

CASE #: 20260023

LEVY COUNTY, FLORIDA

VS

Mario Aquilar

COMPLAINT FORM

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

Date 11/18/25

Plaintiff Information

Name Steve Sacks Phone 352-278-2752 Email Stevsacks@gmail.com
Street Address 6230 NE 150th Ave City Williston State Florida ZIP 32696
Plaintiff signature Stephen Sacks

Property Owner Information

Name Lopez Phone _____ Email _____
Street Address 6130 NE 139th Ave City Williston State Florida ZIP 32696
Property owner signature _____

Tenant Information

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

Legal Description

Subdivision name _____ Lot _____ Block _____ Section _____
Township _____ Range _____ Parcel Account _____
911 Address _____

Description of complaint Concern of building encroachment of 50ft easement, Building Code, and concern of permit for constructed porch that is attached to house and permit to build building/structure.

Office Use Only

Verification of complaint _____
Conditions constituting a violation _____
Chapter _____ Article _____ Division _____ Section _____



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. 20260023

Vs.

Mario Lopez Aquilar
6130 NE 139th Ave
Williston, FL 32696

RE: Parcel ID: 1081900000
Sunny Ridge

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:
6130 NE 139th Ave
Williston, FL 32696
Parcel ID: 033942250
2. Name and address of owner/person/responsible party in charge of violation:
Mario Lopez Aquilar
6130 NE 139th Ave
Williston, FL 32696
3. Date of violation: **November 17, 2025**

4. Code Section(s) violated: **Appendix B SEC 1 Note 3**

Appendix B Sec. 1- Note 3 Development Department

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: **November 17, 2025**

6. Date Owner/Person in charge received Notice of Violation: **A certified letter was sent on January 27, 2026 and was returned to us unsigned Via USPS on February 24, 2026**


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

8. Date of re-inspections if applicable: **March 3, 2026**

9. Result of inspection or re-inspection: **Verified with the Building Department that Mr. Aquilar still has not pulled any permits**

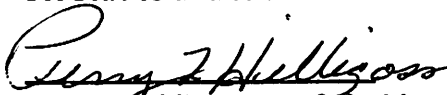
10. Description of Violation: **1. Structure Building being built in back yard, 2. structure pole barn was also built on back of house.**

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 Appendix B Sec 1 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 4, 2024
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: January 28, 2026

Aquilar Mario Lopez
6130 NE 139 AVE
Williston, FL 32696

An inspection of your property located at **Parcel ID 1081900000** was made on 11/17/2025. 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

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.

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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.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', with a long horizontal flourish extending to the right.

Bradley Frazer

Code Enforcement Officer

352-614-7785 cell



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Mario Aquilar

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260023

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 January, 2026**, I mailed said papers to **Mario Aquilar 6130 NE 139 Ave, Williston, FL 32696** 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 3567

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

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

Williston, FL 32696
OFFICIAL USE

Certified Mail Fee	\$2.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0810
05

Postage \$0.78
 Total Po \$10.48

Mario Lopez Aquilar
6130 NE 139 Ave
Williston, FL 32696

Sent To
 Street #
 City, Sta



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

CERTIFIED MAIL



7020 1290 0001 6232 3567

Retail



32696

RDC 99

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
JAN 27, 2026

\$10.48

R2304W120946-05

Mario Lopez Aquilar
6130 NE 139 Ave
Williston, FL 32696

ML: 110

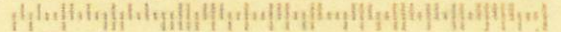
NIXIE 321 DE 1 0902/22/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

32696-25296024

BC: 32621642499 *3024-01278-28-18



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.

