

**CODE MAGISTRATE HEARING
RENAISSANCE CENTER, 2ND FLOOR
FEBRUARY 1, 2022
AGENDA**

1:00 P.M.

- I. CALL TO ORDER – Jody Dodson, Code Magistrate**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. FINAL ORDERS - NONE**

VI. NEW CASES HEARINGS & RECONSIDERATIONS

- | | |
|---|---|
| 1. CASE NO. TCE211850
(Martin Atorresagasti) | THOMAS ANGELA
2805 PONTIAC DR |
| 2. CASE NO. TCE211959
(Martin Atorresagasti) | 3024 MOCK DR TRUST
3024 MOCK DR |
| 3. CASE NO. TCE210098
(David Thomas) | TL
905 ALLIEGOOD CT |
| 4. CASE NO. TCE212051
(David Thomas) | CALLOWAY HOLDINGS OF MIAMI LLC
3230 TIFFANY ST |
| 5. CASE NO. TCE211807
(Lesa Vause) | BOWMAN RICHARD / BOWMAN DEBORAH
619 ACORN GROVE CT |

6. CASE NO. TCE211843
(Jency Probert) BELLAMY RAYMOND
1211 CLEVELAND ST

7. CASE NO. TCE210686
(Jency Probert) WOOLARD GORDON / WOOLARD ELLEN
606 WHITTAKER RD

8. CASE NO. TCE210910
(Jency Probert) DUGAN TARA
222 FLEETWOOD ST

9. CASE NO. TCE211089
(Jency Probert) SIMMONS JOE L / WILLIAMS CHIQUITA
3432 SUNNYSIDE DR

10. CASE NO. TCE212073
(Jency Probert) BLOXHAM PROPERTIES LLC
1612 LAKE AVE (APT A)

11. CASE NO. TCE211200
(Jency Probert) HARRIS BRIAN
V/L N OF 606 CAMPBELL ST
PARCEL# 410156 G0012

12. CASE NO. TCE211889
(Jency Probert) SMITH KATHRYN E
4005 ROBERTS AVE

13. CASE NO. TCE211888
(Jency Probert) CREATIVE CHOICE HOMES XVIII LTD
2315 JACKSON BLUFF RD (UNIT 457 -L)

14. CASE NO. TCE211999
(Jency Probert) LUZIETTI JOHN E
356 HAYDEN RD

- | | |
|---|---|
| 15. CASE NO. TCE212063
(Jency Probert) | BLUE ORCHARD LLC
243 GABLES CT |
| 16. CASE NO. TCE212045
(Jency Probert) | SABAL COURT PARTNERS LLC
2125 JACKSON BLUFF RD (APT S-201) |
| 17. CASE NO. TCE212113
(Jency Probert) | HUMINVGRP PROPERTY MGMT
319 DIXIE DR (APT 4-C) |
| 18. CASE NO. TCE212052
(Jency Probert) | SABEL COURT PARTNERS LLC
2125 JACKSON BLUFF RD (APT. A-201) |
| 19. CASE NO. TCE211798
(Shameka Bush) | YU JIANKUI / GAO DONGEMI
1043 PRESTON ST |
| 20. CASE NO. TCE211886
(Shameka Bush) | WISE MARTHA J
1520 PULLEN RD (UNIT 10) |
| 21. CASE NO. TCE211942
(Shameka Bush) | EMBARQ FLORIDA INC
PARCEL #212524 F130
NEAR 410 W 4 TH AVE |
| 22. CASE NO. TCE211943
(Shameka Bush) | AHMED SEBASTIAN I
1310 IDAHO ST |
| 23. CASE NO. TCE212083
(Shameka Bush) | KELLY ROBIN L
1107 PINECREST DR |

I. NEW BUSINESS

II.

ADJOURNMENT: _____ P.M.

**CODE MAGISTRATE HEARING
RENAISSANCE CENTER, 2ND FLOOR
MARCH 8, 2022
AGENDA**

1:00 P.M.

- I. **CALL TO ORDER** – Kevin Sossong, Code Magistrate
- II. **AGENDA MODIFICATIONS**
- III. **ANNOUNCEMENTS**
- IV. **PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. **FINAL ORDERS**

VI. NEW CASES HEARINGS & RECONSIDERATIONS

FINAL

- | | |
|--|---|
| 1. CASE NO. TCE201873
(Ray Wilkinson) | SIMY HOUSE LLC
207 WESTRIDGE DT |
| 2. CASE NO. TCE210694
(Ray Wilkinson) | WASHINGTON RENEE E
2512 LINDSEY CT |
| 3. CASE NO. TCE211900
(Shameka Bush) | WILLIARD CHRISTINE H
1105 PINCREST DR |
| 4. CASE NO. TCE211191
(Jency Probert) | KNIGHT ALLEN ESTATE
105 GREAT LAKES ST |
| 5. CASE NO. TCE211568
(Jency Probert) | STANLEY RICCARDO
2131 MAIN ST |

INITIAL

1. CASE NO. TCE220003
(Angela Land) YU JIANKUI / GAO DONGMEI
803 DELAWARE ST

2. CASE NO. TCE220089
(Martin Atorresagasti) PANACEA RAT LLC
939 BALKIN RD

3. CASE NO. TCE211904
(Shameka Bush) CAMPBELL ANTHONY J
3346 GOLDEN RAIN DR

4. CASE NO. TCE211954
(Shameka Bush) EMBARQ FLORIDA INC
LOT NEAR 410 W 4TH AVE
PARCEL 212524 F0130

5. CASE NO. TCE212012
(Jency Probert) GIBBS DEAVIN
1538 RANKIN AVE

6. CASE NO. TCE220026
(Jency Probert) IVY LANE VILLAS LLC
1857 IVY LN

7. CASE NO. TCE220031
(Jency Probert) PINCREST WEST LAND TRUST
1380 OCALA RD

8. CASE NO. TCE220107
(Jency Probert) FPA VILLA DEL LAGO LLC
2700 W PENSACOLA ST (2911-A)

9. CASE NO. TCE212119
(Jency Probert) DWELL STUDENTS TALL. LLC
600 DIXIE DRIVE

I. NEW BUSINESS

II.

ADJOURNMENT: _____ P.M.

**CODE MAGISTRATE HEARING
RENAISSANCE CENTER, 2ND FLOOR
APRIL 5, 2022
AGENDA**

1:00 P.M.

