

CASE #: 20260027

LEVY COUNTY, FLORIDA

VS

Shawn and Suzanne Wolford



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. 20260027

Vs.

**Shawn Wolford
Suzanna Wolford
5319 Lime Ave
Seffner, FL 33584**

**RE: Parcel ID: 033942250
University Estates
Bronson, FL**

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
Bronson, FL 32621
Parcel ID: 033942250**
- 2. Name and address of owner/person/responsible party in charge of violation:
Shawn Wolford
Wolford Suzanne
5319 Lime Ave
Seffner, FL 33584**

3. Date of violation: **March 11th, 2026**
4. Code Section(s) violated: **50-718 and Section 50-679 (b)**

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:

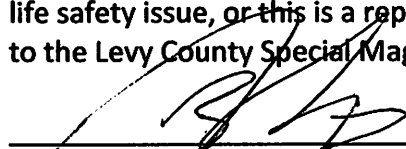
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may 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

Sec. 50-679. - Lot regulations.

- (a) *Nonconforming legal lot of record.* In any zoning district, a building permit may be issued for a structure on a nonconforming legal lot of record, provided that: the use of the structure is permitted in the zoning district; required setbacks are met; and the lot abuts a street a distance of at least 30 feet or has access via an easement serving no more than two lots and which easement connects to a public street.

- (b) *Accessory structures and uses on lots.* On lots of five acres or more in size, accessory uses and structures are allowed prior to a principal use or principal structure and may be located anywhere within the yard. On lots less than five acres in size, no accessory uses or structures are allowed until a principal structure exists on the lot and the accessory uses or structures may be located anywhere within the yard. Each accessory structure must meet required setbacks.
 - (c) *Corner lots.* At all street intersections, no obstruction to vision (other than an existing building, post, column or tree) exceeding 30 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 30 feet distant from their point of intersection.
5. Date violation first observed: **March 11th, 2026**
 6. Date Owner/Person in charge received Notice of Violation: **On March 11th 2026, a Notice of Violation was sent via USPS certified letter with return receipt requested. The Certified letter was signed for on March 19th 2026.**
 7. Date which violations are to be corrected: **April 15th 2026**
 8. Date of re-inspections if applicable: **April 20, 2026.**
 9. Result of inspection or re-inspection: **Respondent not in compliance, two recreational vehicles still located on the vacant lot.**
 10. Description of Violation: **On March 11th, 2026, I observed two recreational vehicles located on a vacant lot.**

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 50-718 and 50-679. 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.

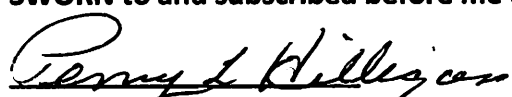


 Dave Banton, Code Enforcement Manager

6 May 2026

 Date

SWORN to and subscribed before me on this 6 day of May, 2026



 Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: March 11, 2026

**Shawn Wolford
Wolford Suzanne
5319 Lime Ave
Seffner, FL 33584**

**RE: Parcel ID 033942250
Levy County, FL**

An inspection of your property located at **Parcel ID 033942250/University Estates** was made on **March 11th, 2026**. This inspection revealed the following violation of Levy County Code: **Sections 50-718** and **50-679 (b)** 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.

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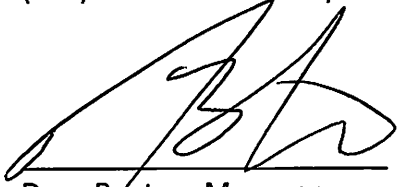
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may 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. 50-679. - Lot regulations.

- (a) *Nonconforming legal lot of record.* In any zoning district, a building permit may be issued for a structure on a nonconforming legal lot of record, provided that: the use of the structure is permitted in the zoning district; required setbacks are met; and the lot abuts a street a distance of at least 30 feet or has access via an easement serving no more than two lots and which easement connects to a public street.
- (b) *Accessory structures and uses on lots.* On lots of five acres or more in size, accessory uses and structures are allowed prior to a principal use or principal structure and may be located anywhere within the yard. On lots less than five acres in size, no accessory uses or structures are allowed until a principal structure exists on the lot and the accessory uses or structures may be located anywhere within the yard. Each accessory structure must meet required setbacks.
- (c) *Corner lots.* At all street intersections, no obstruction to vision (other than an existing building, post, column or tree) exceeding 30 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 30 feet distant from their point of intersection.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **Five** days to discuss the actions needed toward compliance so that the violations can be resolved. Failure to vacate the recreational vehicles and make shift shed off the lot by **April 15th, 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.