Mario Lopez Aquilar
6130 NE 139 Ave
Williston, FL 32696



9590 9402 9480 5069 4962 62

2. Article Number (Transfer from service label)

7020 1290 0001 6232 3567

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

Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

[Remove X](#)

Tracking Number:

70201290000162323567

[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 10:52 am on February 24, 2026 in BRONSON, FL 32621.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, To Original Sender

BRONSON, FL 32621

February 24, 2026, 10:52 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

February 23, 2026, 2:20 pm

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

February 22, 2026, 7:59 am

Unclaimed/Being Returned to Sender

WILLISTON, FL 32696

February 21, 2026, 9:16 am

Reminder to Schedule Redelivery of your item

February 4, 2026

Notice Left (No Authorized Recipient Available)

WILLISTON, FL 32696
January 30, 2026, 1:12 pm

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, 3:26 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)

Feedback

Text & Email Updates



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.



2025/11/17
11:06



APA
ALL STUDS APA 118

1/2 CAT
12/16

APA

TECHNIPAL
MADE IN CANADA

Georgia Pacific

2025/11/17
11:06

PUT BEST

Technic



2025/11/17
11:07



2025/11/17
11:07



2025/11/17
11:06



2025/11/17
11:06



Now Pics

3-2-2026 4:28pm P.V.



TRI COUNTY METALS
877-766-3309

TRI COUNTY METALS
877-766-3309

TRI COUNTY METALS
877-766-3309

TRI COUNTY METALS
877-766-3309

TRI COUNTY METALS
877-766-3309

GAF Storm Guard
Waterproofing
Lock Barrier

2026/01/15
11:40



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20260023

Petitioner,

VS.

Mario Lopez Aquilar
6130 NE 139 Ave
Williston, FL 32696

Parcel ID 1081900000

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.

Mario Lopez Aguilar

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260023

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 **Mario Lopez Aguilar 6130 NE 139th 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 29th of April, 2026.

Mary Gracely
Notary Signature

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



7022 1670 0001 5900 2505

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

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

Williston, FL 32621-0810
OFFICIAL USE

Certified Mail Fee	\$5.00	0810
Extra Services & Fees (check box, add fee as appropriate)		05
<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	

BRONSON POST OFFICE
APR 22 2026
2621 - USPS

Postmark Here

Total
\$10.48
Sent
Street
City

Mario Lopez Aquilar
6130 NE 139th Ave
Williston, FL 32696

Remove X

Tracking Number:

70221670000159002505

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

This is a reminder to arrange for redelivery of your item before May 9, 2026 or your item will be returned on May 10, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before May 9, 2026

April 30, 2026

Notice Left (No Authorized Recipient Available)

WILLISTON, FL 32696

April 25, 2026, 12:14 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

April 24, 2026, 6:57 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

April 23, 2026, 5:16 pm

Departed Post Office

BRONSON, FL 32621

April 22, 2026, 4:12 pm

USPS in possession of item

BRONSON, FL 32621

April 22, 2026, 2:19 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



Schedule Redelivery



USPS Tracking Plus®



Product Information



See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Levy County Code Enforcement

AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20260023

PARCEL NUMBER: 1081900000

I hereby certify the following:

1. On this Monday, the 4th day of May 2026, the property owned by Mario Lopez Aguilar located at Parcel # 1081900000, 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 L 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 _____





2026/05/04
13:48



2026/05/06
12:14

IG100



2026/05/06
12:14

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Summary

ParcelID 1081900000
Location 6130 NE 139 AVE
Address(es)
Neighborhood WILLISTON 32696-
Legal Description* SUNNY RIDGE (430)
 19-12-18 SUNNY RIDGE BLK B LOT 14 OR BOOK 1788 PAGE
 622
(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 SUNNY RIDGE
Sec/Twp/Rng 19-12-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 13.7969
Acreage 1
Homestead No
Ag Classification No

[View Map](#)