- I. CALL TO ORDER
- II. AGENDA MODIFICATIONS
- III. ANNOUNCEMENTS
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS
- V. FINAL ORDERS
- VI. NEW (INITIAL) CASES & RECONSIDERATIONS

FINAL

- | | |
|---|---|
| 1. CASE NO. TCE202304
(Ray Wilkinson) | BOWERS CAROLYN
1127 CONKLIN ST |
| 2. CASE NO. TCE211889
(Jency Probert) | SMITH KATHRYN E
4005 ROBERTS AVE |
| 1. CASE NO. TCE211796
(David Thomas) | 7HM LLC
1511 OLD ST AUGUSTINE RD |
| 2. CASE NO. TCE220133
(Lesa Vause) | MERRYMAN LARRY DALE ESTATE /
WORRELL JEANNE MARIE
420 E 6 TH AVE |
| 3. CASE NO. TCE212172
(Lesa Vause) | TCB TALLAHASSEE WOODLAKE LLC
1555 DELANEY DR |
| 4. CASE NO. TCE210819
(Martin Atorresagasti) | BRADWELL TERESA
835 BREWER ST |

5. CASE NO. TCE211822
(Martin Atorresagasti) DAVIS HENRY
630
OSCEOLA ST
6. CASE NO. TCE220105
(Martin Atorresagasti) SAR TALLAHASSEE LLC
2218 MAGNOLIA CIR
7. CASE NO. TCE220351
(Martin Atorresagasti) MARTIN FREDDIE SR LIVING TRUST /
1507 MELVIN ST
8. CASE NO. TCE212183
(Jency Probert) ALAN V ROGERS / SHARON WILLIAMS
1521 PATRICK AVE
9. CASE NO. TCE220021
(Jency Probert) STEWART ROBERT BRYANT
1569 CALDWELL DR
10. CASE NO. TCE220086
(Jency Probert) LEGACY PARC LLC
457 WHITE DRIVE (APT C-4)
11. CASE NO. TCE220236
(Jency Probert) SABAL COURT PARTNERS LLC
2125 JACKSON BLUFF RD (APT U-101)
12. CASE NO. TCE220245
(Jency Probert) REID WINSTON R / REID RALINE D SMITH
2008 WARWICK ST
13. CASE NO. TCE211904
(Shameka Bush) CAMPBELL ANTHONY J
3346 GOLDEN RAIN DR
14. CASE NO. TCE211954
(Shameka Bush) EMBARQ FLORIDA INC
PARCEL 212524 F0130
NEAR 410 W 4TH AVE
15. CASE NO. TCE220238
(Shameka Bush) YU JIANKUI / GAO DONGEMI
1002 ABRAHAM ST

16. CASE NO. TCE220187
(Antarius Floyd)

DARLING ZILPHA M
1497 KNOXVILLE LN

VII. ADJOURNMENT : _____

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
MAY 3, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. FINAL ORDERS**
- VI. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|-----------------------------------|
| 1. CASE NO. TCE202304
(Ray Wilkinson) | BOWERS CAROLYN
1127 CONKLIN ST |
|--|-----------------------------------|

INITIAL ORDERS

- | | |
|---|--|
| 1. CASE NO. TCE16-2012
RECONSIDERATION
(James Payne) | WALDEN THOMAS J REVO. TRUST
1067 MERRITT DR |
| 2. CASE NO. TCE220029
(James Payne) | BIG BEND HABITAT FOR HUMANITY
3918 ROSWELL DR |
| 3. CASE NO. TCE212106
(James Payne) | BMG 17 LLC
2161 ESCAMBIA DR (UNIT E) |
| 4. CASE NO. TCE220406
(James Payne) | REZAZADEH A MIRZA /
AMIDI KAYAN
1200 N MONROE ST |
| 5. CASE NO. TCE212031
(Martin Atorresagasti) | COLLINGS LEROY III /
COLLINS LEROY JR
3616 LAKEWOOD DR S |

6. CASE NO. TCE220265
(Shameka Bush)

FISHER GEORGE B /
FISHER ANN
730 GOLD NUGGET TRL

7. CASE NO. TCE220234
(Willie Blake III)

MOORES STREAM LLC
803 MICCOSKUEE RD

VII. NEW BUSINESS

VIII. ADJOURNED: _____

FINAL HEARING

ITEM # 1 CASE NO. TCE202529

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE202529**

Initial Inspection Date: 10/23/2020

Final Inspection Date:

Violation Address: **1031 JOE LOUIS ST**

Tax Identification Number: **212635 00010**

Owner(s):

BARNES JAMES W

1031 JOE LOUIS ST

TALLAHASSEE FL 32304

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
- 2 Obtain approval on all missed and required inspections.

FINAL PROPERTY POSTED: 4/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE, FL 32304**

Re: CASE NUMBER TCE202529

LOCATION: 1031 JOE LOUIS ST

Tax ID #: 212635 00010

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division** Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202529**

Owner(s): **BARNES JAMES W**

Violation Address: **1031 JOE LOUIS ST**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final Hearing Note (cm)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/21, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202529**

Owner(s): **BARNES JAMES W**

Violation Address: **1031 JOE LOUIS ST**

I, **RAY WILKINSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/6/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NOH (CM)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/6/21

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-6-21, by **RAY WILKINSON** who is personally known to me and who did not take an oath.



NOTARY PUBLIC



ITEM # 2 CASE NO. TCE202545

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE202545**

Initial Inspection Date: 10/27/2020

Final Inspection: 4/26/2021

Violation Address: **425 GLENVIEW DR**

Tax Identification Number:

Owner(s):

BETTON HILLS PREPARATORY SCHOOL INC

2205 THOMASVILLE RD

TALLAHASSEE FL 32308

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
- 2 Obtain approval on all missed and required inspections.

FINAL NOTICE POSTED: 04/06/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**BETTON HILLS PREPARATORY SCHOOL INC
2205 THOMASVILLE ROAD
TALLAHASSEE, FL 32308**

Re: CASE NUMBER TCE202545

LOCATION: 425 GLENVIEW DR

Tax ID #: 1119206630000

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

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Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
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Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

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City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202545**

Owner(s): **BETTON HILLS PREPARATORY SCHOOL INC**

Violation Address: **425 GLENVIEW DR**

I, **RAY WILKINSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/6/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other: **Final NOH (cm)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/6/21

Hand served to _____ at the violation address listed above on _____

Ray Wilkinson
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-6-21, by **RAY WILKINSON** who is personally known to me and who did not take an oath.

Sir'teria Henderson
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202545**

Owner(s): **BETTON HILLS PREPARATORY SCHOOL INC**

Violation Address: **425 GLENVIEW DR**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
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- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: Final NOH (cm)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

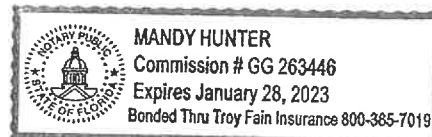


AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/2021, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.


NOTARY PUBLIC



ITEM # 3 CASE NO. TCE202470

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: TCE202470

Initial Inspection Date: 10/23/2020

Final Inspection Date: 4/26/2021

Violation Address: 2622 W TENNESSEE ST

Tax Identification Number: 2128204340010

Owner(s):

NGUYEN CHARLIE MINH

3764 EVANWOOD CT

TALLAHASSEE FL 32303

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
- 2 Obtain approval on all missed and required inspections.

FINAL PROPERTY POSTED: 4/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**NGUYEN CHARLIE MINH
3764 EVANWOOD CT
TALLAHASSEE, FL 32303**

Re: CASE NUMBER **TCE202470**

LOCATION: **2622 W TENNESSEE ST**

Tax ID #: **2128204340010**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

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Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
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Tallahassee, FL 32301-1731
850-891-0000
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DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202470**

Owner(s): **NGUYEN CHARLIE MINH**

Violation Address: **2622 W TENNESSEE ST**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order

X Other: Final NOH (CM)

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/21, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202470**

Owner(s): **NGUYEN CHARLIE MINH**

Violation Address: **2622 W TENNESSEE ST**

I, **RAY WILKINSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/6/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other: **Final NOH (CM)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/6/21

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-6-21, by **RAY WILKINSON** who is personally known to me and who did not take an oath.



NOTARY PUBLIC



ITEM # 4 CASE NO. TCE193903

CASE PROFILE

Code Officer: Justin Land

Case No.: **TCE193903**

Initial Inspection Date: 11/06/2019

Final Reinspection: 4/20/2021

Violation Address: **1876 MILL ST**

Tax Identification Number: **4102204450000**

Owner(s):

NEW SUN PROPERTIES LLC

1876 MILL ST

TALLAHASSEE FL 32310

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain building permit for modular unit set on property. Permit TBB172725 has expired, a new permit will be required to obtain final approval for ADA compliant parking space at this location.
- 2 Obtain applicable permits along with approval on all missed and required inspections.

FINAL PROPERTY POSTED: 04/06/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**NEW SUN PROPERTIES LLC
1876 MILL ST
TALLAHASSEE, FL 32310**

Re: CASE NUMBER TCE193903

LOCATION: 1876 MILL STREET

Tax ID #: 4102204450000

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on February 2, 201. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE193903**

Owner(s): **NEW SUN PROPERTIES LLC**

Violation Address: **1876 MILL ST**

I, JUSTIN LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4/6/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: Final NoH CM

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/6/21

Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-6-21, by JUSTIN LAND who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE193903**

Owner(s): **NEW SUN PROPERTIES LLC**

Violation Address: **1876 MILL ST**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/2/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NO# CM**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/5/21, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.


NOTARY PUBLIC



ITEM #5 CASE NO . TCE202466

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202466**

Initial Inspection Date: **10/16/2020**

Final Inspection Date: **4/26/2021**

Violation Address: **736 W PENSACOLA ST**

Tax Identification Number: **213540 A0080**

Owner(s):

**COLLEGEPLACE FSU AVENUES II LLC C/O C/O COLLEGEPLACE PARTNER
15758 TWIN COVE DR
FRISCO TX 75035**

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property.**

PROPERTY POSTED: 4/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

COLLEGEPLACE FSU AVENUES I LLC
C/O COLLEGEPLACE PARTNERS LLC
15758 TWIN COVE DR
FRISCO, TX 75035

Re: CASE NUMBER TCE202466

LOCATION: 736 W PENSACOLA ST

Tax ID #: 213540 A0080

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

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Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

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CURTIS RICHARDSON
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DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202466**

Owner(s): **COLLEGEPLACE FSU AVENUES II LLC C/O C/O COLLEGEPLACE PARTNER**

Violation Address: **736 W PENSACOLA ST**

I, **JENCY PROBERT** City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NOH (cm)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-06-21

Hand served to _____ at the violation address listed above on _____

Jency Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-9-21, by **JENCY PROBERT** who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202466

Owner(s): COLLEGEPLACE FSU AVENUES II LLC C/O C/O COLLEGEPLACE PARTNER

Violation Address: 736 W PENSACOLA ST

I, SIR'TERIA HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate

X Other: Final NOH (cm)

and said documents were

K Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on

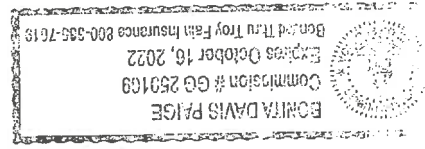
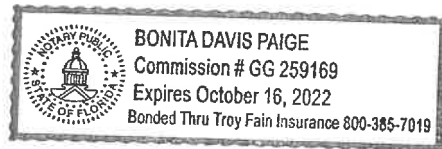
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/5/2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



ITEM #6 CASE NO . TCE202465

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202465**

Initial Inspection Date: **10/16/2020**

Final Inspection Date: **4/26/2021**

Violation Address: **738 W PENSACOLA ST**

Tax Identification Number: **213540 A0090**

Owner(s):

**COLLEGEPLACE FSU AVENUES II LLC C/O COLLEGEPLACE PARTNERS LL
15758 TWIN COVE DR
FRISCO TX 75035**

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property.**

PROPERTY POSTED: 4/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**COLLEGEPLACE FSU AVENUES I LLC
C/O COLLEGEPLACE PARTNERS LLC
15758 TWIN COVE DR
FRISCO, TX 75035**

Re: CASE NUMBER **TCE202465**

LOCATION: **738 W PENASCOLA ST**

Tax ID #: **213540 A0090**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

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City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202465

Owner(s): COLLEGEPLACE FSU AVENUES II LLC C/O COLLEGEPLACE PARTNERS LL

Violation Address: 738 W PENSACOLA ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate

Other: Final NOH (CM)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202465

Owner(s): COLLEGEPLACE FSU AVENUES II LLC C/O COLLEGEPLACE PARTNERS LL

Violation Address: 738 W PENSACOLA ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-05-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: Final NOH (CM)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-06-21

Hand served to at the violation address listed above on

Jency Probert signature

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-9-21, by JENCY PROBERT who is personally known to me and who did not take an oath.

