CASE #: 20260055

LEVY COUNTY, FLORIDA

VS

Kathleen Zellner

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Levy County Code Enforcement Department
Physical: 375 Garner St. Suite A Bronson, FL 32621
Mailing: 310 School St. Suite 112 Bronson FL 32621
Telephone: 352-486-5541

Levy County Code Enforcement Department — Complaint Form

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

Date 07/31/2026

Plaintiff Information

Plaintiff information

Name	Phone	Email
Wally Lake	13523396642	swlake@ufl.edu

Street address	City	State
11511 NE 108TH ST	ARCHER	Florida

Pre-filled from the form image

ZIP 32618

Plaintiff signature

Property Owner Information

Property owner information

Name: Kathleen Zellner
Phone:
Email:
Street address: 11211 NE 109th Pl
City: ARCHER
State: Florida
ZIP: 32618
Property owner signature:

Tenant Information

Tenant information

Name: Kathleen Zellner
Phone:
Email:
Street address: 11211 NE 109th Pl
City: ARCHER
State: Florida
ZIP: 32618
Tenant signature:

Legal Description

Legal description

Subdivision name: University Oaks East (415.01)
Lot: 5
Block: 53
Section: 35
Township: 11
Range: 17
Parcel account: 0972500700

911 address

11211 NE 109th Pl

Description of complaint

This property has had a RV camper trailer with a person living in it for years. I also would question what is happening to the sewage as this has been going on for years.

Office Use Only

Office use only

Verification of complaint

Conditions constituting a violation

Chapter	Article	Division	Section

Signature of code enforcement officer

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07/31/2026 0


07/31/2026


07/31/2026 0

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. **26-55**

Vs.

Zellner Kathleen Louise
11211 NE 109th PL
Archer, FL 32618

RE: Joseph Pezzillo
11211 NE 109th PL
Archer, FL 32618

Respondent.

_____/

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statures, 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
   11211 NE 109th PL
   Archer, FL 32618
   Parcel ID: 0972500700

2. Name and address of owner/person/responsible party in charge of violation:
   Zellner Kathleen Louise
   Joseph Pizzillo
   11211 NE 109th PL

Archer, FL 32618

3. Date of violation: **July 31st 2026**

4. Code Section(s) violated: **Sec. 50-718**

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

5. Date violation first observed: **July 31st 2026**

6. Date Owner/Person in charge received Notice of Violation: **On August 6th 2026, a Notice of Violation was sent via USPS certified letter with return receipt requested. The Certified letter was unclaimed and sent back 25th 2026. September 6th 2026 Notice of Violation was posted on front gate of the property.**

7. Date which violations are to be corrected: **September 20th 2026**

8. Date of re-inspections if applicable: **September 28th 2026.**

9. Result of inspection or re-inspection: **September 28th 2026, RV still set up to be lived in and two vehicles parked around the RV.**

10. Description of Violation: **On July 31st 2026, I observed a recreational vehicle located on the property and set up to be lived in. Patio table out front with chairs under the awning. Same two vehicles parked close to the RV.**

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. 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 2 oct 2026 **Date**

SWORN to and subscribed before me on this 2 **day of** October, **2026.**

Notary Public, State of Florida

PENNY HILLIGOSS
NOTARY PUBLIC
MY COMMISSION
EXPIRES 10-30-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 736558

LEVY COUNTY CODE ENFORCEMENT DIVISION

NOTICE OF CODE VIOLATION

ZELLNER KATHLEEN LOUISE
11211 NE 109TH PL ARCHER, FL 32618

DATE: August 4, 2026
Code Case No: **CASE-26-55**

RE:
11211 NE 109 PL, ARCHER, FL, 32618
0972500700

An inspection of your property located at **0972500700, 11211 NE 109 PL, ARCHER, FL, 32618** was made on **July 31, 2026**. This inspection revealed the following violation of the **Levy County Code(s) below** 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:

Code Section
SEC. 50-718 - Temporary Uses

Violation Text
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: 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 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

Description of Violation
Recreational vehicle set up and is currently being lived in over the afforded 7 days out of a 30 day period,

Corrective Action
Vacate the RV and if not registered to the owner or occupant of the home, must be removed from property. Can not live in RV.

Correct by Date
August 28, 2026

It is **Mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **72** hours of receiving this notice to discuss the measure of actions required so that the violations can be resolved.

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.