Owner

Owner Name Aguilar Mario Lopez 100%
Mailing Address 6130 NE 139 AVE
 WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Final Value Summary
Building Value	\$136,282
Extra Features Value	\$0
Market Land Value	\$18,500
Ag Land Value	\$18,500
Just (Market) Value	\$154,782
Assessed Value	\$154,782
Exempt Value	\$0
Taxable Value	\$154,782
Save Our Homes Benefit	\$0
Previous Year Value	\$13,500

Exemptions

Homestead ⇅ 2nd Homestead ⇅ Widow/er ⇅ Disability ⇅ Seniors ⇅ Veterans ⇅ Other ⇅

Building Information

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	1456	Heating Type	FORCED AIR DUCTED
Conditioned Area	1456	Air Conditioning	CENTRAL
Actual Year Built	2024	Baths	2
Effective Year Built	2024		
Use	MOBILE HOME 1		
Exterior Wall	VINYL SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1456	1456
Total SqFt	1456	1456

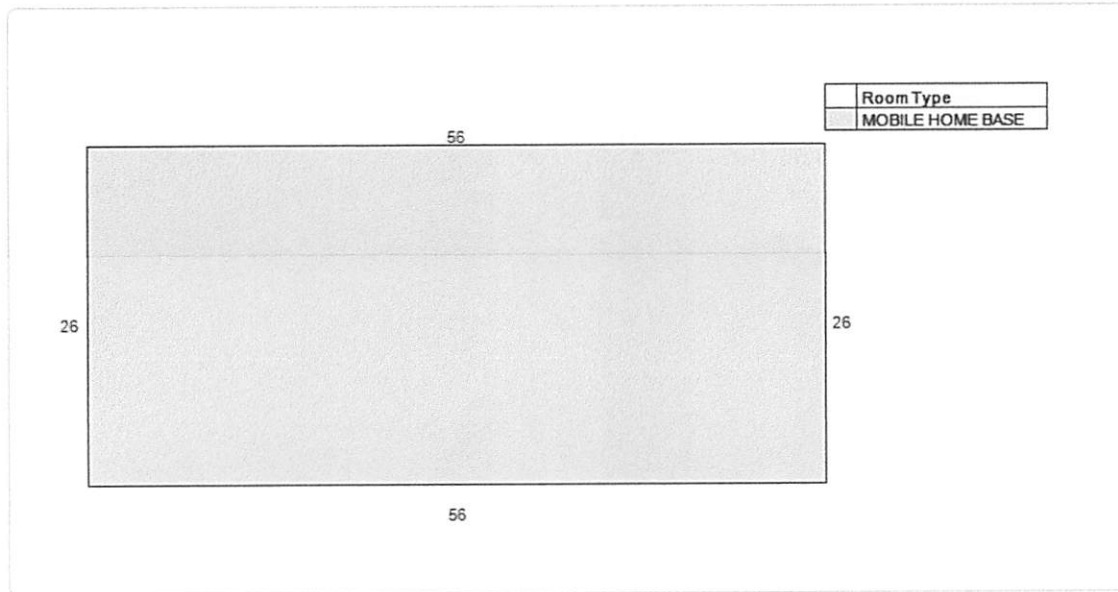
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$18,500

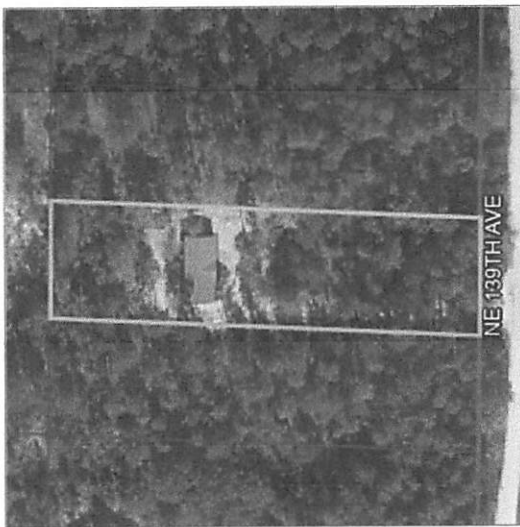
Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
5/16/2025	\$209,000.00	WD	1788 622	Q	I	MESSINA INVESTMENT GROUP LLC	AGUILAR MARIO LOPEZ
4/8/2025	\$0.00	FJ	1781 845	U	I	WOHLER JOHN N & FRANCES L ET AL	MESSINA INVESTMENT GROUP LLC
2/13/2024	\$8,000.00	TD	1723 900	U	V	WINDER VI LLC	MESSINA INVESTMENT GROUP LLC
9/2/2010	\$1,300.00	TD	1209 851	U	V	WOHLER JOHN N & FRANCES L ET AL	WINDER VI LLC
12/30/1899	\$0.00		105 586	U	I		