Notary Public signature

NOTARY PUBLIC



ITEM #7 CASE NO . TCE202467

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202467**

Initial Inspection Date: **10/16/2020**

Final Inspection Date: **4/26/2021**

Violation Address: **725 W PENSACOLA ST**

Tax Identification Number: **2135950000070**

Owner(s):

COLLEGEPLACE FSU AVENUES I LLC/ C/O COLLEGEPLACE PARTNERS LL
15758 TWIN COVE DR
FRISCO TX 75035

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing. This includes scooters. Ensure all scooters are licensed and operable.**
- 2 Remove all trash, litter and debris from property. In addition, remove the pallet from the exterior of the building.**

PROPERTY POSTED: 4/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**COLLEGEPLACE FSU AVENUES I LLC
C/O COLLEGEPLACE PARTNERS LLC
15758 TWIN COVE DR
FRISCO, TX 75035**

Re: CASE NUMBER **TCE202467**

LOCATION: **725 W PENASCOLA ST**

Tax ID #: **2135950000070**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time: Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202467

Owner(s): COLLEGEPLACE FSU AVENUES I LLC/ C/O COLLEGEPLACE PARTNERS LL

Violation Address: 725 W PENSACOLA ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: Final NOH (CM)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202467

Owner(s): COLLEGEPLACE FSU AVENUES I LLC/ C/O COLLEGEPLACE PARTNERS LL

Violation Address: 725 W PENSACOLA ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-05-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: Final NOH (cm)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-06-21

Hand served to _____ at the violation address listed above on _____

Jency Probert

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-9-21, by JENCY PROBERT who is personally known to me and who did not take an oath.

[Signature]

NOTARY PUBLIC



ITEM #8 CASE NO . TCE202468

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202468**

Initial Inspection Date: **10/16/2020**

Final Inspection Date:

Violation Address: **729 W PENSACOLA (& 733) ST**

Tax Identification Number: **2135950000080**

Owner(s):

COLLEGEPLACE FSU AVENUES I LLC / C/O COLLEGEPLACE PARTNERS L
15758 TWIN COVE DR
FRISCO TX 75035

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

2 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

3 Chapter 9, Article III- Offensive Accumulations & Growth

4 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

5 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1** There is graffiti on the building. Remove or cover over all of the graffiti on your building.
- 2** The columns on the Pensacola side of the building are damaged. Repair the columns as required to the applicable building code. A building permit and a licensed contractor may be required.
- 3** Mow lawn removing all high grass, weeds and overgrowth.
- 4** All vehicle(s) must be operable and display a valid tag. May be subject to towing. This includes scooters. Ensure all scooters are licensed and operable.
- 5** Remove all trash, litter and debris from property.

PROPERTY POSTED: 04/5/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**COLLEGEPLACE FSU AVENUES I LLC
C/O COLLEGEPLACE PARTNERS LLC
15758 TWIN COVE DR
FRISCO, TX 75035**

Re: CASE NUMBER **TCE202468**
LOCATION: **729 W PENASCOLA ST (& 733)**
Tax ID #: **2135950000080**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

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Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202468

Owner(s): COLLEGEPLACE FSU AVENUES I LLC / C/O COLLEGEPLACE PARTNERS L

Violation Address: 729 W PENSACOLA ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-05-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate

Other: Final NOH (CM)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-06-21

Hand served to at the violation address listed above on

Jency Probert AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-9-21 by JENCY PROBERT who is personally known to me and who did not take an oath.

NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202468

Owner(s): COLLEGEPLACE FSU AVENUES I LLC / C/O COLLEGEPLACE PARTNERS L

Violation Address: 729 W PENSACOLA ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-2021, I personally received a copy of the following documents for the above-referenced property

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and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-2021

Posted at the violation address listed above on

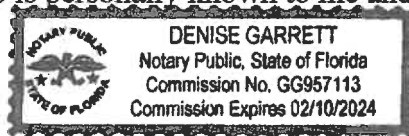
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-5-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



INITIAL HEARING

ITEM #1 CASE NO. TCE202498

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE202498**

Initial Inspection Date: 10/20/2020

Violation Address: **3974 PAEONIA CT**

Tax Identification Number: **411322 A0200**

Owner(s):

TANI NOVELL ESPOIR Y

3974 PAEONIA CT

TALLAHASSEE FL 32305

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10-31 Violations (4)

CASE FACTS

Corrective Actions Required:

- 1 Remove or relocate fence that is within City of Tallahassee Right-of-Way.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/7/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

March 23, 2021

TANI NOVELL ESPOIR Y
3974 PAEONIA CT
TALLAHASSEE FL 32305

Re: CASE NUMBER TCE202498
LOCATION: 3974 PAEONIA CT
Tax ID #: 411322 A0200

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center – 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

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For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

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DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202498**

Owner(s): **TANI NOVELL ESPOIR Y**

Violation Address: **3974 PAEONIA CT**

I, **RAY WILKINSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/7/21, I personally received a copy of the following documents for the above-referenced property

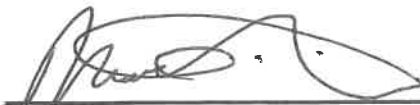
- Notice of Violation
- em initial** Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/7/21


Hand served to _____ at the violation address listed above on _____



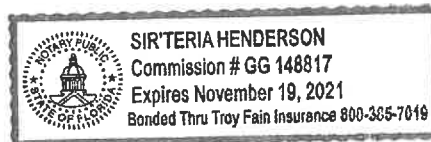
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/9/2021, by **RAY WILKINSON** who is personally known to me and who did not take an oath.



NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202498**

Owner(s): **TANI NOVELL ESPOIR Y**

Violation Address: **3974 PAEONIA CT**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4-7-2021, I personally received a copy of the following documents for the above-referenced property


- Notice of Violation
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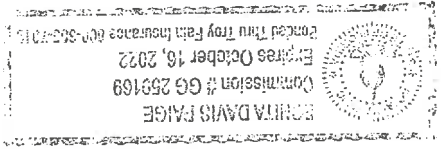
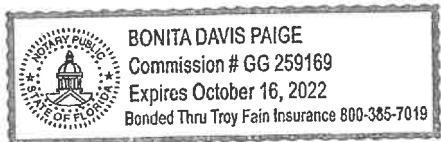
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

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NOTARY PUBLIC



Home Search E-File Exemptions Downloads Forms Address Change FAQ General Info About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 411322 A0200 Property Use: 0100 - SINGLE FAMILY
 Owner: TANI NOVELL ESPOIR Y 3974 PAEONIA CT

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411322 A0200 Tax District: 1 - CITY
 Owner(s): TANI NOVELL ESPOIR Y Legal Desc: PAEONIA PLACE
 13 1S 1W
 LOT 20 BLOCK A

Mailing Addr: 3974 PAEONIA CT
 TALLAHASSEE FL 32305

Google Map Parent Parcel: 4113200230020
 Location: 3974 PAEONIA CT Acreage: 0.160
 Location (Street) Addresses are provided Subdivision: PAEONIA PLACE
 by City Growth Management 850-891-7001 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 (option 4), and County DSEM 850-606-1300. Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/31/2017	\$178,000	5106/1482	Warranty Deed	Improved
03/19/2015	\$172,000	4778/783	Warranty Deed	Improved
08/30/2013	\$870,000	4574/444	Warranty Deed	Vacant
03/21/2013	\$1,563,000	4499/1817	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$30,000	\$125,575	\$155,575	\$3,035	\$0	2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$155,575	\$152,540	\$50,000	\$102,540
	Leon County - Emergency Medical Service	0.50000	\$155,575	\$152,540	\$50,000	\$102,540
	School - State Law	3.71500	\$155,575	\$152,540	\$25,000	\$127,540
	School - Local Board	2.24800	\$155,575	\$152,540	\$25,000	\$127,540
	City of Tallahassee	4.10000	\$155,575	\$152,540	\$50,000	\$102,540
	NW FL Water Management	0.03110	\$155,575	\$152,540	\$50,000	\$102,540

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	2014	1,261	525
Total:		1				1,261	525

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|--|---|----------------------------|
| County Links | County Map Links | Other Map Links |
| Leon County Tax Collector | Land Information | Google Map |
| Permits Online (City / County) | (Contains FEMA, Zoning, Fire Hydrant, etc.) | Map |
| Property Info Sheet | Flood Zone (FEMA) | |
| | Zoning Map | |
| | Fire Hydrant Map | |
| | More TLCGIS Maps | |

1 of 1
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- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

Go

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	411322 A0200		Type	REAL ESTATE			Request E-Bill	
Address	3974 PAEONIA CT TAL		Status					
Sec/Twn/Rng			Subdivision	411322				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2009	R	2009 411322 A0200	CER SOLD	06/2010			Tax Bill	
2009	CER	2010-00007890-00	REDEEMED	04/2012	234.17		Certificate	
2010	R	2010 411322 A0200	CER SOLD	06/2011			Tax Bill	
2010	CER	2011-00008006-00	REDEEMED	04/2012	498.63		Certificate	
2011	R	2011 411322 A0200	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00006640-00	REDEEMED	03/2013	493.35		Certificate	
2012	R	2012 411322 A0200	PAID	03/2013	405.23		Tax Bill	
2013	R	2013 411322 A0200	PAID	03/2014	398.01		Tax Bill	
2014	R	2014 411322 A0200	PAID	12/2014	386.79		Tax Bill	
2015	R	2015 411322 A0200	PAID	01/2016	2,457.64		Tax Bill	
2016	R	2016 411322 A0200	PAID	11/2016	2,466.34		Tax Bill	
2017	R	2017 411322 A0200	PAID	11/2017	2,602.36		Tax Bill	
2018	R	2018 411322 A0200	PAID	11/2018	1,936.23		Tax Bill	
2019	R	2019 411322 A0200	PAID	12/2019	1,966.64		Tax Bill	
2020	R	2020 411322 A0200	UNPAID			2,004.43	 Add to Cart	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	411322 A0200	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information			
PAEONIA PLACE 13 1S 1W LOT 20 BLOCK A				TANI NOVELL ESPOIR Y 3974 PAEONIA CT TALLAHASSEE, FL 32305			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT	152,540			TAXES	2,087.95		
TAXABLE	102,540			TOTAL	2,087.95		
EXEM.	25,000						
EXEM.	25,000						
IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31		
PLEASE PAY	2,004.43	2,025.31	2,046.19	2,067.07	2,087.95		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: RAY WILKINSON

Case No.: TCE202498

Initial Inspection Date:

Repeat Offender: No

Violation Address: 3974 PAEONIA CT

Tax Identification Number: 411322 A0200

Owner(s):

TANI NOVELL ESPOIR Y

3974 PAEONIA CT

TALLAHASSEE FL 32305

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10-31 Violations (4)

Corrective Actions Required:

- 1 Remove or relocate fence that is within City of Tallahassee Right-of-Way.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson, 850-445-8763.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

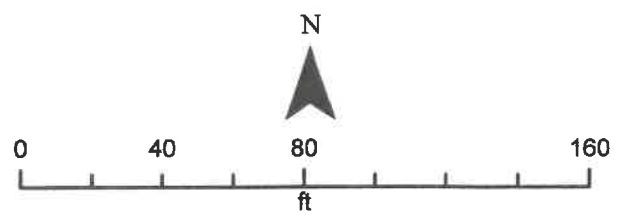
JEREMY MATLOW
Commissioner



411322 A0200

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Oct 30, 2020

ITEM 2 CASE NO. TCE202431

CASE PROFILE

Code Officer: Justin Land

Case No.: **TCE202431**

Initial Inspection Date: 07/15/2020

Violation Address: **227 S CALHOUN ST**

Tax Identification Number: **2136250711210**

Owner(s):

FAIRMONT TALLAHASSEE LLC

PO BOX 61

GLADSTONE NJ 07934

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required**

CASE FACTS

Corrective Actions Required:

- 1 Obtain a new building permit that meets requirements of FBC 105.4.1.2 or remove all improvements from building site.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED: 03/01/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

February 24, 2021

FAIRMONT TALLAHASSEE LLC
PO BOX 61
GLADSTONE NJ 07934

AGENT: AUSLEY & MCMULLEN, P.A.
123 S CALHOUN STREET
TALLAHASSEE, FL 32301

Re: CASE NUMBER **TCE202431**

LOCATION: **227 S CALHOUN ST**

Tax ID #: **2136250711210**

Washington Square Garage (shell)

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor


DIANNE WILLIAMS-COX
Commissioner

Date Produced: 03/08/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8332 8851 24. Our records indicate that this item was delivered on 03/01/2021 at 01:55 p.m. in GLADSTONE, NJ 07934. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	
Name	VALERIE PENNY

Address of Recipient :

Delivery Point	POB 61
----------------	--------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GMNOH/TCE202431
FAIRMONT TALLAHASSEE LLC
PO BOX 61
GLADSTONE NJ 07934-0061

Customer Reference Number: C2537616.14594308



AKIN AKINYEMI, PhD, RA, CFA

LEON COUNTY PROPERTY APPRAISER

"We VALUE our community"



- Home
- Search**
- E-File
- Exemptions
- Downloads
- Forms
- Address Change
- FAQ
- General Info
- About Us

Summary

- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 2136250711210 Property Use: 1000 - VACANT COMMERCIAL
 Owner: FAIRMONT TALLAHASSEE LLC 227 S CALHOUN ST

Leon County Property Appraiser

1 of 1

[Return to Search Results](#)

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2136250711210
 Owner(s): FAIRMONT TALLAHASSEE LLC

Tax District: 3 - DOWNTOWN
 Legal Desc: O P
 LOTS 71 & 72
 OR 1020/4 1053/369 1112/160
 OR 1147/1201
 AUSLEY PROPERTY

Mailing Addr: PO BOX 61
 GLADSTONE NJ 07934

Google Map

Location: 227 S CALHOUN ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 2136250711220
 Acreage: 1.330 - ESTIMATED
 Subdivision: ORIGINAL PLAN
 Property Use: 1000 - VACANT COMMERCIAL
 Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/30/2015	\$100	4863/196	Warranty Deed	Vacant
12/22/2010	\$100	4203/296	Quit Claim	Improved
01/05/2007	\$4,200,000	3639/1724	Warranty Deed	Improved
01/01/1984	\$320,000	1112/0160	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$1,560,600	\$0	\$1,560,600	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	Leon County - Emergency Medical Service	0.50000	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	School - State Law	3.71500	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	School - Local Board	2.24800	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	City of Tallahassee	4.10000	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	Downtown Improvement Authority	1.00000	\$1,560,600	\$1,560,600	\$0	\$1,560,600
	NW FL Water Management	0.03110	\$1,560,600	\$1,560,600	\$0	\$1,560,600

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Office Hours
 8am - 5pm Monday - Friday
Location [Google Map](#)

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
[About Us](#)
[FAQ](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2136250711210		Type	REAL ESTATE		Request E-Bill
Address		227 S CALHOUN ST TAL		Status			
Sec/Twn/Rng				Subdivision	ORIGINAL PLAN		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2136250711210	PAID	11/1994	54,415.18	Tax Bill	
1995	R	1995 2136250711210	PAID	11/1995	56,416.20	Tax Bill	
1996	R	1996 2136250711210	PAID	11/1996	55,518.34	Tax Bill	
1997	R	1997 2136250711210	PAID	11/1997	65,220.06	Tax Bill	
1998	R	1998 2136250711210	PAID	11/1998	66,894.00	Tax Bill	
1999	R	1999 2136250711210	PAID	11/1999	66,876.40	Tax Bill	
2000	R	2000 2136250711210	PAID	11/2000	69,486.28	Tax Bill	
2001	R	2001 2136250711210	PAID	11/2001	70,569.80	Tax Bill	
2002	R	2002 2136250711210	PAID	11/2002	71,483.48	Tax Bill	
2003	R	2003 2136250711210	PAID	12/2003	73,929.96	Tax Bill	
2004	R	2004 2136250711210	PAID	11/2004	74,508.55	Tax Bill	
2005	R	2005 2136250711210	PAID	11/2005	73,314.18	Tax Bill	
2006	R	2006 2136250711210	PAID	11/2006	77,133.59	Tax Bill	
2007	R	2007 2136250711210	PAID	11/2007	72,206.89	Tax Bill	
2008	R	2008 2136250711210	PAID	11/2008	74,640.86	Tax Bill	
2009	R	2009 2136250711210	PAID	11/2009	74,009.50	Tax Bill	
2010	R	2010 2136250711210	PAID	11/2010	58,656.93	Tax Bill	
2011	R	2011 2136250711210	PAID	11/2011	46,087.58	Tax Bill	
2012	R	2012 2136250711210	PAID	11/2012	46,705.71	Tax Bill	
2013	R	2013 2136250711210	PAID	11/2013	41,305.38	Tax Bill	
2014	R	2014 2136250711210	PAID	11/2014	41,264.83	Tax Bill	
2015	R	2015 2136250711210	PAID	11/2015	29,476.90	Tax Bill	
2016	R	2016 2136250711210	PAID	11/2016	28,855.15	Tax Bill	
2017	R	2017 2136250711210	PAID	11/2017	28,469.10	Tax Bill	
2018	R	2018 2136250711210	PAID	11/2018	29,273.87	Tax Bill	
2019	R	2019 2136250711210	PAID	11/2019	29,018.36	Tax Bill	
2020	R	2020 2136250711210	PAID	11/2020	29,826.43	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2136250711210	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
O P LOTS 71 & 72 OR 1020/4 1053/369 1112/160 OR 1147/1201 AUSLEY PROPERTY				FAIRMONT TALLAHASSEE LLC PO BOX 61 GLADSTONE, NJ 07934		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	1,560,600			TAXES	31,069.20	
TAXABLE	1,560,600			TOTAL	31,069.20	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	29,826.43	30,137.12	30,447.82	30,758.51	31,069.20	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/03/2020	998 2020 0209986.0001		Pmt Posted	\$1242.77-	\$.00	\$29,826.43

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FAIRMONT TALLAHASSEE, LLC

Filing Information

Document Number L15000176814
FEI/EIN Number 36-4823715
Date Filed 10/16/2015
State FL
Status ACTIVE

Principal Address

123 S CALHOUN ST
TALLAHASSEE, FL 32301-1517

Mailing Address

123 S CALHOUN ST
TALLAHASSEE, FL 32301-1517

Registered Agent Name & Address

AUSLEY & MCMULLEN, P.A.
123 S CALHOUN ST
TALLAHASSEE, FL 32301-1517

Authorized Person(s) Detail

Name & Address

Title Manager

McDermott, Kenneth Giles
123 S CALHOUN ST
TALLAHASSEE, FL 32301-1517

Annual Reports

Report Year	Filed Date
2018	03/12/2018
2019	03/06/2019
2020	03/05/2020

Document Images

[03/05/2020 - ANNUAL REPORT](#)

[View image in PDF format](#)

[03/06/2019 - ANNUAL REPORT](#)

[View image in PDF format](#)



Growth Management Code Enforcement

Notice of Violation

Code Officer: **Justin Land**

Case No.: **TCE202431**

Initial Inspection Date: **07/15/2020**

Repeat Offender: **No**

Violation Address: **227 S CALHOUN ST**

Tax Identification Number: **2136250711210**

Owner(s):

