

CASE #: 2026-0030

LEVY COUNTY, FLORIDA

VS

Rayl William Jr.

LEVY COUNTY CODE ENFORCEMENT DIVISION

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

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

Telephone: 352-486-5541

COMPLAINT FORM

Authority: Levy County Land Development Code: Chapter 50, Division 2, Administration and Enforcement

Date 3-3-26

Plaintiff Information

Name JAMES JONES Phone 352 231 5618 Email _____
Street Address 1671 NE 136 CT City Williston State Florida ZIP _____
Plaintiff signature [Signature]

Property Owner Information

Name William Rayl Phone _____ Email _____
Street Address _____ City _____ State Florida ZIP _____
Property owner signature [Signature]

Tenant Information

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

Legal Description

Subdivision name _____ Lot _____ Block _____ Section _____
Township _____ Range _____ Parcel Account 0981300800
911 Address _____
Description of complaint RV -

Office Use Only

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



2026/03/31
11:23



2026/03/31
11:23





LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 2026-0030

Petitioner,

Vs.

Rayl William JR
1671 NE 126th CT
Williston, FL 32696

RE: Parcel ID: 0981300800

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:

13-13-17 Williston Highlands unit 14 BLK 16 lot 9
Parcel ID: 09813-008-00

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

Rayl William JR
1671 NE 126th CT
Williston, FL 32696

3. Code Section(s) violated: **34-40 and 50-718**

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 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.

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.

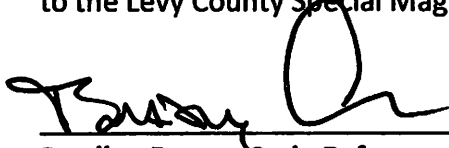
- (1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:
 - (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) 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

4. Date of violation: **March 3, 2026**
5. Date violation first observed: **March 3, 2026**
6. Date Owner/Person in charge received Notice of Violation: **5th day of March 2026 NOV was hand delivered to Mr. Rayl on property.**
7. Date which violations are to be corrected: **March 31, 2026**
8. Date of re-inspections if applicable: **March 31, 2026**
9. Result of inspection or re-inspection: **Recreational vehicles still on vacant property. Trash is throughout property in the open.**
10. Description of Violation: **Multiple recreational vehicles being lived in. multiple boats are being stored on vacant property. Trash is scattered throughout vacant property in the open.**

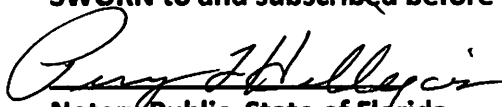
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Sec 34-40 and 50-718. Attempts to secure compliance with 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

06-04-2026
Date

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



Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: March 5, 2026

Rayl William Jr
1671 NE 126th CT
Williston, FL 32696

An inspection of your property located at **Parcel ID 0981300800 /13-13-17 Williston Highlands unit 14 BLK 16 LOT 9** was made on multiple occasions over the last 4 months. This inspection revealed the following violation of Levy County Code: Sections **50-718,34-40** 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 follow.

- (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

Sec. 34-40 Prohibited generally

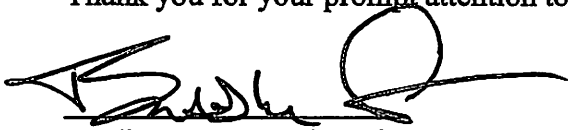
(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (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.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **Five (5)** days to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate all the recreational vehicles and all the trash on the property out in the open visible from the street off by **March 31st, 2026** 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.
Rayl William JR

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 March 5, 2026, Rayl William JR received a copy of the attached Notice of Violation on the dated of March 5, 2026.

3. That on the day 5 of March 2026, I Hand delieved said papers to Rayl William JR Parcel ID **0981300800**, 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 5 of March, 2026.


Notary Signature

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





2026/03/31
11:23



2026/03/31
11:23



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA
Petitioner,

Code Case No.: 20260030

VS.

Rayl William JR
1671 NE 126th CT
Williston, FL 32696

Parcel ID 0981300800

Respondent,

NOTICE OF HEARING

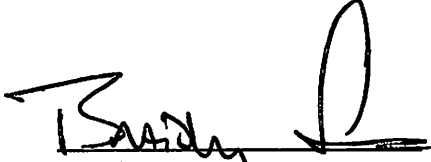
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **50-718** and **34-40**; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 17th of June, 2026 at 9:30 a.m.**, at the County Government 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.

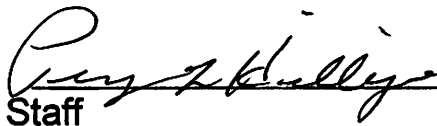
Rayl William Jr

CODE ENFORCEMENT BOARD CASE NO.: CASE # 2026-0030

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

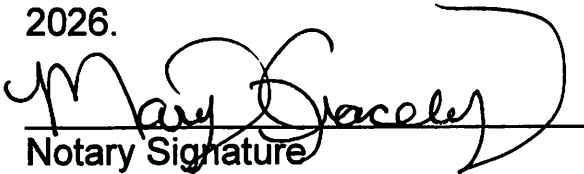
1. That I am employed by the **Code Enforcement Department of Levy County**.
2. That pursuant to Florida Statute 162.12, on the day of **May 29, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **June 17, 2026**
3. That on the day **29th of May, 2026**, I mailed said papers to **Rayl William Jr 1671 NE 126th Ct Williston, FL 32696** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

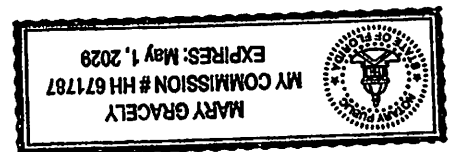

 Staff

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 4th 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.
William Rayl Jr.

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 29th day of May 2026, **William Rayl Jr.**, received a copy of the attached Notice of Hearing posted outside His/her fence on the date of **May 29, 2026.**

3. That on the 29th day of May 2026, I posted the property said papers to **William Rayl Jr.**, 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 29th day of May 2026.


Notary Signature

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





LEGAL NOTICE

2026/05/29
13:13



LEGAL NOTICE

NOTICE TO THE PUBLIC OF THE EXISTENCE OF A PROPOSED PROJECT AND AN OPPORTUNITY FOR PUBLIC COMMENT. THE PROJECT IS THE CONSTRUCTION OF A NEW PROJECT. THE PROJECT IS THE CONSTRUCTION OF A NEW PROJECT. THE PROJECT IS THE CONSTRUCTION OF A NEW PROJECT.

Levy County, FL

Summary

ParcelID 0981300800
 Location
 Address(es)
 Neighborhood Williston Highlands Unit 14 (414)
 Legal Description* 13-13-17 WILLISTON HIGHLANDS UNIT 14 BLK 16 LOT 9 OR BOOK 1809 PAGE 618
 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
 LandUse VACANT (0000)
 SubdivisionName WILLISTON HIGHLANDS UNIT 14
 Sec/Twp/Rng 13-13-17
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 14.2651
 Acreage 1
 Homestead No
 Ag Classification No

[View Map](#)

Owner

Owner Name Rayl William Jr 100%
 Mailing Address 1671 NE 126TH CT
 WILLISTON, FL 32696

Trim Notice

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

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$17,000
Ag Land Value	\$17,000
Just (Market) Value	\$17,000
Assessed Value	\$17,000
Exempt Value	\$0
Taxable Value	\$17,000
Save Our Homes Benefit	\$0
Previous Year Value	\$17,000

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	\$17,000

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
6/9/2025	\$12,000.00	QD	1809 618	U	V	STACY ASHLEY	RAYL WILLIAM JR
10/2/2024	\$8,000.00	WD	1755 842	Q	V	WOMBLE FAMILY REVOCABLE TRUST	STACY ASHLEY
9/21/2022	\$100.00	WD	1658 457	U	V	WOMBLE WILLIAM R & GLENDA K	WOMBLE FAMILY REVOCABLE TRUST
9/19/2017	\$7,300.00	TD	1434 42	U	I	CHASE RALPH EDWIN	WOMBLE WILLIAM R & GLENDA K
12/1/2011	\$100.00	PR	1249 366	U	I	CHASE RALPH E	CHASE RALPH EDWIN
10/13/2011	\$0.00	PR	1243 816	U	I	CHASE TERRY -ESTATE-	CHASE RALPH E
12/7/1990	\$900.00	WD	417 563	Q	I	MID FLORIDA LAN CORP	CHASE TERRY

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, 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: 5/29/2026, 7:34:32 PM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

This instrument prepared by:

Name: Ashley Stacy
Address: 7751 NE 185th Court
Williston Fl.

Space above for Recording

Quitclaim Deed Pursuant to Florida Statute 689.025

This Quitclaim Deed, executed on 6/9/2025, by the First Party,

Grantor Ashley Stacy

Whose post office address is 7751 NE 185th Court Williston Fl. 32696

To second party, Grantee William Paul Jr.

whose post office address is 10401 W Highway 316 Reddick Fl. 32686

Witnessed, that the said first party, Grantor, for the sum of \$ 12,000, and other good and valuable consideration paid by the second party, Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, Grantee forever, all the right, title, interest, claim, and demand which the first party, Grantor has in and to the following described parcel of land, and all improvements, and appurtenance thereto, in Levy, County, Florida to wit:

Legal 13-13-17 Williston Highlands unit 14 BLK 16 Lot 9
DL BOOK 14341 page 42

Physical Address _____ Parcel Number 0981300800

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

Melinda Bass
Witness Signature as to First Party

Ashley Stacy
Signature of First Party

Printed Name Melinda Bass
355 South Court Street
Bronson, FL 32621

Printed Name Ashley Stacy
7751 NE 185th Court Williston Fl.
32696

Printed address, City, State, Zip
Dalee Baird
Witness Signature as to First Party
Dalee Baird
Printed Name

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

Witness Signature as to Co-First Party (if applicable)

Signature of Co-First Party (if applicable)

Printed Name

Printed Name

Printed address, City, State, Zip

Printed address, City, State, Zip

Witness Signature as to Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

State of FL, County of Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

9th day of June, 2025, by Ashley M. Stacy

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



Melinda Bass
Notary Signature
Print, Type, or Stamp Commissioned Name of Notary Public

Tax Bill Detail

Attention: Online payments are currently not available.

Property Tax Account: 09813-008-00

RAYL WILLIAM JR

Year: 2025

Tax District: SW

Bill Number: 37567

Property Type: Real Estate

Owner: RAYL WILLIAM JR

MAILING ADDRESS:

RAYL WILLIAM JR
 10401 W HWY 316
 REDDICK FL 32686

PROPERTY ADDRESS:

Taxes & Fees All Unpaid Bills Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$148.75	\$0.00	\$148.75
Levy School Board General Fund	3.0840	\$52.43	\$0.00	\$52.43
Levy School Board Capital Outlay	1.5000	\$25.50	\$0.00	\$25.50
Levy School Board Basic Discretionary	0.7480	\$12.72	\$0.00	\$12.72
Southwest Florida Water Mgmt	0.1831	\$3.11	\$0.00	\$3.11
TOTAL	14.2651	\$242.51	\$0.00	\$242.51

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$0.00	\$28.00
TOTAL	\$28.00	\$0.00	\$28.00

Fees

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$0.00	\$10.00
Web Fee	\$18.00	\$0.00	\$18.00
Interest	\$12.17	\$0.00	\$12.17
TOTAL	\$40.17	\$0.00	\$40.17

Year	Due
2025	\$310.68
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00

Payment Options

If Paid By 6/30/2026

This Bill:	\$310.68
All Bills:	\$310.68