Building Sketch



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Extra Features, 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: 11/14/2025, 7:35:48 PM

Contact Us

Developed by
SCHNEIDER
GEO SPATIAL

Prepared by and return to:

Ralph R. Deas
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Ave.
Lake City, FL 32025
(386) 754-0771
File Number: 2024-118

R J

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of May, 2025 between Messina Investment Group, LLC, a Florida Limited Liability Company whose post office address is 6409 SW 55th St, Trenton, FL 32693, grantor, and Mario Lopez Aguilar Sr. whose post office address is 6130 NE 139 Ave. Williston FL 32696, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Levy County, Florida to-wit:

LOT 14, BLOCK B, SUNNY RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 30 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA

TOGETHER WITH A 2024 CHAMPION DOUBLEWIDE MOBILE HOME VINS: WHC031780GAAAC AND WHC031780GABAC

Parcel Number: 1081900000

Together with all the 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 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 12/31/2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kyligh Callander
Witness
Printed Name: Kyligh Callander
P.O. Address: 227 SE Hernando Ave., Lake City, FL 32025

Messina Investment Group, LLC, a Florida Limited Liability Company

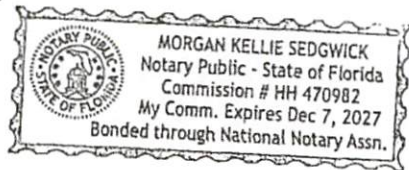
By: [Signature]
Anthony R. Messina, Manager

Morgan Sedgwick
Witness
Printed Name: Morgan Sedgwick
P.O. Address: 227 SE Hernando Ave. Lake City, FL 32025

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of May, 2025 by Anthony R. Messina, Manager of Messina Investment Group, LLC who is personally known or has produced a driver's license as identification.

[Seal]



Morgan Kellie Sedgwick
Notary Public
Print Name: _____
My Commission Expires: _____

PARCEL NUMBER	ESCROW CD	Millage Code
10819-000-00		SW

THIS BILL IS FULLY PAID

6130 NE 139 AVE WILLISTON 32696
19-12-18 SUNNY RIDGE BLK B LOT 14 OR BOOK 1788
PAGE 622

AGUILAR MARIO LOPEZ
6130 NE 139 AVE
WILLISTON FL 32696

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	154,782	8.7500	0	154,782	1,354.34
Public Schools					
School State	154,782	3.0840	0	154,782	477.35
School Local	154,782	1.5000	0	154,782	232.17
School Discretionary	154,782	0.7480	0	154,782	115.78
Southwest Florida Water Mgmt	154,782	0.1831	0	154,782	28.34

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	2,207.98
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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>

NON AD VALOREM ASSESSMENTS	566.00
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COMBINED TAXES AND ASSESSMENTS	2,773.98	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,773.98	-110.96	0.00	2,663.02	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
10819-000-00		SW

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PAGE 622

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6130 NE 139 AVE
WILLISTON FL 32696

DO NOT WRITE BELOW THIS PORTION

HONORABLE MICHELE LANGFORD

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,773.98	-110.96	0.00	2,663.02	0.00

Receipt(s)

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS