	
2017	CER	2018-00003144-00	REDEEMED	04/2019	84.43		Certificate	
2018	R	2018 09209-002-00	PAID	04/2019	44.55		Tax Bill	
2019	R	2019 09209-002-00	CER SOLD	05/2020			Tax Bill	
2019	CER	2020-00003587-00	REDEEMED	04/2022	97.99		Certificate	
2020	R	2020 09209-002-00	CER SOLD	05/2021			Tax Bill	
2020	CER	2021-00002922-00	REDEEMED	04/2022	97.61		Certificate	
2021	R	2021 09209-002-00	PAID	04/2022	61.93		Tax Bill	
2022	R	2022 09209-002-00	CER SOLD	05/2023			Tax Bill	
2022	CER	2023-00003141-00	REDEEMED	12/2023	115.08		Certificate	
2023	R	2023 09209-002-00	PAID	12/2023	61.52		Tax Bill	
2024	R	2024 09209-002-00	PAID	12/2024	91.00		Tax Bill	
2025	R	2025 09209-002-00	UNPAID			109.05	Tax Bill	
							 Add to Cart	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2025	0920900200	Tax Bill
----------------	------	------------	--------------------------

Property Description				Owner Information		
21-13-18 WILLISTON HYLNDS GOLF & C CLUB EST BLK 32 LOT 3 OR BOOK 1709 PAGE 630				HODGES JEANETTE A PO BOX 566 WILLISTON,FL 32696		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		6,000		TAXES		113.59
TAXABLE		6,000		TOTAL		113.59
IF PAID BY:	NOV - DEC 4	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-28	MAR 1-MAR 31	
PLEASE PAY:	109.05	110.18	111.32	112.45	113.59	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement

AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250043

PARCEL NUMBER: 0920900200

I Bradley Frazer hereby certify the following:

1. On this Monday, the 3rd day of November 2025, the property owned by Hodges Jeanette A, located at Parcel # 0920900200, was posted with 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 Monday, the 3rd day of November 2025, a copy of said documents was posted at the property by front entrance of gated fence.

FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

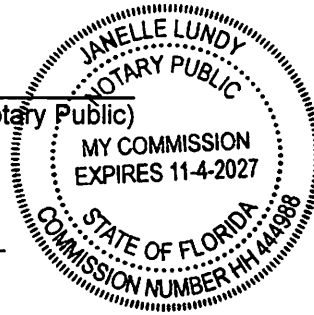
I Bradley Frazer acknowledged the foregoing instrument before me by means of Physical presence or online notarization, this 4th day of November, 2025

Janelle Lundy
(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 _____





2025/02/05
11:32



2025/03/26
11:50



2025/11/03
15:22

Levy County Planning and Zoning Department

Zoning Compliance Form

320 Mongo Street, Bronson, FL 32621

Phone: 352-486-5203 • Fax: 352-486-5405 • LCPZ@levycounty.org



Property Owner's Name Jeanette A. Hodges

Applicant, if not owner _____

Email purple sun 1301@gmail.com

Phone 727-501-0010 (cell)

Proposed Project(s) Septic, Well, Steel Home

Date of Submittal 4-17-2024

Section-Township-Range 21-13-18

Parcel # 0920900200

Acreage .23

If a building permit for a home is not applied for within six (6) months of the approved date, you must request a staff review of your zoning compliance form, which includes a \$25 fee, to ensure all information is still accurate. This could cause delays. For this reason, we recommend completing your zoning compliance form just before you are ready to start designing your home, usually three months in advance.

ARE YOU CURRENTLY WORKING WITH CODE ENFORCEMENT TO ADDRESS A VIOLATION? (Circle one): YES NO

OFFICE USE ONLY

APPROVED

DENIED FOR REASONS AS FOLLOWS:

APPROVED WITH CONDITIONS AS FOLLOWS:

OTHER AS FOLLOWS:

Nicole B...
Zoning Official (or Designee)

4 / 18 / 2024
Date

ANY CHANGES MADE OUTSIDE OF THIS COMPLIANCE DETERMINATION SHALL REQUIRE A NEW REVIEW. PLEASE CONTACT US AT 352-486-5203 WITH ANY CHANGES OR UNCERTAINTIES. PLEASE PROVIDE ENTIRE EXECUTED PACKET AT TIME OF PERMITTING. PLEASE NOTE THE LAND DEVELOPMENT CODE IS SUBJECT TO CHANGE AND IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE PROPOSED USES COMPLY WITH REGULATIONS.

APPLICANTS, IF NOT PROPERTY OWNER: PLEASE PROVIDE ENTIRE APPROVED OR DENIED FORM TO THE PROPERTY OWNER.

Disclaimer: The Planning and Zoning Department 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. The information is from the most recent information that is attainable as due to state statute all records are not preserved. All data is subject to change. We do not enforce deed restrictions and for covenants, it is the responsibility of the parcel owner, before building, to determine what restrictions are imposed.

-----OFFICE USE ONLY-----

Site Plan Required for Compliance? Yes No Site Plan Provided? Yes No
 Deed Prior to 1990 Required? Yes No Deed Provided? Yes No
 Survey Required for Certificate of Occupancy (for proposed dwelling)? Yes No

Future Land Use Designation (circle one):

Forestry/Rural Residential (F/RR) – 1 unit to 20 acres	Agricultural/Rural Residential (A/RR) – 1 unit to 10 acres
Rural Residential (RR) – 1 unit to 3 acres	Urban Low Density Residential (ULDR) – 1 unit to 1 acre
Urban Medium Density Residential (UMDR) – 5 units to 1 acre	Rural Commercial Node (RCN) (rezoning required)
Commercial*	Industrial

Shaded boxes are only permitted in the Municipal Service Districts (MSD) with services of water and sewer.

* Unless located in historically commercial areas in Gulf Hammock, Lebanon Station, Rosewood/Sumner, and the US 19 corridor between Fanning Springs and Chiefland.

Zoning Designation (circle one):

LOT, SETBACK AND HEIGHT REGULATIONS							
Zoning District	Minimum Lot Size (acres) ¹	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Building Setback (feet) ^{6,7,8,9,10}			Maximum Height (feet) ^{4,5}
				Front	Side	Rear	
F/RR ¹³	20	300	350	50	10	75	50
A/RR ¹³	10	200	300	50	10	50	35
RR	3	150	200	30	10	30	35
R-1	1 ²	100	150	25	10	25	35
R-2 ³	1	100	150	25	15	25	35
RR-3C	As platted	100	150	25	10	25	35
C-1 ³	1	100	200	30	10	25	35
C-2 ³	1	100	200	30	10	25	35
C-3 ³	1	100	200	30	10	30	50

PLEASE VISIT LEVY COUNTY MUNICODE ONLINE, CHAPTER 50, FOR MORE INFORMATION. REVISED 8/17/23 V. 3

<u>Zoning District</u>	<u>Minimum Lot Size (acres)¹</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum Height (feet)</u>
<u>C-4³</u>	<u>2</u>	<u>200</u>	<u>400</u>	<u>30</u>	<u>10</u>	<u>40</u>	<u>50</u>
<u>I³</u>	<u>1</u>	<u>200</u>	<u>200</u>	<u>20</u>	<u>10</u>	<u>40</u>	<u>40</u>
<u>RMU³</u>	<u>1</u>	<u>100</u>	<u>200</u>	<u>30</u>	<u>10</u>	<u>25</u>	<u>35</u>
<u>PF</u>	<u>¼</u>	<u>100</u>	<u>100</u>	<u>30</u>	<u>100</u>	<u>25</u>	<u>50</u>
<u>REC</u>	<u>5</u>	<u>100</u>	<u>200</u>	<u>30</u>	<u>10</u>	<u>25</u>	<u>35</u>
<u>NR-CON</u>	<u>Refer to Comprehensive Plan - Future Land Use Element</u>						
<u>PUD</u>	<u>The lot, yard and height regulations of the underlying zoning district, unless specific regulations are set forth in the PUD ordinance</u>						
Notes							
<u>¹ Except for R-2 (which allows duplexes) and R-3 (which allows multi-family dwellings), only one dwelling unit is allowed per lot, regardless of the lot size.</u>							
<u>² If central water and central sewer service are provided, the minimum lot size is reduced to ½ acre.</u>							
<u>³ May require central water and sewer service, as determined by the zoning official and the County Health Department, based on the nature and intensity of the use(s).</u>							
<u>⁴ In flood prone areas, height shall be relative to the base flood elevation. In other areas, height shall be relative to average grade at the foundation.</u>							
<u>⁵ Appurtenances (such as, but not limited to, cupolas, spires, screening for air conditioning units) may exceed the height limit to the extent permitted by the Florida Building Code.</u>							
<u>⁶ Any structure located in a coastal high-hazard area (the velocity or V-zone), as designated by the Federal Emergency Management Agency, requires a 75-foot setback from the shoreline and no beaches or dunes may be altered by development.</u>							
<u>⁷ Where the foundation of the building is irregularly shaped and is not parallel with the side lot line, the side setback may be less than the required minimum at any one point; provided that the average width of the side setback meets the required minimum.</u>							

⁸ Each corner lot shall have a side setback equal to the front setback of the adjoining lot(s) that front on the side street.

⁹ Where a lot in a non-residential zoning district abuts a lot in a residential zoning district, structures on the lot in the non-residential zoning district shall have a minimum side and rear setback equal to 1.5 times the minimum non-residential side and rear setback.

¹⁰ In residential districts on non-corner lots, accessory structures that are not attached to the principal structure may be located as close as 10 feet to the side or rear lot lines. In non-residential districts, accessory structures may be located as close as 10 feet to the rear lot line if they are fully enclosed.

¹¹ Central water service and central sewer service must be provided.

¹² 10 feet if 2-stories and 15 feet if more than 2-stories.

¹³ Any non-conforming legal lot of record that is located in a platted subdivision, zoned F/RR or A/RR, and is unable to meet the front and/or rear setbacks, may instead meet the front and/or rear setbacks of the RR zoning district.

Reason parcel is buildable (check one):

- Parent parcel. More information: _____
- Provided deed prior to 1990 or deemed Parcel of Record.
- Legal, conforming division of land: _____
- Legal, nonconforming division of land: Williston Highlands Golf & Country Club
- Other: _____

SETBACKS:

Please note, setbacks are from PROPERTY LINE to STRUCTURE. Driveway/9-1-1 designates FRONT. On parcel 5+ acres, accessories prior to principal must meet principal setbacks.

PRINCIPAL:

1. Front Yard 30 FT
2. Rear Yard 30 FT
3. Side Yards 10 FT
4. Side Street⁸ _____ FT
5. Special Setbacks _____ FT

ACCESSORY:

Accessory prior to Principal? (Sec. 50-679 (b)) Yes No
Cannot be in front yard unless 5+ acres

- FRONT SETBACK IS SAME AS PRINCIPAL FOR ZONING DISTRICT
- SIDE STREET SETBACK⁸, IF APPLICABLE, SAME AS FRONT SETBACK
- 10FT SIDES AND REAR UNLESS OTHERWISE NOTED

3. Lot Coverage
Maximum Permitted 25 %

4. Height Limitation
Maximum Permitted 35 Ft.

5. Access Requirements
Does the subject property appear to meet minimum access requirements? Yes No
For verification, please contact Road Department 352-486-5124 or FDOT 352-493-6075.

6. Basin Management Action Plan (BMAP)
Is this parcel in the BMAP, area? Yes No
Per state law, effective July 1st, 2023, parcels one acre or less in the BMAP area require a special septic system.
Please contact the Health Department at 352-486-5301 for more information.

7. Is this parcel in the Coastal Protection Zone? Yes No

Does the proposed development or use require additional approval from other state agencies, such as but not limited to (circle all that apply):

- 1. Appropriate Water Management District – water well
- 2. Army Core of Engineers
- 3. Department of Environmental Protection (Levy County Department of Health) – septic tank
- 4. Department of Business and Professional Regulation, Division of Hotels and Restaurants
- 5. Department of Agriculture and Consumer Services
- 6. Other: _____

Commercial Requirements (see attachments)

1. Development Review
Required: Yes No

If it is yes, please schedule an appointment with the Development Review Committee to review your project.

FLOOD ZONE DETERMINATION TO BE COMPLETED AT PERMITTING

I, the undersigned, have determined the building site to be located: inside _____ outside _____
a **Special Flood Hazard Area** according to the National Flood Insurance Rate Map.

FIRM Map Date: _____ FIRM Map Panel Number: _____

Flood Zone _____ F.I.R.M. Elevation _____ Ft. Min. Finish Floor Elevation _____ Ft

High. Adj. Grade _____ / First Habitable Floor _____ / Bottom of Lowest Horizontal Member

Flood Plain Manager (or Designee) _____ / _____ / 20____
Date