

CASE #: 20250020

LEVY COUNTY, FLORIDA

VS

Jeffrey W Cary

Judy M Cary



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 2025-0020

Petitioner,

Vs.

**Cary Jeffrey W
Cary Judy M
PO BOX 664
Dunnellon, FL 34430**

RE: Parcel ID: 0378701500

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:
**10250 SE 136 TER
Dunnellon, FL 34430
Parcel ID: 03787-015-00**
2. Name and address of owner/person/responsible party in charge of violation:
**Cary Jeffrey W
Cary Judy M**

**PO BOX 664
Dunnellon, FL 34430**

- 3. Date of violation: April 21, 2025**
- 4. Code Section(s) violated: 34-40, 34-41**

Sec.-34-40 Prohibited Generally

- (a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:
 - (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
 - (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
 - (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
 - (4) Accumulations of vegetative wastes in agricultural districts and forestry.
- (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.

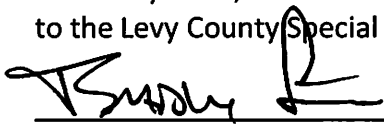
(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following:

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

(2) Vehicles stored within a completely enclosed building.

5. Date violation first observed: **October 9, 2025**
6. Date Owner/Person in charge received Notice of Violation: **A certified letter, I Bradley Frazer hand delivered to Ms. Cary on October 14, 2025 on her property.**
7. Date which violations are to be corrected: **November 28, 2025**
8. Date of re-inspections if applicable: **November 18, 2025**
9. Result of inspection or re-inspection: **Eleven days before NOV to be corrected, I met with Ms. Cary to check progress on property and discussed what was needed for the property to be in compliance. Upon, and since, re-inspection I have made several attempts to meet with Ms. Cary to observe progress of compliance.**
10. Description of Violation: **Trash scattered throughout the property in different loctions, there are two unserviceable vehicles located in side yard.**

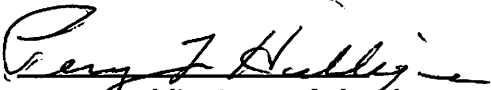
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances' Sec 34-40 and 34-41. Attempts to secure compliance with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



Bradley Frazer, Code Enforcement Officer

6-4-2026
Date

SWORN to and subscribed before me on this 4th day of June, 2026.



Notary Public, State of Florida





NOTICE
This gate is closed for the safety of the public. Please do not attempt to force your way through. If you have a valid reason for needing access, please contact the property owner at [phone number].

2025/10/08
11:44



2025/10/09
10:02



2025/10/09
10:04



2025/10/09
10:04



2025/10/09
10:05



2025/10/09
10:05



2025/10/09
10:06



2025/10/09
10:07



2025/10/09
10:07

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Cary Jeffrey W
Cary Judy M
PO BOX 664
Dunnellon, FL 34430

DATE: October 14, 2025

RE: 10250 SE 136th Ter
Dunnellon, FL 34431
Parcel ID 0378701500

An inspection of your property located at **Parcel ID 0378701500/10250 SE 136th Ter** was made on **21 April 2025**. 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; see below for reference:

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.

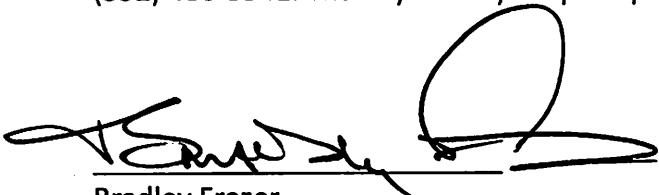
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle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

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 that is to be taken so that the violations can be resolved. All junk and unserviceable/unregistered vehicles out in the open and must be removed by **November 28, 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
Levy County, Florida

AFFIDAVIT Hand Delivered Notice

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

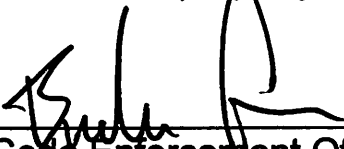
Cary Jeffery W and Cary Judy M

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 **October 14, 2025**, Judy M Cary received a copy of the attached Notice of Violation on the dated of **October 14, 2025**.

3. That on the day **14th of October 2025**, I Hand delivered said NOV papers to **Judy M Cary 10250 SE 136th Ter, Dunnellon FL 34431**, by Hand delivered at the front gate entrance to her 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 29 of May, 2026.



Notary Signature

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





2025/11/18
10:37



2025/11/18
10:37



2025/11/18
10:40

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Code Case No.: 20250020

Petitioner,

VS.

**Cary Jeffery W
Cary Judy M
PO BOX 664
Dunnellon, FL 34430**

Parcel ID 0378701500

Respondent,

NOTICE OF HEARING

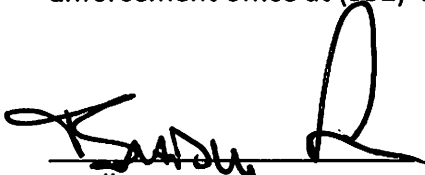
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **34-40, 34-41**; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 17th of June, 2026 at 9:30 a.m.**, at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

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

**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.

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

Bradley Frazer

Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Jeffery and Judy Cary

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250020

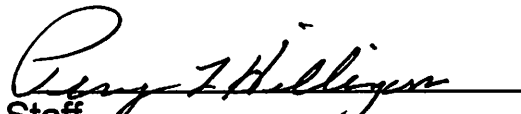
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **June 2, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **June 17, 2026**

3. That on the day **2nd of June, 2026**, I mailed said papers to **Jeffery and Judy Cary PO Box 664 Dunnellon, FL 34430** 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 3rd of June, 2026.


Notary Signature

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



AFFIDAVIT Posting On Property Notice of Hearing



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Jeffrey W Cary and Judy M Cary

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 28rd day of May, 2026, **Jeffrey W Cary and Judy M Cary**, received a copy of the attached Notice of Hearing posted outside His/her fence on the date of **May 28, 2026.**

3. That on the 28rd day of May 2026, I posted the property said papers to **Jeffrey W Cary and Judy M Cary**, by posting the front of the property entrance by fence.

FURTHER, Affiant Saith not.

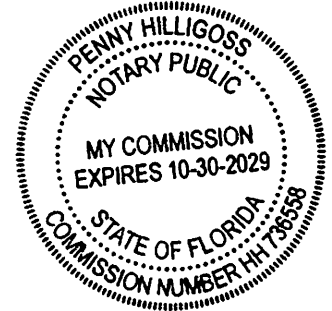

Code Enforcement Officer

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 28th day of May 2026.


Notary Signature

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





ELLE ANES

LITTLE FARM

11:13 AM

5-29-26 11:13 AM BT

Levy County, FL

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 0378701500
 Location Address 10250 SE 136 TER
 DUNNELLO
 Neighborhood 05.00 (5)
 Legal Description* 13-15-17 0010.00 ACRES TRACT IN W1/2 OF NE1/4 -AKA PARCEL 7 CHRIS ACRES- OR BOOK 1546 PAGE 582
 *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 MOBILE HOME (0200)
 Subdivision N/A
 Sec/Twp/Rng 13-15-17
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 13.7969
 Acreage 10.000
 Homestead Y
 Ag Classification No

[View Map](#)

Owner

Owner Name Cary Jeffrey W 100%
 Cary Judy M 100%
 Mailing Address PO BOX 664
 DUNNELLO, FL 34430

Trim Notice

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

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2025 Preliminary Value
	Summary
Building Value	\$41,933
Extra Features Value	\$6,499
Market Land Value	\$116,600
Ag Land Value	\$116,600
Just (Market) Value	\$165,032
Assessed Value	\$126,221
Exempt Value	\$55,722
Taxable Value	\$70,499
Save Our Homes Benefit	\$38,811
Previous Year Value	\$146,500

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
25000	25722	5000				

Building Information

Building	1	Roof Cover	GALV METAL
Actual Area	986	Heating Type	FORCED AIR DUCTED
Conditioned Area	858	Air Conditioning	CENTRAL
Actual Year Built	1994	Baths	2
Effective Year Built	1994		
Use	MOBILE HOME 1		
Exterior Wall	ALUMINUM SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	858	858
UNFINISHED OPEN PORCH	0	128
Total SqFt	858	986

Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	24	16	0	384
POLE BARN F-2-A	1	0	0	0	1020

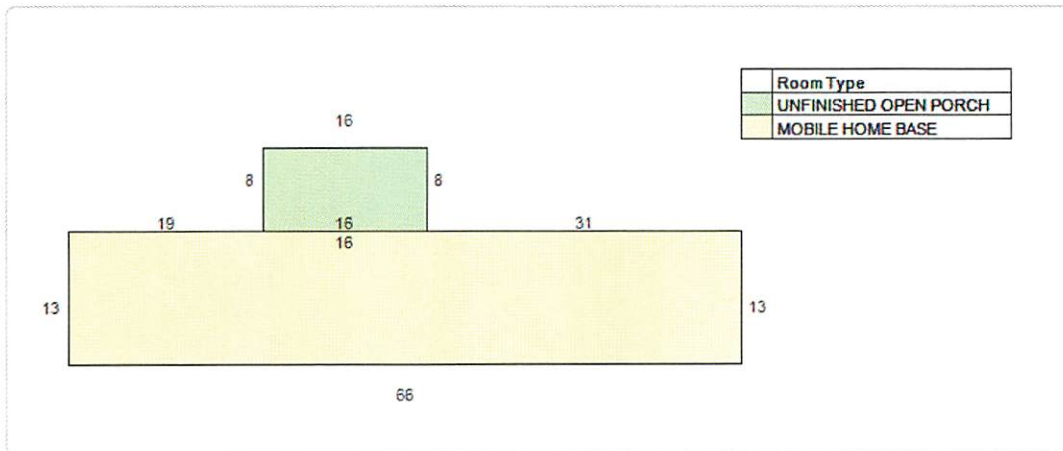
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	10	AC	\$116,600

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
8/14/2020	\$100.00	QD	1546 582	U	I	CARY JEFFREY W	CARY JEFFREY W
10/1/2001	\$60,000.00	RP	761 84	Q	I	PELLETIER PAUL R ET AL	
5/1/1990	\$25,000.00	WD	389 103	U	V		

Building Sketch



Map



No data available for the following modules: 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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[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

QUIT CLAIM DEED

Return to:

Name: Jeffrey and Judy Cary
Address: P.O. Box 664, Dunnellon, FL 34431

This instrument prepared by:

Name: Butler Multi Service LLC, Aida L. Hernandez
Address: 20372 E Pennsylvania Ave., Suite J, Dunnellon, FL 34432

The preparer of this instrument has not examined title and makes no representation of warranties as to the quality of land conveyed by the instrument or status of the title conveyed by this instrument. Clerical services are provided informing parties we are not Attorneys, Paralegal, nor a Title Co. Parties involved have provided details for instrument to be prepared and therefore releases the preparer of any liability and they will be liable for all matters, if any, arising from this transaction.

Parcel Identification: **03787-015-00**

This Quit Claim Deed, Made the 14 day of August, 2020, by **JEFFREY W. CARY, aka Jeff Cary**, a married man, first party, to **JEFFREY W. CARY and JUDY M. CARY**, husband and wife, whose post office address is 10250 SE 136 Terrace, Dunnellon, FL 34431, second party.

(Wherever used herein the terms "first party" and "second party" includes 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** (Ten and no/100), 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:

PARCEL #7, CHRIS ACRES, an unrecorded subdivision in Section 13, Township 15 South, Range 17 East, Levy County, Florida, being further described as follows:

For a Point of Reference, commence at the SE corner of Section 12, Township 15 South, Range 17 East; thence run N 00 deg. 17' 34" E, along the East line of Section 12, a distance of 209.52 feet; thence N 89 deg. 25' 17" W, 1415.86 feet; thence S 23 deg. 27' 42" W, 904.39 feet; thence S 00 deg. 12' 40" W, 509.70 feet to the POB; thence continue S 00 deg. 12' 40" W, 505.22 feet; thence N 89 deg. 23' 17" W, 859.81 feet; thence N 00 deg. 12' 40" E, 505.22 feet; thence S 89 deg. 23' 17" E, 859.81 feet to close on the POB.

TOGETHER with a 1994 NOBI Singlewide Mobile Home S/N #N15303

*Situs is 10250 SE 136 Terrace, Dunnellon, FL 34431
Subject to all restrictions, reservations, easements and covenants of record, if any.*

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:

Philip Hernandez
WITNESS - as to Grantor(s)

Philip Hernandez of Dunnellon, FL

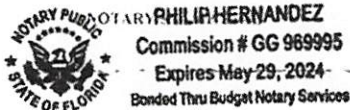
Jeffrey W. Cary
GRANTOR - Jeffrey W. Cary of

Aida L. Hernandez
WITNESS - as to Grantor(s)

Aida L. Hernandez of Dunnellon, FL

STATE OF FLORIDA / COUNTY OF MARION

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, appeared JEFFREY W. CARY, by means of physical presence, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person(s) provided a Florida Driver License as identification.



Witness my seal this 14 day of August, 2020

Notary Philip Hernandez

Philip Hernandez
WITNESS - as to Grantee(s)

Philip Hernandez of Dunnellon, FL

Jeffrey W. Cary
GRANTEE - Jeffrey W. Cary of

Aida L. Hernandez
WITNESS - as to Grantee(s)

Aida L. Hernandez of Dunnellon, FL

Judy M. Cary
CO-GRANTEE - Judy M. Cary of

STATE OF FLORIDA / COUNTY OF MARION

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, appeared JEFFREY W. and JUDY M. CARY, by means of physical presence, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said person(s) provided a FL Driver License as identification.

NOTARY STAMP SEAL



Witness my seal this 14 day of August, 2020

Notary Philip Hernandez

Tax Bill Detail

Property Tax Account: 03787-015-00
CARY JEFFREY W

Year: 2025
Tax District: SW

Bill Number: 14817
Property Type: Real Estate
Owner: CARY JEFFREY W

MAILING ADDRESS:
 CARY JEFFREY W
 CARY JUDY M
 PO BOX 664
 DUNNELLON FL 34430

PROPERTY ADDRESS:
 10250 136
 DUNNELLON

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$592.20	\$592.20	\$0.00
Levy School Board General Fund	3.0840	\$284.88	\$284.88	\$0.00
Levy School Board Capital Outlay	1.5000	\$138.56	\$138.56	\$0.00
Levy School Board Basic Discretionary	0.7480	\$69.09	\$69.09	\$0.00
Southwest Florida Water Mgmt	0.1831	\$12.39	\$12.39	\$0.00
TOTAL	14.2651	\$1,097.12	\$1,097.12	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$192.00	\$192.00	\$0.00
Solid Waste (BOCC)	\$111.36	\$111.36	\$0.00
Fire Tax - FM (BOCC)	\$266.88	\$266.88	\$0.00
TOTAL	\$570.24	\$570.24	\$0.00

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

Payment Options

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