

**CASE #: 20260024**

**LEVY COUNTY, FLORIDA**

**VS**

**David Knutson**



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 8/21/2025

Plaintiff Information

Name Merari Clairmont Phone 352-339-8326 Email meraricclairmont@gmail.com

Street Address 6851 NE 112th Avenue City Williston State Florida ZIP 32696

Plaintiff signature Merari Clairmont

Property Owner Information

Name Phone Email

Street Address 6751 NE 112th Ave. City Williston State Florida ZIP 32696

mcgee Anne Marie

Property owner signature mcgee Christine

Tenant Information

Name Phone Email

Street Address City State Florida ZIP

Tenant signature

Legal Description

Subdivision name Lot Block Section

Township Range Parcel Account 0936700000

911 Address

Description of complaint Junk Trash unregistered vehicles

Office Use Only

Verification of complaint

Conditions constituting a violation

Chapter Article Division Section

Signature of code enforcement officer



# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

**LEVY COUNTY, FLORIDA**  
Petitioner,

Violation/Case No. **20260024**

**Vs.**

**David Knutson**  
**6751 NE 112<sup>th</sup> Ave**  
**Williston, FL 32696**

**RE: Parcel ID: 0936700000**  
**Oak Ridge Estates**

**Respondent.**

\_\_\_\_\_ /

## **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:  
**6751 NE 112<sup>th</sup> Ave**  
**Williston, FL 32696**  
**Parcel ID: 0936700000**
2. Name and address of owner/person/responsible party in charge of violation:  
**David Knutson**  
**6751 NE 112<sup>th</sup> Ave**  
**Williston, FL 32696**

3. Date of the alleged violation: **August 21, 2025**

4. Code Section(s) violated: **34-40 and 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.

### **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.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property, which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises Maintained by the county as a depository for such abandoned property.

5. Date violation first observed: **August 22,2025**

6. Date Owner/Person in charge received Notice of Violation: **Hand delivered on April 10, 2026 to David Knutson III**

7. Date which violations are to be corrected: **April 30, 2026**

8. Date of re-inspections if applicable: **April 30, 2026**

9. Result of inspection or re-inspection: **Respondent hasn't made much of an effort to pick up yard.**

10. Description of Violation: **A lot of trash, miscellaneous items throughout the property in different places not stored inside or covered, along with multiple unregistered vehicles.**

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

May 4, 2026.  
Date

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

  
Notary Public, State of Florida



## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

DATE: April 9, 2026

**Knutson David**  
**6751 NE 112<sup>th</sup> AVE**  
**Williston, FL 32696**

**RE: 6751 NE 112 AVE**  
**Williston FL, 32696**

An inspection of your property located at **Parcel ID 0936700000** was made on multiple occasions over the last 30 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.**

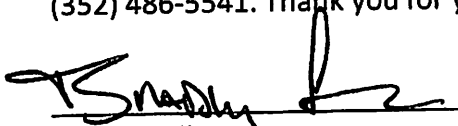
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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 **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 junk/property out in the open and the unserviceable vehicles off the lot by **April 30, 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

Cell 352-614-7785



# Levy County Code Enforcement HAND DELIVERY

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**VIOLATION NUMBER: 20260024**

**PARCEL NUMBER: 0936700000**

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**I hereby certify the following:**

- 1. On this 10<sup>TH</sup> day of April 2026, the property located at Parcel # 0936700000 owned by David Knutson III; Mr. Knutson III was hand delivered a Notice of Violation for the following violation(s) 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.

**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.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

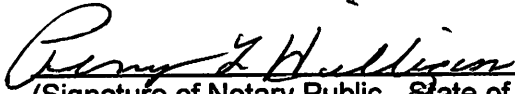
(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

FURTHER AFFIDAVIT SAYETH NAUGHT.

  
\_\_\_\_\_  
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF FLEVY

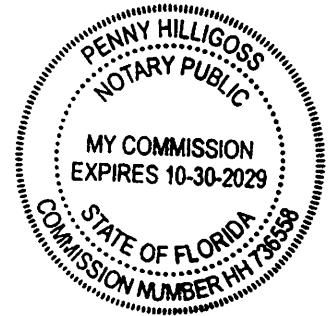
I Penny Hilligoss acknowledged the foregoing instrument before me by means of  physical presence or online notarization, this 6 day of May, 2026

  
\_\_\_\_\_  
(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 \_\_\_\_\_



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Scott/ Mcgee Andee Marie  
Mcgee Chrinstine  
775 Cottonwood Trail  
Number 4  
Sunbright, TN 37872

DATE: October 13, 2025

RE: 6751 NE 112 AVE  
Williston FL, 32696

An inspection of your property located at **Parcel ID 0936700000** was made on multiple occasions over the last 30 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.**

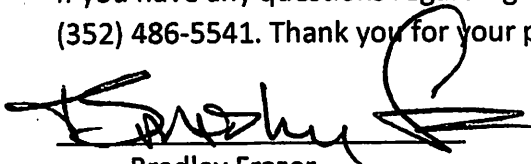
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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 all junk/property out in the open and the unserviceable vehicles off the lot 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 Officer

Cell 352-614-7785



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Andee Scott/McGee and Christine McGee**

**CODE ENFORCEMENT BOARD CASE NO.: CASE #20260024**

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 **October 13, 2025**, I received a copy of the attached **Notice of Violation** dated **October 13 2025**
3. That on the day **14<sup>th</sup> of October, 2025**, I mailed said papers to **Andee Scott/McGee and Christine McGee 775 Cottonwood Trail #4 Sunbright, TN 37872** 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 22<sup>nd</sup> of April, 2026.

*Mary Gracely*  
Notary Signature

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



9589 0710 5270 0355 2385 99

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**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*


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

Sunbright, TN 37877

Certified Mail Fee	\$5.30	
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	\$0.78	
<b>Total Postage and Fees</b>	<b>\$10.48</b>	

PRINCE GEORGE POST OFFICE  
 OCT 7 4 2025  
 0810 05  
 Postmark Here  
 10/14/2025

Sent To  
 Scott/Magee Andee Marie  
 Street and Apt. No., or PO Box No.  
 775 Cottonwood Trail #4  
 City, State, ZIP+4®  
 Sunbright TN 37872

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Scott Mcgee Andee Marie  Mcgee Christine  775 Cottonwood Trail  number 4  Sunbright, TN 37872</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
 9590 9402 6174 0220 3828 43	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input checked="" type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input checked="" type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0355 2385 99</p>	<p><input type="checkbox"/> Mail  <input type="checkbox"/> Mail Restricted Delivery (500)</p>

USPS TRACKING#



KNOXVILLE TN 377

22 OCT 2025 AM 2 L



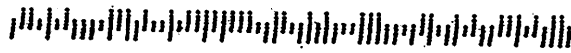
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No: G-10

9590 9402 6174 0220 3828 43

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

Code Enforcement  
310 School St Suite 112  
Bronson, FL 32621



## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

DATE: February 5, 2026

**J E B Stewart Real Estate LLC  
157 SW LEGION DR  
Lake City, FL 32024**

**RE: 6751 NE 112 AVE  
Williston FL, 32696**

An inspection of your property located at **Parcel ID 0936700000** was made on multiple occasions over the last 30 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:

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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.

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

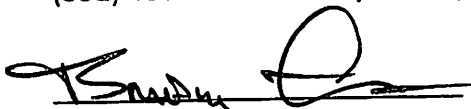
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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 **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 junk/property out in the open and the unserviceable vehicles off the lot by **February 27, 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

Cell 352-614-7785



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA  
VS.  
JEB Stewart Real Estate LLC**

**CODE ENFORCEMENT BOARD CASE NO.: CASE #20260024**

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 February 5, 2026, I received a copy of the attached **Notice of Violation** dated February 5, 2026
3. That on the day 6<sup>th</sup> of February, 2026, I mailed said papers to JEB Stewart Real Estate LLC 157 SW Legion Dr. Lake City, FL 32024 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 22<sup>nd</sup> of April, 2026.

*Mary Gracely*  
Notary Signature

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



7020 1290 0001 6232 3864

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

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

Lake City, FL 32024

Certified Mail Fee	\$ 5.30
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

0810  
Postmark Here  
BRONSON POST OFFICE  
FEB 06 2016  
32024

Postage \$ 1.07

Total Postage \$ 10.77

**J E B Stewart Real Estate LLC**  
157 SW Legion Dr.  
Lake City, FL 32024

**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:  
**J E B Stewart Real Estate LLC**  
**157 SW Legion Dr.**  
**Lake City, FL ~~3204~~**  
**32024**



9590 9402 9480 5069 4951 04

2 Article Number (Transfer from service label)

7020 1290 0001 6232 3864

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

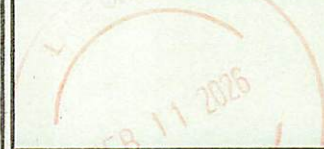
B. Received by (Printed Name)

John E. B. Stewart

C. Date of Delivery

02-11-26

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

Mail Restricted Delivery (0)

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9480 5069 4951 04

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement  
310 School St Suite 112  
Bronson, FL 32621

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**



**LEVY COUNTY, FLORIDA**

**Code Case No.: 20260024**

**Petitioner,**

**VS.**

**David Knutson  
6751 NE 112<sup>th</sup> Ave  
Williston, FL 32696**

**Parcel ID 0936700000**

**Respondent,**

---

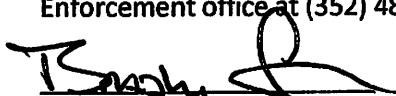
**NOTICE OF HEARING**

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40 and 34-41 (1); you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 20<sup>th</sup> day of May, 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.

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.

  
Code of Enforcement Officer Name  
Levy County Code Enforcement



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**David Knutson**

**CODE ENFORCEMENT Special Magistrate CASE NO. 20260024**

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 **April 22, 2026**, I received a copy of the attached **Notice of Hearing** for the date dated **May 20, 2026**

3. That on the day **22<sup>nd</sup> of April, 2026**, I mailed said papers to **David Knutson 6751 NE 112<sup>th</sup> Ave Williston, FL 32696** 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 6 of May, 2026.

*Mary Gracely*  
Notary Signature

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



7022 1670 0001 5900 2598

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ <u>4.40</u>	0810 05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ <u>0.00</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ <u>0.00</u>	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ <u>0.00</u>	
<input type="checkbox"/> Adult Signature Required \$ <u>0.00</u>	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ <u>0.00</u>	
Postage \$ <u>0.08</u>	
<b>Total \$ <u>4.48</u></b>	
Sent to:	
Street:	
City, State:	
<b>David Knutson</b> <b>685 Marshburn Dr</b> <b>Bronson, FL 32621</b>	
APR 22 2026 Postmark Here	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

**CERTIFIED MAIL**



7022 1670 0001 5900 2598

**Retail**



32621

RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
BRONSON, FL 32621  
APR 22, 2026

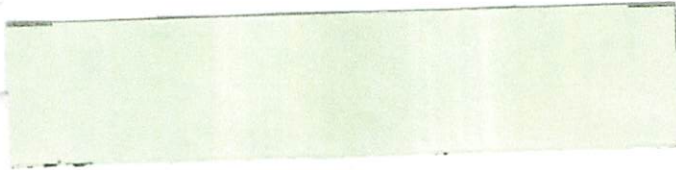
**\$10.48**

R2304W120946-05

David Knutson  
685 Marshburn Dr  
Bronson, FL 32621

32621-622665





Lady came  
to return this  
~~is~~ said she has  
not seen David  
in 4 years

At

TO THE RIGHT  
DOTTED LINE





# Levy County Code Enforcement

## AFFIDAVIT OF POSTING

---

VIOLATION NUMBER: 20260024

PARCEL NUMBER: **0936700000**

---

I hereby certify the following:

1. On this Monday, the 4th day of May 2026, the property owned by David Knutson III located at Parcel # 0936700000, was posted with a Notice of Hearing for the following violation(s) 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.

**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.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

FURTHER AFFIDAVIT SAYETH NAUGHT.

  
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF FLEVY

I Penny Hilligoss acknowledged the foregoing instrument before me by means of  
 physical presence or online notarization, this 4 day of may, 2026

  
(Signature of Notary Public - State of Florida)

Penny L Hilligoss  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_





LEGAL NOTICE

2026/05/04  
14:02

# Levy County, FL

## Summary

**ParcelID** 0936700000  
**Location** 6751 NE 112 AVE  
**Address(es)**  
**Neighborhood** WILLISTON 32696-  
**Legal Description\*** OAK RIDGE EST (363)  
 23-12-17 OAK RIDGE ESTATES BLK 19 LOT 1 OR BOOK 1835  
 PAGE 448  
(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** OAK RIDGE ESTATES  
**Sec/Twp/Rng** 23-12-17  
**Tax District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 14.2651  
**Acreage** 0.29  
**Homestead** No  
**Ag Classification** No

[View Map](#)

## Owner

**Owner Name** [Knutson,David](#) 100%  
**Mailing Address** 6751 NE 112TH AVE  
 WILLISTON, FL 32696

## Trim Notice

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

## Estimate Taxes

[Estimate Taxes](#)

## Valuation

	2026 Preliminary Summary
Building Value	\$20,854
Extra Features Value	\$3,437
Market Land Value	\$10,125
Ag Land Value	\$10,125
Just (Market) Value	\$34,416
Assessed Value	\$34,416
Exempt Value	\$0
Taxable Value	\$34,416
Save Our Homes Benefit	\$0
Previous Year Value	\$34,416

## Exemptions

[Homestead](#) [2nd Homestead](#) [Widow/er](#) [Disability](#) [Seniors](#) [Veterans](#) [Other](#)

### Building Information

Building	1	Roof Cover	GALV METAL
Actual Area	784	Heating Type	CONVECTION
Conditioned Area	784	Air Conditioning	NONE
Actual Year Built	1983	Baths	2
Effective Year Built	1983		
Use	MOBILE FAMILY		
Exterior Wall	ALUMINUM SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	784	784
Total SqFt	784	784

### Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	10	8	0	80
DU-C STORAGE	1	24	12	0	288

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$10,125

### Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
3/18/2026	\$10,000.00	WD	<a href="#">1835</a> <a href="#">448</a>	Q	I	J E B STEWART REAL ESTATE LLC	KNUTSON DAVID
1/28/2026	\$20,000.00	WM	<a href="#">1828</a> <a href="#">137</a>	U	I	SCOTT ANDEE	J E B STEWART REAL ESTATE LLC
2/1/1999	\$20,000.00	WD	<a href="#">665</a> <a href="#">244</a>	U	I	SAWYER WILLIE GENE	
8/1/1995	\$1,200.00	WD	<a href="#">563</a> <a href="#">248</a>	U	I	LOGAN LEQUITA	
12/1/1991	\$2,300.00	WD	<a href="#">447</a> <a href="#">768</a>	U	V		

### Building Sketch



This instrument prepared by and return to:  
Anne Haines  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148, Bronson, FL 32621  
LATC file # : T-29993  
Parcel I.D. #: 0936700000

## WARRANTY DEED

THIS WARRANTY DEED, made this 18<sup>th</sup> day of March, 2026, by

**J.E.B. STEWART REAL ESTATE LLC, a Florida limited liability company**

whose mailing address is 157 SW Legion Drive, Lake City, Florida 32024, hereinafter called the Grantor, to

**DAVID KNUTSON**

whose mailing address is 6751 NE 112th Avenue, Williston, Florida 32696, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, to-wit:

**Lot 1, Block 19, OAK RIDGE ESTATES, according to the plat thereof recorded in Plat Book 3, Page 63, Public Records of Levy County, Florida.**

**TOGETHER WITH a mobile home bearing title #22385043 and VIN# 23610799S located thereon.**

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**J.E.B. STEWART REAL ESTATE LLC**

Debi Bouchard  
1<sup>st</sup> Witness Signature

[Signature]  
**JOHN E. STEWART, Authorized Member**

Debi Bouchard  
1<sup>st</sup> Witness Printed Name

PO Box 148, Bronson, FL 32621  
1<sup>st</sup> Witness Address

[Signature]  
2<sup>nd</sup> Witness Signature

Anne Haines  
2<sup>nd</sup> Witness Printed Name

PO Box 148, Bronson, FL 32621  
2<sup>nd</sup> Witness Address

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 18 day of March, 2026, by **JOHN E. STEWART, Authorized Member of J.E.B. STEWART REAL ESTATE LLC, a Florida limited liability company**, who  is personally known to me OR \_\_\_ has produced \_\_\_ as identification.



(Notary Stamp/Seal)

[Signature]  
Notary Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Michele Langford, CFC**  
 Levy County Tax Collector

**2025 Real Estate  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
 ASSESSMENTS**

32427.0000

PARCEL NUMBER	ESCROW CD	Millage Code
09367-000-00		SW

**THIS BILL IS FULLY PAID**

6751 NE 112 AVE WILLISTON 32696  
 23-12-17 OAK RIDGE ESTATES BLK 19 LOT 1 OR BOOK  
 665 PAGE 244 (ROS)

MCGEE ANDEE MARIE  
 MCGEE CHRISTINE  
 8130 NE 117TH PL  
 BRONSON FL 32621

310 School Street, Ste 102, Bronson, FL 32621  
 352-486-5172

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
Board of County Commissioners	34,416	8.7500	0	34,416	301.14
Public Schools					
School State	34,416	3.0840	0	34,416	106.14
School Local	34,416	1.5000	0	34,416	51.63
School Discretionary	34,416	0.7480	0	34,416	25.74
Southwest Florida Water Mgmt	34,416	0.1831	0	34,416	6.30

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Levy County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	14.2651	<b>AD VALOREM TAXES</b>	490.95
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**NON AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
AAMI Ambulance Service (BOCC)	1.00 Unit @200.0000	200.00
LLFI Solid Waste (BOCC)	1.00 Unit @116.0000	116.00
FR Fire Tax - FR (BOCC)	1.00 Unit @250.0000	250.00

**SAVE TIME PAY ONLINE @ <https://levy.floridatx.us>**

<b>NON AD VALOREM ASSESSMENTS</b>	566.00
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<b>COMBINED TAXES AND ASSESSMENTS</b>	1,056.95	See reverse side for important information
---------------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,056.95	-10.57	0.00	1,046.38	0.00

**Michele Langford, CFC**  
 Levy County Tax Collector

**2025 Real Estate  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
 ASSESSMENTS**

32427.0000

PARCEL NUMBER	ESCROW CD	Millage Code
09367-000-00		SW

**THIS BILL IS FULLY PAID**

6751 NE 112 AVE WILLISTON 32696  
 23-12-17 OAK RIDGE ESTATES BLK 19 LOT 1 OR BOOK  
 665 PAGE 244 (ROS)

MCGEE ANDEE MARIE  
 MCGEE CHRISTINE  
 8130 NE 117TH PL  
 BRONSON FL 32621

DO NOT WRITE BELOW THIS PORTION

HONORABLE MICHELE LANGFORD

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,056.95	-10.57	0.00	1,046.38	0.00

Receipt(s) 2025-11100897 on 02/04/26 for \$1,046.38 by LEVY ABSTRACT & TITLE CO

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



2025/08/22  
10:40



2025/08/22  
10:40



2025/08/22  
10:41





2025/08/22  
10:42



2025/07/11  
14:54



2026/05/01  
15:54





10/25/05/01  
1555



2026/05/01  
15:55

Copy

LEVY COUNTY CODE ENFORCEMENT DIVISION



**NOTICE OF CODE VIOLATION**

**Scott/ Mcgee Andee Marie  
Mcgee Chrinstine  
775 Cottonwood Trail  
Number 4  
Sunbright, TN 37872**

DATE: October 13, 2025

RE: 6751 NE 112 AVE  
Williston FL, 32696

An inspection of your property located at **Parcel ID 0936700000** was made on multiple occasions over the last 30 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.**

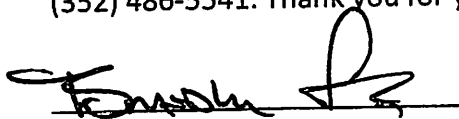
(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle 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 **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 junk/property out in the open and the unserviceable vehicles off the lot by **February 27, 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

Cell 352-614-7785