

**CASE #: 20250044**

**LEVY COUNTY, FLORIDA**

**VS**

**Valerie and David Woolley**

LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20250044

Petitioner,

VS.

Woolley Valerie  
Woolley David  
14691 NE 40<sup>th</sup> ST  
Williston, FL 32696  
Parcel ID 04240-00-300

Respondent,

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**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 18<sup>th</sup> day of February, 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.

LEVY COUNTY, FLORIDA  
CODE ENFORCEMENT

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

Bradley Frazer  
310 School St Suite 112  
Bronson, Florida 32621  
(352) 486-5541

**SPECIAL MAGISTRATE  
OF LEVY COUNTY, FLORIDA**

Instrument # 763033  
OR BK: 1825 PG: 189-3pg(s)  
REC: 1/13/2026 9:25 AM  
Matt Brooks, Levy County Clerk, Florida  
Rec: \$27.00

**LEVY COUNTY, FLORIDA**

vs.

Deputy Clerk Katie  
**Case No. CE# 2025-0044**

**VALERIE WOOLLEY  
DAVID WOOLLEY  
14691 NE 40<sup>TH</sup> ST  
WILLISTON, FL 32696**

**RESPONDENT**

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**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This CAUSE came on for public hearing before the Special Magistrate, pursuant to Chapter 162, Part I, Florida Statutes. After due notice to the Respondent, the Special Magistrate heard testimony of and received evidence from the code enforcement officer. The Respondent did not attend. Thereupon, the Special Magistrate hereby issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. **FINDINGS OF FACT:** The Special Magistrate makes the following findings of fact:

A. The Respondent owns real property situated within Levy County, Florida, described as follows:

**SECTION 32 TOWNSHIP 12 RANGE 18 0015.88 ACRES TRACT IN W 1/2 OF SE  
1/4 OR BOOK 1813 PAGE 176 PART OF PARCEL D OF BATTLES DIVISION**

**Parcel Number: 04240-003-00**

B. The Respondent, as required by Fla. Stat. Chap. 162, received proper notice of the alleged violation and of the hearing thereon, which was held on November 19<sup>th</sup>, 2025.

C. The evidence presented proves that the Respondent has a Recreational Vehicle located on the property that is being lived in.

II. **CONCLUSIONS OF LAW:** The above constitutes a violation of the following Levy County Code of Ordinances:

***Sec 50-718***

A. Chapter 50 – Land Development Code, Article XII – Sec. 50-718, 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.

III. ORDER: The Special Magistrate orders as follows:

- A. The Respondent shall cure the violation within fifteen (15) days of the date of this order.
- B. In the event that the Respondent fails to cure the violation as set forth above, then a fine in the amount of \$100.00 per day will accrue beginning December 6<sup>th</sup>, 2025, and continuing until the violation is cured.
- C. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.
- D. Jurisdiction of this matter is reserved for the possible purposes of: (i) imposing a lien on the subject property as authorized under Fla. Stat. §162.09; (ii) recommending that the governing body of the County undertake remedial work to cure the violation; and (iii) taking other action as authorized under Fla. Stat. Chapter 162 or the County's Land Development Regulations.

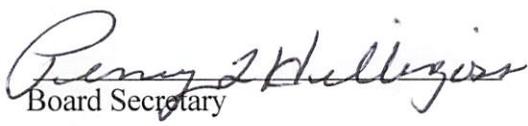
DONE AND ORDERED THIS 21 day of November, 2025, at Levy County, Florida.

SPECIAL MAGISTRATE OF  
LEVY COUNTY, FLORIDA

  
Norm D. Fugate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order has been furnished by certified mail to the Respondents, Valerie Woolley and David Woolley, 14691 NE 40<sup>TH</sup> ST, Williston, FL 32696, this 24 day of November, 2025.

  
Board Secretary

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**

**Valerie and David Woolley**

**CODE ENFORCEMENT BOARD CASE NO.: CASE #20250044**

I, **Bradley Frazer**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.

2. That pursuant to Florida Statute 162.12, on the day of **February 4<sup>th</sup>, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **February 3<sup>rd</sup> 2026**

3. That on the day **18<sup>th</sup> of February, 2026**, I mailed said papers to **Valerie and David Woolley @ 14691 NE 40<sup>th</sup> St Williston, FL 32696** by First Class Mail, U.S. Postal Service.

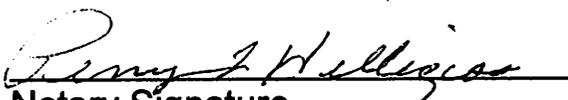
FURTHER, Affiant Saith not.



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 5 of February, 2026.



Notary Signature

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



**AFFIDAVIT OF NON\_COMPLIANCE**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**  
**Valerie and David Woolley**

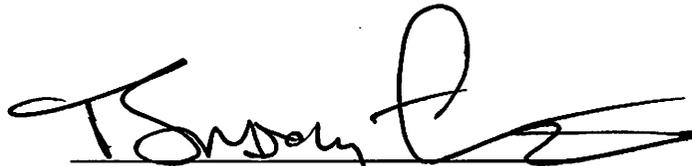
**RE: Parcel ID 04240-003-00**

**CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0044**

I, Bradley Frazer, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the day of December 6, 2025, A compliance inspection shall be conducted for compliance on said property as ordered on the November 21, 2025.
3. That on the day 8 of December, 2025, the above mentioned property is in **NON-COMPLIANCE** and a \$ 100.00 per day for the recreational vehicle.

FURTHER, Affiant Saith no

  
Code Enforcement Officer

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 8 of December, 2025.

  
Notary Signature

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



This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

**Any installment applications filed after April 30 will not be accepted for the upcoming tax season.**

Request Next Year Installment Plan

Tax Roll Property Summary							<a href="#">Click here for help</a>
Account Number		04240-003-00		Type		REAL ESTATE	
Address		14691 NE 40 ST WIL		Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
<a href="#">2019</a>	R	2019 04240-003-00	PAID	12/2019	78.56		<a href="#">Tax Bill</a>
<a href="#">2020</a>	R	2020 04240-003-00	PAID	04/2021	82.67		<a href="#">Tax Bill</a>
<a href="#">2021</a>	R	2021 04240-003-00	CER SOLD	05/2022			<a href="#">Tax Bill</a>
<a href="#">2021</a>	CER	2022-00001316-00	REDEEMED	06/2022	122.91		<a href="#">Certificate</a>
<a href="#">2022</a>	R	2022 04240-003-00	CER SOLD	05/2023			<a href="#">Tax Bill</a>
<a href="#">2022</a>	CER	2023-00001282-00	REDEEMED	11/2025	6,973.62		<a href="#">Certificate</a>
<a href="#">2023</a>	R	2023 04240-003-00	CER SOLD	05/2024			<a href="#">Tax Bill</a>
<a href="#">2023</a>	CER	2024-00001220-00	REDEEMED	04/2025	192.84		<a href="#">Certificate</a>
<a href="#">2024</a>	R	2024 04240-003-00	PAID	04/2025	2,432.04		<a href="#">Tax Bill</a>
<a href="#">2025</a>	R	2025 04240-003-00	UNPAID			2,416.93	<a href="#">Tax Bill</a>



CURRENT ACCOUNT DETAILS

Account Number	2025	0424000300	<a href="#">Tax Bill</a>
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Property Description		Owner Information				
32-12-18 0020.88 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1809 PAGE 17 AKA PARCEL D OF BATTLES DIVIS ION		WOOLLEY VALERIE WOOLLEY DAVID 85 BERKSHIRE RD WEST BABYLON,NY 11704				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	171,140	TAXES	2,441.34			
TAXABLE	171,140	TOTAL	2,441.34			
IF PAID BY:	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON			
PLEASE PAY:	2,416.93	2,441.34	APRIL 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

**Links of Interest**

[LINK TO PROPERTY APPRAISER](#)



2025/12/08  
12:39



2026/01/21  
15:32