

CASE #: 20260026

LEVY COUNTY, FLORIDA

VS

Hugo and Maylin Quintana

Bradley Frazer

From: Inspector Theis
Sent: Friday, December 19, 2025 3:22 PM
To: Bradley Frazer
Subject: Unpermitted

Brad ,
I went to 250 Se 146 terrace Williston today on permit 20251791. It was for a power upgrade. They have unpermitted garage, porch roofs, windows, doors. I put restriction on the parcel.

Get [Outlook for iOS](#)



NOTICE TO THE PUBLIC
This area is a restricted access zone. No vehicles or equipment are allowed to enter or operate in this area. Violations may result in fines and/or removal of equipment. For more information, contact the relevant authority.

2026/01/15
12:56



2026/01/15
12:52



2026/01/15
12:52



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. **20260026**

Vs.

Hugo and Maylin Quintana
250 SE 146th TER
Williston, FL 32696

RE: Parcel ID: 0957800400
Williston Highlands

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:
250 SE 146th TER
Williston, FL 32696
Parcel ID: 0957800400
2. Name and address of owner/person/responsible party in charge of violation:
Quintana Mayln and Hugo
250 SE 146th TER
Williston, FL 32696
3. Date of violation: **January 15, 2026**

4. Code Section(s) violated: Appendix B Sec1 Note 3

APPENDIX B Sec. 1 -DEVELOPMENT DEPARTMENT Note 3

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated

5. Date violation first observed: January 15, 2026

6. Date Owner/Person in charge received Notice of Violation: Certified letter was mailed out on January 27, 2026 and was returned unsigned VIA USPS to us on February 5, 2026

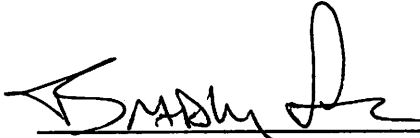
7. Date which violations are to be corrected: February 27, 2026

8. Date of re-inspections if applicable: March 2, 2026

9. Result of inspection or re-inspection: Respondent hasn't not reached out to Code Enforcement at this time.

10. Description of Violation: Respondent installed metal building with concrete slab without permits. Respondent added front and rear porches with roofs without permits.

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, Section Appendix B Sec1 Note 3. 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 5, 2026
Date

SWORN to and subscribed before me on this 5 day of May, 2026.


Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: January 27, 2026

**Quintana Hugo A
Quintana Maylin A
250 SE 146th TER
Williston, FL 32696**

An inspection of your property located at **Parcel ID 0957800400** was made on 1/15/2026. This inspection revealed the following violation of Levy County Code: Section **Appendix B Sec 1 Note 3** 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:

APPENDIX B Sec. 1 -DEVELOPMENT DEPARTMENT

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Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **Five (5)** days of receiving this notice to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to get structure into compliance 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

352-614-7785 cell



2026/03/02
15:55



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA
VS.
Hugo and Maylin Quintana**

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260026

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 January 27, 2026, I received a copy of the attached **Notice of Violation** dated January 27, 2026
3. That on the day 27th of Jaunary, 2026, I mailed said papers to Hugo and Maylin Quintana 250 SE 146th Ter 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 22nd of April, 2026.

Mary Gracely
Notary Signature

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



7020 1290 0001 6232 3550

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com	
Williston, FL 32696	
OFFICIAL USE	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees 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
Total Post	\$10.48
Sent To	
Street and	
City, State	
Hugo and Maylin Quintana 250 SE 146th Ter Williston, FL 32696	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



01/27/2026

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Hugo and Maylin Quintana
250 SE 146th Ter
Williston, FL 32696



9590 9402 9480 5069 4962 55

2 Article Number (Transfer from service label)

7020 1290 0001 6232 3550

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- 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
 Mail Restricted Delivery
 00)

Domestic Return Receipt

[Remove X](#)

Tracking Number:

70201290000162323550

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item has been delivered to the original sender at 10:28 am on February 5, 2026 in BRONSON, FL 32621.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, To Original Sender

BRONSON, FL 32621

February 5, 2026, 10:28 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

February 4, 2026, 2:09 pm

In Transit to Next Facility

February 3, 2026

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

February 2, 2026, 10:17 am

Return to Sender

WILLISTON, FL 32696

January 30, 2026, 7:52 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER
January 29, 2026, 5:16 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER
January 28, 2026, 9:11 am

Departed Post Office

BRONSON, FL 32621
January 27, 2026, 4:06 pm

USPS in possession of item

BRONSON, FL 32621
January 27, 2026, 3:25 pm

Hide Tracking History

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

Text & Email Updates



Feedback

USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20260026

Petitioner,

VS.

Hugo and Maylin Quintana
250 SE 146th Ter
Williston, FL 32696

Parcel ID 0957800400

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **Appendix B Sec 1 Note 3**; you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the **20th** 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.

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

Bradley Frazer, Code of Enforcement Officer
Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Hugo and Maylin Quintant

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260026

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 hearing dated **May 20, 2026**

3. That on the day **22nd of April, 2026**, I mailed said papers to **Hugo and Maylin Quintana 250 SE 146th Ter 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 7th of MAY, 2026.

Mary Gracely
Notary Signature

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



7022 1670 0001 5900 2499

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

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

Williston, FL 32096
OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total \$10.48

Street
City

Hugo and Maylin Quintana
250 SE 14th Ter
Williston, FL 32696



Levy County
Code Enforcement
310 School St. Suite 12
Bronson, FL 32621

CERTIFIED MAIL



7022 1670 0001 5900 2499

NMR

Hugo and Maylin Quintana
250 SE 14th Ter
Williston, FL 32696

Retail



RDC 99



U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
APR 22, 2026
R2304W120946-05

NTXTE 376 DF 1 0001776776

RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

BC: 32621642499 *0924-00140-23-40

3269638500
32621>6424

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR MAIL DELIVERY

SENDER: COMPLETE THIS SECTION

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Article Addressed to:

Hugo and Maylin Quintana
 250 SE-146 Ter
 Williston, FL 32696



9590 9402 8707 3310 3224 11

2. Article Number (Transfer from service label)

7022 1670 0001 5900 2499

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **23 APR 2026 PM 5 L** Agent L
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt



Levy County Code Enforcement

AFFIDAVIT OF POSTING

VIOLATION NUMBER: **20260026**

PARCEL NUMBER: **0957800400**

I hereby certify the following:

1. On this Monday, the 4th day of May 2026, the property owned by Hugo A and Maylin A Quintana, located at Parcel # 0957800400, was posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:

Sec. APPENDIX B Sec. 1 -DEVELOPMENT DEPARTMENT

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FURTHER AFFIDAVIT SAYETH NAUGHT.

Bradley Frazer
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

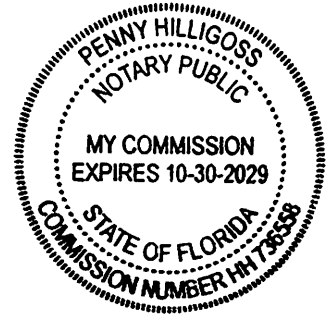
I Penny Hilligoss acknowledged the foregoing instrument before me by means of
 physical presence or online notarization, this 4 day of May, 2026

Penny Hilligoss
(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
13:23

Levy County, FL

Homestead Application

Homestead Application

Summary

ParcelID 0957800400
 Location 250 SE 146 TER
 Address(es)
 Neighborhood WILLISTON 32696-
 Will High Unit 7 (404)
 Legal Description* 29-13-18 WILLISTON HIGHLANDS UNIT 7 BLK 12 LOTS 2 3 4 5
 8 9 10 & 11 OR BOOK 1730 PAGE 985
(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 WILLISTON HIGHLANDS UNIT 7
 Sec/Twp/Rng 29-13-18
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 14.2651
 Acreage 10
 Homestead Yes
 Ag Classification No

[View Map](#)

Owner

Owner Name [Quintana Maylin A](#) 100%
[Quintana Hugo A](#) 100%
 Mailing Address 250 SE 146TH TER
 WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Final Value Summary
Building Value	\$38,730
Extra Features Value	\$783
Market Land Value	\$142,800
Ag Land Value	\$142,800
Just (Market) Value	\$182,313
Assessed Value	\$182,313
Exempt Value	\$50,722
Taxable Value	\$131,591
Save Our Homes Benefit	\$0
Previous Year Value	\$208,016

Exemptions

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

Building Information

Building 1
 Actual Area 1064
 Conditioned Area 1064
 Actual Year Built 1990
 Effective Year Built 1996
 Use MOBILE FAMILY
 Exterior Wall ALUMINUM SIDING
 Roof Structure GABLE OR HIP

Roof Cover GALV METAL
 Heating Type FORCED AIR DUCTED
 Air Conditioning CENTRAL
 Baths 2

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1064	1064
Total SqFt	1064	1064

Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-D STORAGE	1	0	0	0	544

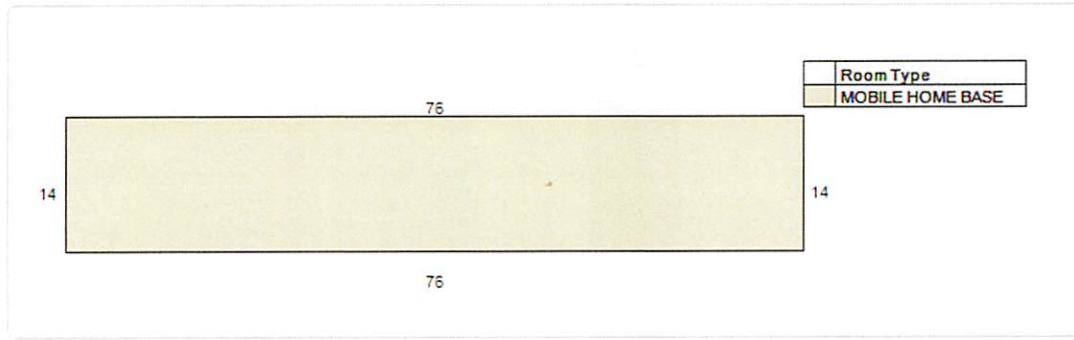
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$25,200
Vac Lot	0	0	7	LT	\$117,600

Sales

Sale Date	Sale Price
4/2/2024	\$140,000.00
12/21/2023	\$80,000.00
8/14/2020	\$115,000.00
3/1/2001	\$44,000.00
12/1/1998	\$25,000.00

Building Sketch



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, 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: 1/26/2026, 7:34:55 PM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Tax Bill Detail

Property Tax Account: 09578-004-00
QUINTANA MAYLIN A

Year: 2025
Tax District: SW

Bill Number: 35319
Property Type: Real Estate
Owner: QUINTANA MAYLIN A

MAILING ADDRESS:
 QUINTANA MAYLIN A
 QUINTANA HUGO A
 250 SE 146TH TER
 WILLISTON FL 32696

PROPERTY ADDRESS:
 250 146
 WILLISTON 32696

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$1,082.34	\$2,233.76	(\$1,151.42)
Public Schools				
School State	3.0840	\$456.05	\$941.20	(\$485.15)
School Local	1.5000	\$221.81	\$457.78	(\$235.97)
School Discretionary	0.7480	\$110.61	\$228.28	(\$117.67)
Subtotal	5.3320	\$788.47	\$1,627.26	(\$838.79)

Southwest Florida Water Mgmt	0.1831	\$22.65	\$46.74	(\$24.09)
TOTAL	14.2651	\$1,893.46	\$3,907.76	(\$2,014.30)

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$188.00	\$388.00	(\$200.00)
Solid Waste (BOCC)	\$109.02	\$225.02	(\$116.00)
Fire Tax - FM (BOCC)	\$261.32	\$539.32	(\$278.00)
TOTAL	\$558.34	\$1,152.34	(\$594.00)

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