-
-

Levy County Code Enforcement
(352) 486-5541

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Kathleen Zellner

Special Magistrate CASE NO.: CASE #20260055

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 **August 4, 2026**, I received a copy of the attached **Notice of Violation** dated **August 4, 2026**

3. That on the day **6th of August, 2026,** I mailed said papers to **Kathleen Zellner @ 11211 NE 109th Pl Archer, FL 32618** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny L 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 29 of September, 2026.

Mary Gracely
Notary Signature

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

MARY GRACELY
MY COMMISSION # HH 671787
EXPIRES: May 1, 2029

7022 1670 0001 5900 3784

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

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

Archer FL 32618

OFFICIAL USE

Certified Mail Fee	$4.65
$	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	
$	
Total Postage and Fees	$11.02
$	

0810
05

BRONSON POST OFFICE
AUG 06 2026
32621 USA

Postmark Here

08/06/2026

Sent To

Kathleen Louise Zellner

Street and

11211 NE 109th Pl

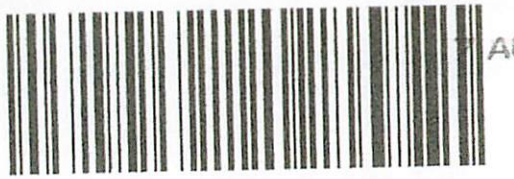
City, State,

Archer, FL 32618

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

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

CERTIFIED MAIL®



7022 1670 0001 5900 3786

Retail





32618

RDC 99

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
AUG 06, 2026

$11.02

R2304W120946-05

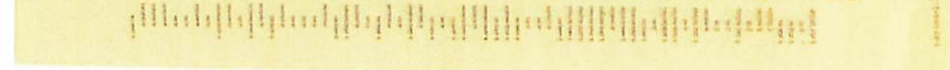
Kathleen Louise Zellner
11211 NE 109th Pl
Archer, FL 32618

BBNL
8/10
8-15-

NIXIE 326 DE 1 0008/25/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32621642499 *1639-02147-07-36



32618 6911 UNC
32621>6424

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:

Kathleen Louise Zellner
11211 NE 109th Pl
Archer, FL 32618

9590 9402 8707 3310 3209 81

2. Article Number *(Transfer from service label)*
7022 1670 0001 5900 3786

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
- ☐ d Mail
- ☐ d Mail Restricted Delivery
- $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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


09/01/2026 1

LEVY COUNTY CODE ENFORCEMENT DIVISION

NOTICE OF CODE VIOLATION

Zellner Kathleen Louise
11211 NE 109th PL
Archer, FL 32618

DATE: September 2, 2026

An inspection of your property located at **11211 NE 109th PL** was completed and revealed the following violation of Levy County Code: Section **50-718,** which provides that you cannot or allow any guest to live in an RV on a residential lo for more than 7 days in a 30 day period. Violation is as follows:

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 zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleep or housekeeping purposes, except as following.

(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

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 required so that the violations can be resolved. Failure to vacate the recreational vehicles and show a valid registration to an owner or occupant of the property by **September 20th, 2026** will result in a Special Magistrate Hearing where daily fines can be ordered as along as the property stays in noncompliance. Thank you for your prompt attention to this matter.

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


09/02/2026


10/01/2026 02:06 PM

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA **Code Case No.: 26-55**

Petitioner,

VS.

Zellner Kathleen Louis
11211 NE 109th PL
Archer, FL 32618

RE: Joseph Pezzillo
11211 NE 109th PL
Archer, FL 32618

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances,* Ordinance No. 50-718,** you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the **21st day of October, 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.

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

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Kathleen Zellner and Joseph Pezzillo

Special Magistrate CASE NO.: CASE #20260055

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 **September 29, 2026**, I received a copy of the attached **Notice of Hearing** dated **October 21, 2026**

3. That on the day **29th of September, 2026,** I mailed said papers to **Kathleen Zellner and Joseph Pezzillo @ 11211 NE 109th Pl Archer, FL 32618** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Z 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 29 of September 2026.

Alice LaLonde
Notary Signature

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

Notary Public State of Florida
Alice LaLonde
My Commission HH 803754
Expires 5/17/2030

Levy County Code Enforcement
AFFIDAVIT OF POSTING

VIOLATION NUMBER:**26-55** PARCEL NUMBER: 0972500700

I hereby certify the following:

1. **On this Thursday, the 1st day of October 2026, the property owned by Kathleen Zellner, located at 11211 NE 109th PL, Archer FL 32618, was posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:**

Sections 50-718

(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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(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

FURTHER AFFIDAVIT SAYETH NAUGHT.

Dave Banton, Code Enforcement Manager

STATE OF FLORIDA
COUNTY OF FLEVY

Dave Banton acknowledged the foregoing instrument before me by means of ☑ physical presence or online notarization, this 2 day of October, 2026.

(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification

Type of Identification Produced _____

PENNY HILLIGOSS
NOTARY PUBLIC
MY COMMISSION
EXPIRES 10-30-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 736558


10/01/2026 02:05 PM

Levy County, FL

Summary

ParcelID	0972500700
Location Address(es)	11211 NE 109 PL ARCHER
Neighborhood	University Oaks East (415.01)
Legal Description*	35-11-17 UNIVERSITY OAKS BLK 53 LOTS 5, 7 & 8 OR BOOK 1468 PAGE 478 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	SINGLE FAMILY R (0100)
SubdivisionName	UNIVERSITY OAKS
Sec/Twp/Rng	35-11-17
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.2651
Acreage	4.05
Homestead	Yes
Ag Classification	No

View Map

Owner

Owner Name	Zellner Kathleen Louise 100%
Mailing Address	11211 NE 109TH PL ARCHER, FL 32618

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Preliminary Summary
Building Value	$354,187
Extra Features Value	$22,224
Market Land Value	$73,500
Ag Land Value	$73,500
Just (Market) Value	**$449,911**
Assessed Value	**$281,700**
Exempt Value	$56,411
Taxable Value	**$225,289**
Save Our Homes Benefit	$168,211
Previous Year Value	$445,589

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
25000	26411	5000				

Building Information

Building	1
Actual Area	3351
Conditioned Area	2815
Actual Year Built	1977
Effective Year Built	1998
Use	SINGLE FAMILY 1
Exterior Wall	BRICK
Roof Structure	GABLE OR HIP
Roof Cover	METAL
Heating Type	FORCED AIR DUCTED
Air Conditioning	CENTRAL
Baths	3

Description	Conditioned Area	Actual Area
BASE	2815	2815
FINISHED OPEN PORCH	0	80
FINISHED OPEN PORCH	0	56
FINISHED ENCLOSED PORCH	0	256
FINISHED STORAGE	0	144
Total SqFt	2815	3351

Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	12	10	0	120
DC-B CARPORT	1	20	12	0	240
SEE XF NOTES	1	34	23	0	782

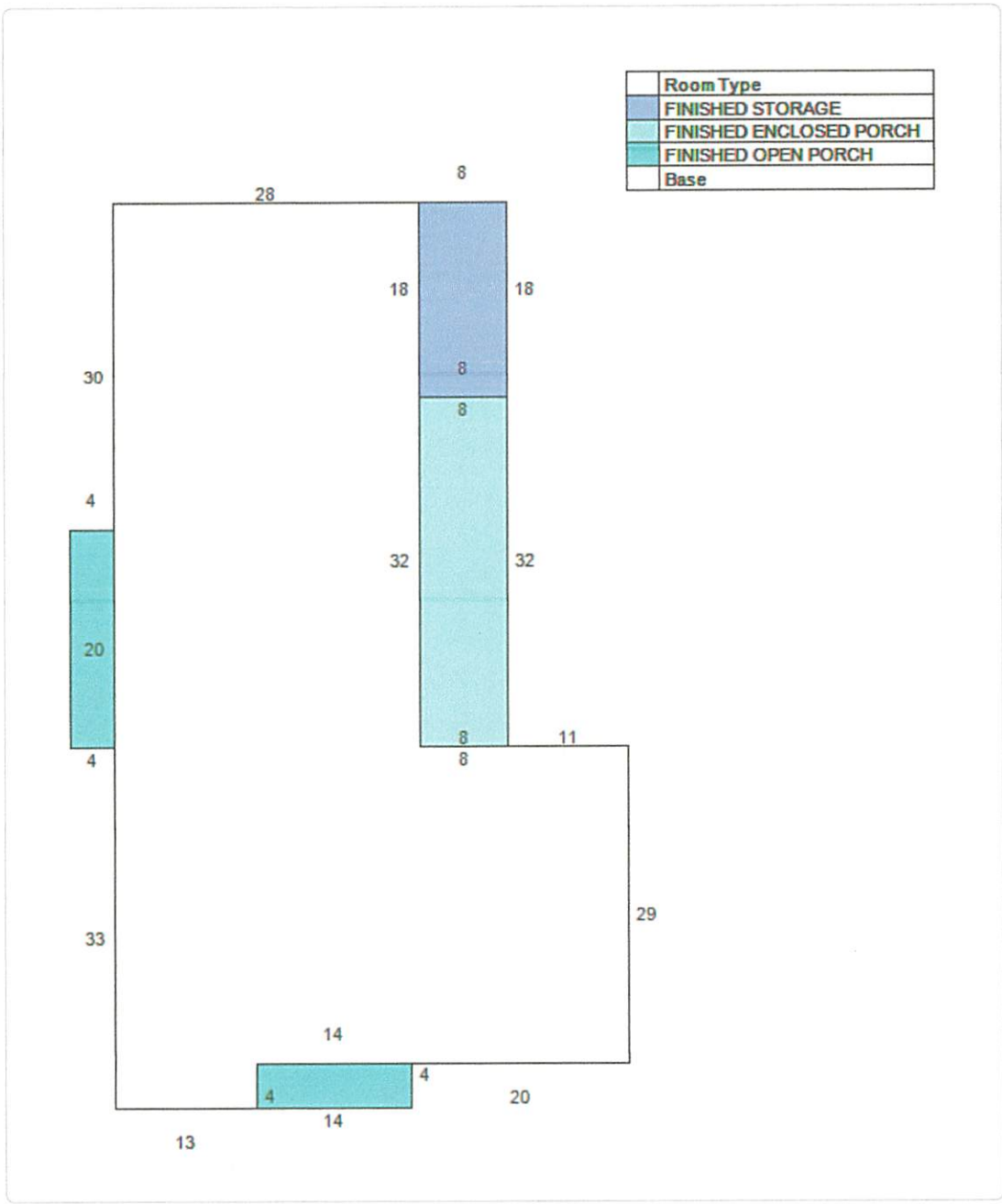
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hse on Lot	0	0	3	LT	$73,500

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/7/2018	$235,440.00	WM	1468	478	Q	I	LOVELY WILLIAM E & REBECCA Y	ZELLNER KATHLEEN LOUISE
2/7/2017	$100.00	QD	1415	51	U	V	LOVELY CRAIG A	LOVELY WILLIAM E & REBECCA Y
1/24/2017	$100.00	QD	1411	448	U	V	LOVELY WILLIAM E	LOVELY WILLIAM E & REBECCA Y
2/26/2010	$100.00	QD	1191	408	U	V	LOVELY STELLA H	LOVELY WILLIAM E
2/26/2010	$100.00	QD	1191	407	U	V	LOVELY STELLA H	LOVELY CRAIG A
5/1/1995	$5,000.00	WD	558	15	Q	V	PRICE JACKOB & FLORENCE-TR-	LOVELY STELLA H & CRAIG A
6/7/1977	$0.00	WD	108	318	Q	I	SUNSHINE DEVELOPMENT & SALES INC	LOVELY WILLIAM E

Building Sketch


Room Type
FINISHED STORAGE
FINISHED ENCLOSED PORCH
FINISHED OPEN PORCH
Base
8
28
18
18
30
8
8
4
32
32
20
8
11
4
8
29
33
14
4
4
20
14
13

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: 7/30/2026, 7:41:46 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

INSTR # 774814, OR BK: 1865 PG: 503, Recorded 9/23/2026 2:34 PM
Rec: $18.50 Deed Doc: $0.70 Matt Brooks,Clerk of the Circuit Court Levy FL Deputy Clerk Katie

Prepared by and Return to
THE GRIFFIS LAW FIRM, LLC
Stanley H Griffis III, Esq
13 SE 1st Avenue
Chiefland, FL 32626
(352) 535 – 2948
Parcel Account 09725-008-00, 09725-007-00, 09725-004-00, 09725-003-00

LADY BIRD DEED – ENHANCED LIFE ESTATE

This LADY BIRD DEED, enhanced, is made on this day 20th of January, 2026, between the Grantor Kathleen Louise Zellner, a widow, currently residing at 11211 NE 109th Place, Archer, FL 32618 and the Grantee Beneficiary, Joseph Pezzillo, utilizing an address of 11211 NE 109th Place, Archer, FL 32618.

For and in consideration of the sum of $10.00 and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property situate in Levy County, Florida, to the Grantee Beneficiary effective on the Grantor's death:

PARCEL ID: 09725-008-00, 09725-007-00, 09725-004-00, 09725-003-00

Parcel 1

Lot 9, Block 53, UNIVERSITY OAKS, according to the plat thereof, as recorded in Plat Book 4, Page 15, of the public records of Levy County, Florida.

Parcel 2

Lots 7 and 8, Block 53, UNIVERSITY OAKS, according to the plat thereof, as recorded in Plat Book 4, Page 15, of the public records of Levy County, Florida.

Parcel 3

Lot 5, Block 53, UNIVERSITY OAKS, according to the plat thereof, as recorded in Plat Book 4, Page 15, of the public records of Levy County, Florida.

Parcel 4

Lot 4, Block 53, UNIVERSITY OAKS, according to the plat thereof, as recorded in Plat Book 4, Page 15, of the public records of Levy County, Florida.

The legal description has been provided by the Grantor. This document has been prepared without the benefit of a title search.

Grantor retained a life estate in the subject property, with full authority, at any time, without notice to or consent or joinder by the Grantee, to lease, sell, convey, mortgage, encumber, or

Unofficial Copy

otherwise dispose of the subject property, without joinder or consent by Grantee, as if the Grantor remained the fee simple absolute owners of the subject property. Grantor reserves the right to lease, sell, convey, mortgage, encumber, or otherwise dispose of the subject property, and to do so without recourse to, or compensation to Grantee for any effect Grantor's sale, conveyance, encumbrance, or other disposition has upon Grantee's remainder interest. Grantee's interest conveyed herein is limited to a remainder interest subject to complete divestment by Grantor and may be divested by Grantor's subsequent conveyance of the remainder interest or the entire fee simple interest. Grantor may further divest the Grantee's interest by a conveyance of the remainder interest to the Grantor. Grantee's interest shall remain subject to divestment until the end of the Grantor's lifetime.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seals the day and year first above written.

Unofficial Copy

Grantor:

Kathleen Louise Zellner
KATHLEEN LOUISE ZELLNER
11211 NE 109th Place,
Archer, FL 32618

Witness – signature

Nicole Davies
Witness – name printed

13 SE 1ST Avenue, Chiefland, FL. 32626
Witness address

Witness – signature

Shirley A. Ruvin
Witness – name printed

13 SE 1ST Avenue, Chiefland, FL. 32626
Witness address

STATE OF FLORIDA
COUNTY OF LEVY

The foregoing instrument was acknowledged before me on this 20th day of January 2026 by Grantor, Kathleen Louise Zellner who is personally known to me or who have produced _____ as identification, respectively, and who did appear in person by physical presence.

STANLEY H GRIFFIS III
Notary Public-State of Florida
Commission # HH 411757
My Commission Expires
August 06, 2027

NOTARY PUBLIC

Tax Bill Detail

Property Tax Account: 09725-007-00
ZELLNER KATHLEEN LOUISE

Year: 2025
Tax District: SW

Bill Number: 36795
Property Type: Real Estate

Owner: ZELLNER KATHLEEN LOUISE

MAILING ADDRESS:
ZELLNER KATHLEEN LOUISE
11211 NE 109TH PL
ARCHER FL 32618

PROPERTY ADDRESS:
11211 NE 109 PL
ARCHER

Taxes & Fees **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	$1,851.42	$1,851.42	$0.00
Levy School Board General Fund	3.0840	$729.33	$729.33	$0.00
Levy School Board Capital Outlay	1.5000	$354.74	$354.74	$0.00
Levy School Board Basic Disc.	0.7480	$176.89	$176.89	$0.00
Southwest Florida Water Mgmt	0.1831	$38.74	$38.74	$0.00
TOTAL	14.2651	$3,151.12	$3,151.12	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	$193.61	$193.61	$0.00
Solid Waste (BOCC)	$112.32	$112.32	$0.00
Fire Tax - FR (BOCC)	$242.01	$242.01	$0.00
TOTAL	$547.94	$547.94	$0.00

Fees

Authority/Fund	Charged	Paid	Due
Interest	$31.43	$31.43	$0.00
TOTAL	$31.43	$31.43	$0.00

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

Bill 36795 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Property Appraiser

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