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

Dave Banton, Manager
Levy County Code Enforcement
352-507-2141

Penny Hilligoss

From: Dave Banton
Sent: Thursday, March 19, 2026 3:54 PM
To: 'Shawn Wolford'
Cc: Bernard Cox; Mary-Ellen Harper
Subject: RE: Parcel is 033942250
Attachments: 03122026_NOTICE OF CODE VIOLATION.pdf

Mr. Wolford, These are the ordinances I am referencing for your property as it sits today. Your property is 1.25 acres in a Rural Residential zoning district. Most things on a residential property are accessory to a principle use which in a residential zoning district your principle use would be a residential dwelling. Without a principle use (dwelling), then you are limited to what you can do. The 2 recreational vehicles need to be removed and the shed type structure would also need to be removed. If you would like to fence the property with a fence no taller than 6 foot high, you are free to do that. If you have an active building permit for a home to be built or placed on the property then you would be allowed to stay in 1 RV registered to the owner of the property through the duration of the build as long as the permit stays active. If you are working the property and plan on building or placing a home on the lot in the near future 3 months or less then usually a small temporary shed (temporary) can be used to secure tools or prevent damage to tools (not live or sleep in) while you a clearing or working the property with the understanding that before a Certificate of Occupancy is issued for the home the shed must be removed or permitted.

Sec. 50-709. - Storage of recreational vehicles or other vehicles and other outdoor storage.

- (a) In all agricultural and residential zoning districts and on property that is used for residential use within a non-residential zoning district: **You are in a residential zoning district (RR); does not apply**

Sec. 50-679. - Lot regulations.

- (b) *Accessory structures and uses on lots.* On lots of five acres or more in size, accessory uses and structures are allowed prior to a principal use or principal structure and may be located anywhere within the yard. On lots less than five acres in size, no accessory uses or structures are allowed until a principal structure exists on the lot and the accessory uses or structures may be located anywhere within the yard. Each accessory structure must meet required setbacks. **Your property is 1.25 acres, no accessory structures or uses are allowed until there is a principle structure (residential dwelling).**

Sec. 50-718. - Temporary uses.

- (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. **No active permit for construction or placement of a home.**

Sir if you have any other questions please let me know. I have attached the Notice of Violation that was sent certified via the USPS on arch 12th 2026 and I will stick to the timeline for compliance which is 15 April 2026.(c)

David J. Banton, Manager

Levy County Code Enforcement

Office: 352-486-5541 Cell: 352-507-2141

Email: banton-dave@levycounty.org

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

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



From: Shawn Wolford <shawnwolford1@gmail.com>

Sent: Thursday, March 19, 2026 1:21 PM

To: Dave Banton <banton-dave@levycounty.org>

Subject: Parcel is 033942250

You don't often get email from shawnwolford1@gmail.com. [Learn why this is important](#)

Mr Banton

I'm following up on our recent conversation to make sure I understood correctly. As I'm trying to figure out what items I may need to move and what might be able to stay. I want to confirm something's you said.

My understanding was that you stated we could not have anything on our property at all

Please let me know if that accurately reflects what you are asking of me

Thank you

Shawn and Suzanne wolford

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



03/11/2026 11:55 AM



03/11/2026 11:55 AM



03/11/2026 11:56 AM



04/20/2026 01:36 PM



04/20/2026 01:36 PM



04/20/2026 01:36 PM





AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Shawn and Suzanne Wolford

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260027

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 March 11, 2026, I received a copy of the attached Notice of Violation dated March 11, 2026
3. That on the day 12th of March, 2026, I mailed said papers to Shawn and Suzanne Wolford 5319 Lime Ave Seffner, FL 33584 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 23 of April, 2026.

Mary Gracely
Notary Signature

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



7020 1290 0001 6232 4120

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

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

Seffner, FL 33584

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


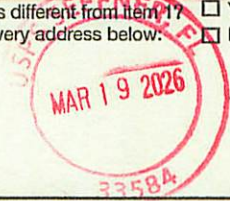


Postage \$0.78

Total Postage \$10.48

Sent To
Street and
City, State

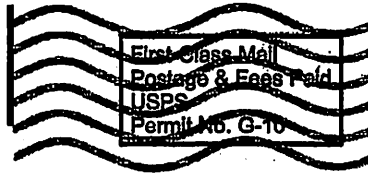
Shawn and Suzanne Wolford
5319 Lime Ave
Seffner, FL 33584

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>Shawn Wolford</i> <input type="checkbox"/> Agent</p> <p style="text-align: right;"><input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to:</p> <p style="text-align: center;">Shawn and Suzanne Wolford 5319 Lime Ave Seffner, FL 33584</p>  <p style="text-align: center;">9590 9402 9480 5069 4955 31</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Shawn Wolford</i> <i>3/19/26</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p> <div style="text-align: center;">  </div>																
<p>7020 1290 0001 6232 4120</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Registered Mail		<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
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<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p style="text-align: right;">Domestic Return Receipt</p>																

USPS TRACKING#



TAMPA FL 335
SAINT PETERSBURG FL
19 APR 2026 PM 3 L

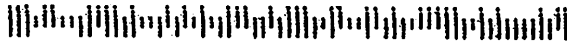


9590 9402 9480 5069 4955 31

**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



USPS Tracking®

FAQs >

Remove X

Tracking Number:

70201290000162324120

Copy

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

Latest Update

Your item was picked up at the post office at 9:03 am on March 19, 2026 in SEFFNER, FL 33584.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Individual Picked Up at Post Office

SEFFNER, FL 33584

March 19, 2026, 9:03 am

Notice Left (No Authorized Recipient Available)

SEFFNER, FL 33584

March 18, 2026, 12:09 pm

No Access to Delivery Location

SEFFNER, FL 33584

March 16, 2026, 3:16 pm

In Transit to Next Facility

March 15, 2026

Arrived at USPS Destination Facility

TAMPA, FL 33630

March 14, 2026, 12:12 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER
March 13, 2026, 5:08 pm

Departed Post Office

BRONSON, FL 32621
March 12, 2026, 4:10 pm

USPS in possession of item

BRONSON, FL 32621
March 12, 2026, 3:12 pm

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



Feedback

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.: 2026-0027

Petitioner,

VS.

**Shawn Wolford
Wolford Suzanne
5319 Lime Ave
Seffner, FL 33584**

RE: Parcel ID: 033942250/University Estates

Respondent,

NOTICE OF HEARING

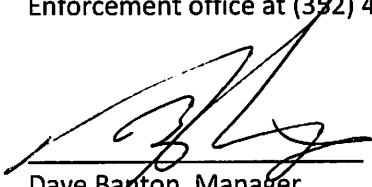
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 50-718 (1) and 50-679 (b) you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the **20th** day of **May, 2026** at **9:30 a.m.**, at the 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.

**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 'Dave Banton', written over a horizontal line.

Dave Banton, Manager
Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

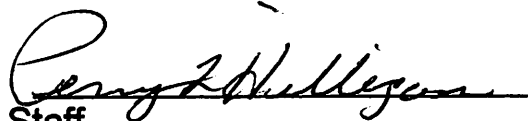
**LEVY COUNTY, FLORIDA
VS.
Shawn and Suzanne Wolford**

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260027

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 24, 2026, I received a copy of the attached Notice of Hearing for the hearing March 20, 2026
3. That on the day 24th of April, 2026, I mailed said papers to Shawn and Suzanne Wolford 5319 Lime Ave Seffner, FL 33584 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 7th of MAY, 2026.


Notary Signature



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

7022 1670 0001 5900 2628

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

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

Seffner, FL 33584

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.70
<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 P	\$10.48

Sent To: **Shawn and Suzanne Wolford**

Street: **5319 Lime Ave**

City, St: **Seffner, FL 33584**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



USPS Tracking®

FAQs >

Tracking Number:

Remove X

70221670000159002628

Copy

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

Latest Update

Your item was delivered to an individual at the address at 2:03 pm on May 1, 2026 in SEFFNER, FL 33584.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

SEFFNER, FL 33584

May 1, 2026, 2:03 pm

Arrived at USPS Destination Facility

TAMPA, FL 33630

April 30, 2026, 12:37 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

April 29, 2026, 3:21 am

In Transit to Next Facility

April 28, 2026

Departed Post Office

BRONSON, FL 32621

April 27, 2026, 1:55 pm

USPS in possession of item

BRONSON, FL 32621
April 27, 2026, 10:07 am

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Feedback

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Levy County, FL

Summary

ParcelID 0339422500
 Location
 Address(es)
 Neighborhood University Estates (3100)
 Legal Description* 10-12-17 0001.25 ACRES W1/2 OF SW1/4 OF SE1/4 OF SW1/4 OF NW1/4 OR BOOK 1698 PG 657
 (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 N/A
 Sec/Twp/Rng 10-12-17
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 14.2651
 Acreage 1.25
 Homestead No
 Ag Classification No

[View Map](#)

Owner

Owner Name Wolford Shawn 100%
 Wolford Suzanne 100%
 Mailing Address 5319 LIME AVE
 SEFFNER, FL 33584

Trim Notice

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

Estimate Taxes

[Estimate Taxes](#)

Valuation

	2025 Final Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$15,000
Ag Land Value	\$15,000
Just (Market) Value	\$15,000
Assessed Value	\$15,000
Exempt Value	\$0
Taxable Value	\$15,000
Save Our Homes Benefit	\$0
Previous Year Value	\$14,000

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	\$15,000

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
7/21/2023	\$16,000.00	WD	1698 657	Q	V	ALLISON JOSEPH ALLAN	WOLFORD SHAWN
2/20/2022	\$100.00	DC	1629 281	U	V	YOUNG NYLSA UBARRI	ALLISON JOSEPH ALLAN
12/31/2021	\$11,000.00	WD	1620 613	Q	V	MOLLFULLEDA NYLSA T UBARRI & CARMEN M	ALLISON JOSEPH ALLAN
9/30/2016	\$60,000.00	WM	1402 454	U	V	MOLLFULLEDA JORGE L UBARRI	MOLLFULLEDA NYLSA T UBARRI & CARMEN M
1/8/2016	\$0.00	FJ	1376 111	U	V	GARCIA ARSENIO UBARRI -ESTATE-	MOLLFULLEDA NYLSA T UBARRI -ET AL-
6/28/1982	\$0.00	WD	196 786	Q	V	AMERICAN LAND CORP	GARCIA ARSENIO UBARRI-

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: 3/10/2026, 7:35:12 PM

Contact Us



THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Catherine Steward
Pegasus Title Services, LLC
631 Lucerne Ave., Suite 206
Lake Worth, FL 33460
File No.: 2023-251

Parcel ID 0339422500

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made as of the 21st day of July, 2023 by Joseph Allan Allison and April Lynn Rock, husband and wife, whose address is 4500 N Federal Hwy, #152F, Lighthouse Point, FL 33064, hereinafter referred to as "Grantor," to Shawn Wolford and Suzanne Wolford, husband and wife, whose post office address is 5319 Lime Ave, Seffner, FL 33584, hereinafter referred to as "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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, situated on the premises more particularly described as follows:

Tract No. 229, being more particularly described as follows:

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 South, Range 17 East, being situated in Levy County, Florida.

SUBJECT TO taxes for the year of 2023 and subsequent years; comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines) (it not being the intent hereof to reimpose any of the foregoing).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Luciana Gogoni
Witness #1 Signature

Joseph Allan Allison
Joseph Allan Allison

Luciana Gogoni
Witness #1 Printed Name

April Lynn Rock
April Lynn Rock

Alexia Hastings
Witness #2 Signature

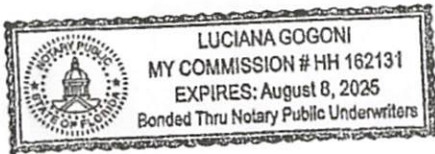
Alexia Hastings
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of July, 2023 by Joseph Allan Allison and April Lynn Rock who are personally known to me or who produced a driver's licenseS as identification.

SEAL

Luciana Gogoni
Notary Public



Printed Notary Name _____
My Commission Expires: _____

Michele Langford, CFC
Levy County Tax Collector

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

12481.0000

PARCEL NUMBER	ESCROW CD	Millage Code
03394-225-00		SW

THIS BILL IS FULLY PAID

10-12-17 0001.25 ACRES W1/2 OF SW1/4 OF SE1/4 OF
SW1/4 OF NW1/4 OR BOOK 1698 PG 657

WOLFORD SHAWN
WOLFORD SUZANNE
5319 LIME AVE
SEFFNER FL 33584

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	15,000	8.7500	0	15,000	131.25
Public Schools					
School State	15,000	3.0840	0	15,000	46.26
School Local	15,000	1.5000	0	15,000	22.50
School Discretionary	15,000	0.7480	0	15,000	11.22
Southwest Florida Water Mgmt	15,000	0.1831	0	15,000	2.75

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

TOTAL MILLAGE	14.2651	AD VALOREM TAXES	213.98
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FL Fire Tax - FL (BOCC)	1.00 Unit @28.0000	28.00

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

NON AD VALOREM ASSESSMENTS	28.00
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COMBINED TAXES AND ASSESSMENTS	241.98	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	241.98	-2.42	0.00	239.56	0.00

Michele Langford, CFC
Levy County Tax Collector

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

12481.0000

PARCEL NUMBER	ESCROW CD	Millage Code
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SW1/4 OF NW1/4 OR BOOK 1698 PG 657

WOLFORD SHAWN
WOLFORD SUZANNE
5319 LIME AVE
SEFFNER FL 33584

DO NOT WRITE BELOW THIS PORTION

HONORABLE MICHELE LANGFORD

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	241.98	-2.42	0.00	239.56	0.00

Receipt(s) 2025-12700549 on 02/02/26 for \$239.56 by SHAWN WOLFORD

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS