

**CASE #: 20250042**

**LEVY COUNTY, FLORIDA**

**VS**

**Adam and Mary Lipscomb**

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 05/01/2025

#### Plaintiff Information

Name Court Varnon Phone 3524408663 Email courtvarnon@icloud.com  
Street Address 7471 Sw 123rd Terrace City \_\_\_\_\_ State Florida FL ZIP \_\_\_\_\_  
Plaintiff signature \_\_\_\_\_ *CV*

#### Property Owner Information

Name Lipscomb Adam + Mary Phone \_\_\_\_\_ Email \_\_\_\_\_  
Street Address 7696 SW. 123rd Terrace City \_\_\_\_\_ State Florida ZIP 32625  
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 0903010533  
911 Address \_\_\_\_\_  
Description of complaint see email

#### Office Use Only

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

*Repeat*  
*11-22-24*  
*8-31-20*

## Penny Hilligoss

---



**From:** Courtney Varnon <courtvarnon@icloud.com>  
**Sent:** Thursday, May 1, 2025 1:12 PM  
**To:** Penny Hilligoss  
**Subject:** Re: Complaint form  
**Attachments:** Levy County Code Enforcement Division Complaint Form - Code Enforcement Complaint Form (PDF).pdf

complaint will not fit in spot.

There is an ongoing issue with trash accumulation and suspected illegal activity on the property. The structure appears to have no power or utilities and is being occupied in unsafe conditions. This poses a serious health and safety risk, especially with children in the area. The situation is worsening and needs immediate attention.

On Apr 30, 2025, at 3:56 PM, Penny Hilligoss <Hilligoss-Penny@levycounty.org> wrote:

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.

Good afternoon,

I have attached the complaint form for you to fill out. Please let me know if you need anything else or have any questions.

*Thank you,  
Penny Hilligoss*

*Administrative Assistant  
Levy County Code Enforcement  
622 E Hathaway  
Bronson, FL 32621  
Phone: 352-486-5541*

<image001.jpg>

Under Florida law, email addresses are public records. Your e-mail communications may therefore be subject to public disclosure. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone. The information contained in this email may be privileged and confidential information intended

only for the entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, copying or taking action in reliance upon this email is strictly prohibited. If you have received this email in error, please immediately notify the sender and delete this email entirely.

<Levy County Code Enforcement Division Complaint Form - Code Enforcement Complaint Form (PDF).pdf>

LEVY COUNTY CODE ENFORCEMENT DIVISION



**NOTICE OF CODE VIOLATION**

**Lipscomb Adam  
Lipscomb Mary  
7696 SW 123RD TER  
CEDAR KEY, FL 32625**

DATE: May 27, 2025

An inspection of your property located at **Parcel ID 0903010533** was made on multiple occasions over the last 15 days. This inspection revealed the following violation of Levy County Code: Sections **34-40, 34-41** which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, including:

**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.

(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.

(2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

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

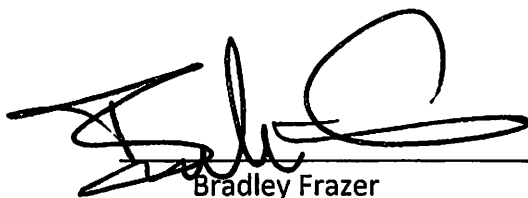
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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:

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, all junk/property out in the open and the two unserviceable vehicles off the vacant lot by **June 13, 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. Cell 352-614-7785. Thank you for your prompt attention to this matter.



Bradley Frazer  
Code Enforcement Officer

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**  
**Adam and Mary Lipscomb**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250042**

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 May 28<sup>th</sup>, 2025, I received a copy of the attached Notice of Code Violation dated May 27<sup>th</sup> 2025

3. That on the day 28<sup>th</sup> of May, 2025, I mailed said papers to Adam and Mary Lipscomb 7696 SW 123<sup>rd</sup> Ter Cedar Key, FL 32625 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:



9589 0710 5270 0355 2296 65

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

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

Cedar Key, FL 32625

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<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 \$0.73

Total Postage and Fees \$5.58

BRONSON POST OFFICE  
MAY 28 2025  
32621-USPS

0810 05  
Postmark  
05/28/2025

Sent To  
Adam + Mary Lipscomb  
Street and Apt. No., or PO Box No.  
7696 SW 123rd Ter  
City, State, ZIP+4®  
Cedar Key, FL 32625

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

**CERTIFIED MAIL**



9589 0710 5270 0355 2296 65

Retail



32625

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
BRONSON, FL 32621  
MAY 28, 2025

**\$9.68**

R2304W120946-05

*Adam Lipscomb +  
Mary Lipscomb  
7696 SW 123rd Ter  
Cedar Key, FL 32625*

*NO ACC  
5-30*

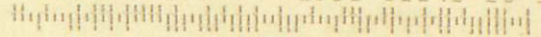
*M*

*U/N*

NIXIE 326 DE 1 0007/03/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32621067272 \*1538-02242-28-39



32621067272  
32621067272

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR POSTAL USE

**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:  
*Adam + Mary Lipscomb*  
*7696 SW 123<sup>rd</sup> Ter*  
*Cedar Key, FL 32625*



9590 9402 8707 3310 3373 61

2. Article Number (Transfer from service label)

**9589 0710 5270 0355 2296 65**

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
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |

Domestic Return Receipt

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

## 9589071052700355229665

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

#### Delivery Attempt

- Reminder to Schedule Redelivery of your item  
June 5, 2025

#### Notice Left (No Authorized Recipient Available)

CEDAR KEY, FL 32625  
May 31, 2025, 10:25 am

#### No Access to Delivery Location

CEDAR KEY, FL 32625  
May 30, 2025, 11:38 am

#### Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER  
May 28, 2025, 7:43 pm

#### Departed Post Office

BRONSON, FL 32621  
May 28, 2025, 4:07 pm

#### USPS in possession of item

Feedback

BRONSON, FL 32621  
May 28, 2025, 2:28 pm

Hide Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Feedback

## Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Lipscomb Adam  
Lipscomb Mary  
7696 SW 123RD TER  
CEDAR KEY, FL 32625

DATE: August 25, 2025

An inspection of your property located at **Parcel ID 0903010533** was made on multiple occasions over the last 15 days. This inspection revealed the following violation of Levy County Code: Sections **34-40, 34-41** which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, including:

**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:

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- (1) In enclosed litter receptacles.

(2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

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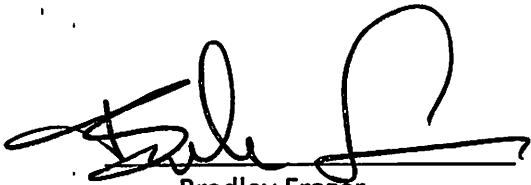
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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:

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 remove all junk out in the open and the unserviceable vehicles off the lot by **September 29, 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. Cell 352-614-7785. Thank you for your prompt attention to this matter.



Bradley Frazer

Code Enforcement Officer

**AFFIDAVIT Posting On Property Notice of Violation**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Adam and Mary Lipscomb



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 August 25, 2025, Adam and Mary Lipscomb received a copy of the attached Notice of Violation posted outside His/her property on the dated of August 25, 2025.

3. That on the day 25 of August, 2025, I posted the property said papers to Adam and Mary Lipscomb, by posting the front of the property. 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 26 of August, 2025.

  
Notary Signature

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





# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250042

Petitioner,

Vs.

Lipscomb Adam  
Lipscomb Mary  
7696 SW 123<sup>rd</sup> TER  
Cedar Key, FL 32625

Respondent.

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## STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Location/address of violation in Levy County, Florida:  
**Cedar Key Heights**  
**Section-35, Township-14, Range-13**  
**Parcel Number: 09030-10-533**
2. Name and address of owner/person/responsible party in charge of violation:  
**Lipscomb Adam**  
**Lipscomb Mary**  
**7696 SW 123<sup>rd</sup> TER**  
**Cedar Key, FL 32625**
3. Date of violation: **May 2, 2025**
4. Code Section violated: **34-40**

## **Sec. 34-40 Prohibited generally**

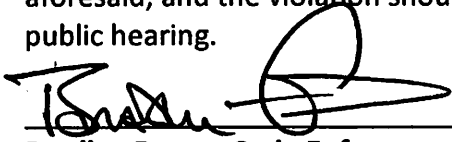
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- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- 1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore
5. Description of Violation: Throughout out property items/junk are everywhere not in receptacles or a enclosures
6. Date violation first observed: **May 2, 2025**
7. Date Owner/Person in charge received Notice of Violation: **August 25, 2025 Adam Lipscomb received a Notice of Violation at his property posted in front yard. Parcel ID 0903010533**
8. Date which violations are to be corrected: **September 29, 2025.**
9. Date of re-inspections if applicable: **September 29, 2025**
10. Result of inspection or re-inspection **Respondent Girlfriend was the only cleaning the property. Due to the volume of the items/ junk on the property I gave another month for the property to come into compliance**

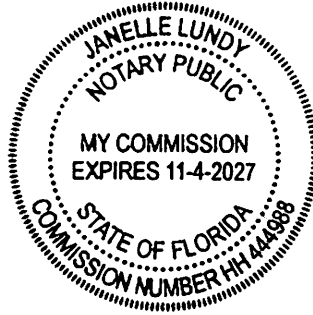
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Subdivision IV Section 50-718 Temporary 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.: 20250042

Petitioner,

VS.

Lipscomb Adam  
Lipscomb Mary  
Cedar Key, FL 32625  
Parcel ID 09030-10-533

Respondent,

---

**NOTICE OF HEARING**

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

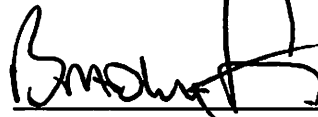
**PLEASE GOVERN YOURSELF ACCORDINGLY**

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.**  
**Adam and Mary Lipscomb**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250042**

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

3. That on the day 4<sup>th</sup> of November, 2025, I mailed said papers to Adam and Mary Lipscomb 7696 SW 123<sup>rd</sup> Ter Cedar Key, FL 32625 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:



# Levy County, FL

## Hurricane Damage Form

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

Hurricane Damage Form

### Summary

**ParcelID** 0903010533  
**Location** 7696 SW 123 TER  
**Address(es)**  
**Neighborhood** 02.00 (2)  
**Legal Description\*** 35-14-13 CEDAR KEY HTS SEC B BLK 105 LOTS 33 THRU 36 OR BOOK 1478 PAGE 293  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
**LandUse** MOBILE HOME (0200)  
**SubdivisionName** CEDAR KEY HEIGHTS SEC B  
**Sec/Twp/Rng** 35-14-13  
**Tax District** SUWANNEE RIVER WT (District SR)  
**Millage Rate** 13.8996  
**Acreage** 0.24  
**Homestead** Yes  
**Ag Classification** No

[View Map](#)

### Owner

**Owner Name** Lipscomb Adam 100%  
 Lipscomb Mary 100%  
**Mailing Address** 7696 SW 123RD TER  
 CEDAR KEY, FL 32625

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2025 Final Value Summary
Building Value	\$43,281
Extra Features Value	\$0
Market Land Value	\$4,629
Ag Land Value	\$4,629
Just (Market) Value	\$47,910
Assessed Value	\$24,090
Exempt Value	\$24,090
Taxable Value	\$0
Save Our Homes Benefit	\$23,820
Previous Year Value	\$46,683

### Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
24090	0					

**Building Information**

<b>Building</b>	1	<b>Roof Cover</b>	ASPHALT/COMP SHG
<b>Actual Area</b>	702	<b>Heating Type</b>	FORCED AIR DUCTED
<b>Conditioned Area</b>	672	<b>Air Conditioning</b>	CENTRAL
<b>Actual Year Built</b>	1997	<b>Baths</b>	2
<b>Effective Year Built</b>	1998		
<b>Use</b>	MOBILE HOME 1		
<b>Exterior Wall</b>	VINYL SIDING		
<b>Roof Structure</b>	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	672	672
DECK	0	30
<b>Total SqFt</b>	<b>672</b>	<b>702</b>

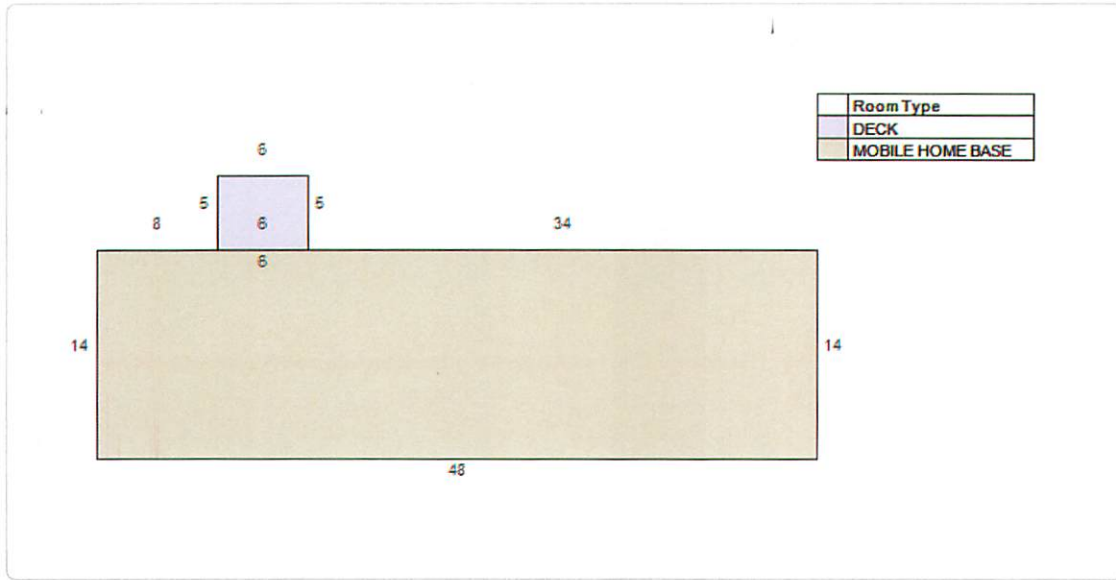
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	0.23	AC	\$4,629

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
12/17/2018	\$0.00	QD	<a href="#">1478</a> <a href="#">293</a>	U	I	LIPSCOMB ADAM & MARY	LIPSCOMB ADAM
1/17/2017	\$28,000.00	WD	<a href="#">1445</a> <a href="#">28</a>	Q	I	DYNAMIC GROWTH INC	LIPSCOMB ADAM & MARY
10/10/2012	\$30,000.00	QD	<a href="#">1274</a> <a href="#">378</a>	U	I	FUNK WALTER CHARLES	DYNAMIC GROWTH INC
6/27/2012	\$44,400.00	WD	<a href="#">1265</a> <a href="#">778</a>	U	I	MORGAN PATRICA	FUNK WALTER
1/9/2012	\$100.00	QD	<a href="#">1252</a> <a href="#">923</a>	U	I	JENSEN POLLY	DYNAMIC GROWTH INC
11/28/2011	\$30,000.00	WD	<a href="#">1253</a> <a href="#">682</a>	Q	I	DYNAMIC GROWTH INC	MORGAN PATRICA
10/7/2010	\$30,000.00	WD	<a href="#">1214</a> <a href="#">215</a>	U	I	DYNAMIC GROWTH INC	JENSEN POLLY
8/28/2009	\$100.00	QD	<a href="#">1173</a> <a href="#">542</a>	U	I	GREGORY WILLIAM	DYNAMIC GROWTH INC
5/1/2005	\$31,500.00	WD	<a href="#">948</a> <a href="#">460</a>	Q	I	DYNAMIC GROWTH INC	GREGORY WILLIAM
4/1/1999	\$100.00	QD	<a href="#">885</a> <a href="#">99</a>	U	I	RYAN WILLIAM MARK	DYNAMIC GROWTH INC
4/1/1999	\$16,000.00	QD	<a href="#">863</a> <a href="#">72</a>	U	I	RYAN WILLIAM MARK	DYNAMIC GROWTH INC

**Building Sketch**



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Extra Features, 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.  
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Last Data Upload: 11/3/2025, 7:38:54 PM

Contact Us

Developed by  
 SCHNEIDER  
GEOSPATIAL

**JIT CLAIM DEED**

Return to: (enclose self-addressed stamped envelope)

me: Robert C. Helms  
address: 1812 Ireland Ct.  
Allen, TX 75002

is Instrument Prepared by:  
me: Mary and Adam Lipscomb  
address: 7696 SW 123<sup>rd</sup> Terr  
Cedar Key, FL 32625

to Number(s):

Correctory Deed

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This **Quit Claim Deed**, Made the 17<sup>th</sup> day of December, 2018, by Adam Lipscomb and Mary Lipscomb, first party, to Adam Lipscomb and Mary Lipscomb, Joint Tenants with Rights of Survivorship, whose post office address is 7696 SW 123<sup>rd</sup> Terr, Cedar Key, FL 32625, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the first party, for and in consideration of the sum of \$ 10.00

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to-wit:

35-14-13 Cedar Key Hts Sec B B1K  
105 Lots 33 thru 36 or Book ~~1274~~ 1445  
Page ~~378~~ 28  
Together with a 1997 Singlewide mobile home

**To Have and to Hold**, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Melinda Bass  
Witness Signature (as to first Grantor)  
Melinda Bass  
Printed Name  
Shannan P. Medders  
Witness Signature (as to first Grantor)  
SHANNAN P. MEDDERS  
Printed Name  
Witness Signature (as to Co-Grantor, if any)  
Printed Name  
Witness Signature (as to Co-Grantor, if any)  
Printed Name

Adam Lipscomb  
Grantor Signature  
Adam Lipscomb  
Printed Name  
7696 SW 123<sup>rd</sup> Terr Cedar Key FL 32625  
Post Office Address  
Mary Jo Lipscomb  
Co-Grantor Signature, (if any)  
Mary Jo Lipscomb  
Printed Name  
7191 NW 25<sup>th</sup> St Chiefland FL 32626  
Post Office Address

STATE OF FLORIDA  
COUNTY OF LEVY  
MARY LIPSCOMB AND ADAM LIPSCOMB

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: FL Drivers Licenses

Witness my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of December, 2018  
Shannan P. Medders  
Notary Signature  
SHANNAN P. MEDDERS  
Printed Name




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								<a href="#">Click here for help</a>
Account Number	09030-105-33			Type	REAL ESTATE			
Address	<a href="#">7696 SW 123 TER</a>			Status				
Sec/Twn/Rng	Subdivision							
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">2012</a>	CER	2013-01003144-00	REDEEMED	11/2013	556.84		<a href="#">Certificate</a>	
<a href="#">2013</a>	R	2013 09030-105-33	PAID	12/2013	445.10		<a href="#">Tax Bill</a>	
<a href="#">2014</a>	R	2014 09030-105-33	CER SOLD	05/2015			<a href="#">Tax Bill</a>	
<a href="#">2014</a>	CER	2015-00003053-00	REDEEMED	01/2018	2,216.70		<a href="#">Certificate</a>	
<a href="#">2015</a>	R	2015 09030-105-33	CER SOLD	05/2016			<a href="#">Tax Bill</a>	
<a href="#">2015</a>	CER	2016-00003295-00	REDEEMED	08/2017	641.57		<a href="#">Certificate</a>	
<a href="#">2016</a>	R	2016 09030-105-33	CER SOLD	05/2017			<a href="#">Tax Bill</a>	
<a href="#">2016</a>	CER	2017-00003155-00	REDEEMED	08/2017	562.30		<a href="#">Certificate</a>	
<a href="#">2017</a>	R	2017 09030-105-33	PAID	01/2018	466.06		<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 09030-105-33	PAID	12/2018	620.48		<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 09030-105-33	PAID	02/2020	518.77		<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 09030-105-33	PAID	04/2021	410.97		<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 09030-105-33	PAID	03/2022	399.00		<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 09030-105-33	PAID	02/2023	395.01		<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 09030-105-33	CER SOLD	05/2024			<a href="#">Tax Bill</a>	
<a href="#">2023</a>	CER	2024-00002849-00	REDEEMED	04/2025	499.39		<a href="#">Certificate</a>	
<a href="#">2024</a>	R	2024 09030-105-33	PAID	04/2025	410.97		<a href="#">Tax Bill</a>	
<a href="#">2025</a>	R	2025 09030-105-33	UNPAID			543.36	<a href="#">Add to Cart</a>  <a href="#">Tax Bill</a>	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2025	0903010533	<a href="#">Tax Bill</a>
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Property Description	Owner Information
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35-14-13 CEDAR KEY HTS SEC B BLK 105 LOTS 33 THRU 36 OR BOOK 147 8 PAGE 293		LIPSCOMB ADAM LIPSCOMB MARY 7696 SW 123RD TER CEDAR KEY,FL 32625				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	24,090	TAXES	566.00			
TAXABLE	0	TOTAL	566.00			
WATER EX	24,090					
HOMESTD	24,090					
IF PAID BY:	NOV - DEC 4	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-28	MAR 1-MAR 31	
PLEASE PAY:	543.36	549.02	554.68	560.34	566.00	
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: 20250042

PARCEL NUMBER: 0903010533

I Bradley Frazer hereby certify the following:

1. On this Monday, the 3rd day of November 2025, the property owned by Lipscomb Adam and Mary, located at Parcel # 0903010533, was posted with a Notice of Hearing for the following violation(s) 34-40 of Levy County Code of Ordinances:

### 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.

- (b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore

2. On this Monday, the 3rd day of November 2025, a copy of said document was posted in front yard by fence entrance.

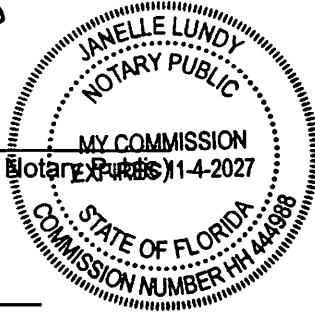
FURTHER AFFIDAVIT SAYETH NAUGHT.

  
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 \_\_\_\_\_



2025/05/02  
10:25



2025/05/02  
10:24





2025/08/25  
13:23



9-29-2025.

12:51 pm



2025/09/29  
12:51



2025/09/29  
12:51