FAIRMONT TALLAHASSEE LLC
PO BOX 61
GLADSTONE NJ 07934

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.4 – Conditions of the Permit

Corrective Actions Required:

- 1 Obtain new building permits and commence work; or remove all improvements and stabilize the building site to the original pre-construction condition; or install all mitigation items in item B of the attached letter from the Growth Management Director.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Environmental Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7077.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

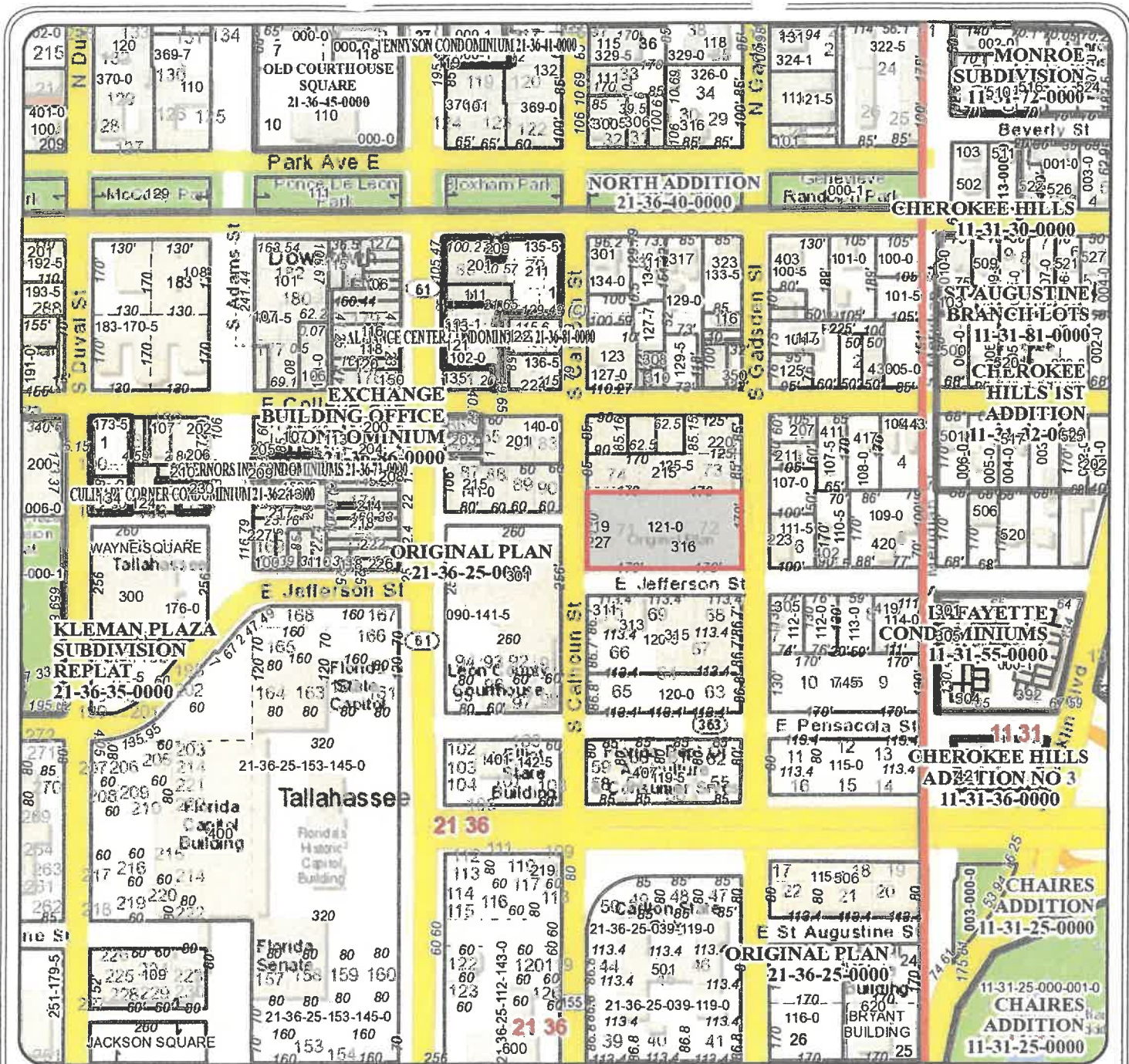
ELAINE W. BRYANT
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JAMES O. COOKE, IV
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CURTIS RICHARDSON
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DENNIS R. SUTTON
City Auditor

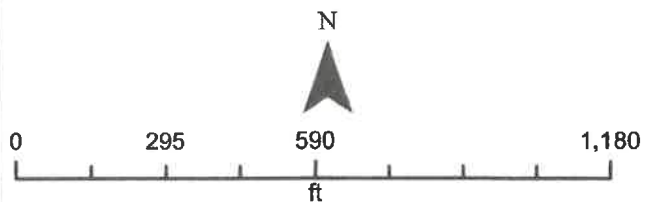
JEREMY MATLOW
Commissioner



2136250711210

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jan 05, 2021

ITEM 3 CASE NO. TCE210312

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE210312**

Initial Inspection Date: **02/15/2021**

Violation Address: **2739 VASSAR RD**

Tax Identification Number: **111025 I0010**

Owner(s):

DROTOS ELAINE EVELYN

2739 VASSAR RD

TALLAHASSEE FL 32309

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure

CASE FACTS

Corrective Actions Required:

- 1 All windows and doors must be free from defects and weather tight. Must obtain boarding order from City of Tallahassee Code Magistrate to be allowed to have windows boarded up to 1 year.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4-20-21



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

February 16, 2021

**DROTOS ELAINE EVELYN
2739 VASSAR RD
TALLAHASSEE FL 32309**

**Re: CASE NUMBER TCE210312
LOCATION: 2739 VASSAR RD
Tax ID #: 111025 I0010**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

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CITY HALL
300 South Adams Street
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850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
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Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210312

Owner(s): DRTOS ELAINE EVELYN

Violation Address: 2739 VASSAR RD

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 3/17/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/17/21

Posted at the violation address listed above on _____

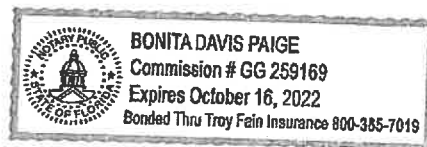
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/17/21, by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210312

Owner(s): DRTOS ELAINE EVELYN

Violation Address: 2739 VASSAR RD

I, Angela Leard City of Tallahassee, Code Enforcement Division, hereby state that on 4/20/2021 I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/20/2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/20/2021, by Angela Leard who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



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- [FAQ](#)
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- [Summary](#)
- [Additional Addresses](#)
- [Additional Owners](#)
- [Bldg - Commercial](#)
- [Bldg - Residential](#)
- [Bldg - Sketch](#)
- [Map](#)
- [Pictometry](#)
- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 111025 I0010 Property Use: 0100 - SINGLE FAMILY
 Owner: DROTOS ELAINE EVELYN 2739 VASSAR RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 111025 I0010 **Tax District:** 1 - CITY
Owner(s): DROTOS ELAINE EVELYN **Legal Desc:** ARBOR HILL UNIT 2 PHASE 2
 LOT 1 BLOCK I
 OR 1543/1044 2036/664

Mailing Addr: 2739 VASSAR RD
 TALLAHASSEE FL 32309

Google Map **Parent Parcel:**
Location: 2739 VASSAR RD **Acreage:** 0.270 - ESTIMATED
 Location (Street) Addresses are provided **Subdivision:** ARBOR HILL
 by City Growth Management 850-891-7001 **Property Use:** 0100 - SINGLE FAMILY RESIDENTIAL
 (option 4), and County DSEM 850-606-1300. **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/28/2002	\$110,500	2772/1294	Warranty Deed	Improved
07/01/1997	\$85,000	2036/0664	Warranty Deed	Improved
02/01/1992	\$67,700	1543/1044	Warranty Deed	Improved
01/01/1981	\$56,800	1012/1084	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$34,500	\$109,421	\$143,921	\$28,155		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$143,921	\$115,766	\$50,000	\$65,766
	Leon County - Emergency Medical Service	0.50000	\$143,921	\$115,766	\$50,000	\$65,766
	School - State Law	3.71500	\$143,921	\$115,766	\$25,000	\$90,766
	School - Local Board	2.24800	\$143,921	\$115,766	\$25,000	\$90,766
	City of Tallahassee	4.10000	\$143,921	\$115,766	\$50,000	\$65,766
	NW FL Water Management	0.03110	\$143,921	\$115,766	\$50,000	\$65,766

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1981	1,307	523
Total:		1				1,307	523

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|---|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information (Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLCGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|---|---|

1 of 1
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Office Hours
 8am - 5pm Monday - Friday

Contact Us
 Phone: (850) 606-6200

Mailing Address
 PO Box 1750

Site Links
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Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		111025 I0010		Type		REAL ESTATE	Request E-Bill
Address		2739 VASSAR RD TAL		Status			
Sec/Twn/Rng		10 1N 1E		Subdivision		ARBOR HILL	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 111025 I0010	PAID	11/1994	1,202.51		Tax Bill
1995	R	1995 111025 I0010	PAID	11/1995	1,255.32		Tax Bill
1996	R	1996 111025 I0010	PAID	12/1996	1,422.56		Tax Bill
1997	R	1997 111025 I0010	PAID	11/1997	1,508.84		Tax Bill
1998	R	1998 111025 I0010	PAID	12/1998	1,002.08		Tax Bill
1999	R	1999 111025 I0010	PAID	12/1999	1,001.31		Tax Bill
2000	R	2000 111025 I0010	PAID	11/2000	1,030.47		Tax Bill
2001	R	2001 111025 I0010	PAID	11/2001	1,075.12		Tax Bill
2002	R	2002 111025 I0010	PAID	11/2002	1,104.25		Tax Bill
2003	R	2003 111025 I0010	PAID	12/2003	1,401.61		Tax Bill
2004	R	2004 111025 I0010	PAID	01/2005	1,464.38		Tax Bill
2005	R	2005 111025 I0010	PAID	02/2006	1,504.61		Tax Bill
2006	R	2006 111025 I0010	PAID	02/2007	1,501.91		Tax Bill
2007	R	2007 111025 I0010	PAID	11/2007	1,370.87		Tax Bill
2008	R	2008 111025 I0010	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00000213-00	REDEEMED	12/2009	1,478.65		Certificate
2009	R	2009 111025 I0010	CER SOLD	06/2010			Tax Bill
2009	CER	2010-00000269-00	REDEEMED	02/2012	1,479.12		Certificate
2010	R	2010 111025 I0010	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00000246-00	REDEEMED	04/2013	1,570.26		Certificate
2011	R	2011 111025 I0010	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00000214-00	REDEEMED	12/2013	1,582.95		Certificate
2012	R	2012 111025 I0010	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00000192-00	REDEEMED	12/2013	1,654.93		Certificate
2013	R	2013 111025 I0010	PAID	12/2013	1,208.94		Tax Bill
2014	R	2014 111025 I0010	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00000135-00	REDEEMED	02/2017	1,499.01		Certificate
2015	R	2015 111025 I0010	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00000128-00	REDEEMED	02/2017	1,536.11		Certificate
2016	R	2016 111025 I0010	PAID	02/2017	1,277.74		Tax Bill
2017	R	2017 111025 I0010	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00000133-00	REDEEMED	04/2020	1,538.40		Certificate
2018	R	2018 111025 I0010	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00000130-00	REDEEMED	04/2021	1,566.91		Certificate

2019	R	2019 111025 I0010	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00000164-00	UNPAID		1,595.83	<input type="checkbox"/>	Certificate
2020	R	2020 111025 I0010	UNPAID		1,444.39	<input type="checkbox"/>	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	111025 I0010	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
ARBOR HILL UNIT 2 PHASE 2 LOT 1 BLOCK I OR 1543/1044 2036/664		DRTOS ELAINE EVELYN 2739 VASSAR RD TALLAHASSEE,FL 32309				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	115,766	TAXES	1,392.61			
TAXABLE	65,766	INT. 3.0000%	41.78			
EXEM.	25,000	ADV. FEE	5.00			
EXEM.	25,000	INT. ADV	5.00			
		TOTAL	1,444.39			
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
1,444.39	APRIL 1	JUNE 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land** Case No.: **TCE210312**
Initial Inspection Date: **02/15/2021** Repeat Offender: **No**
Violation Address: **2739 VASSAR RD**
Tax Identification Number: **111025 I0010**

Owner(s):

**DROTOS ELAINE EVELYN
2739 VASSAR RD
TALLAHASSEE FL 32309**

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**

Corrective Actions Required:

- 1 All windows and doors must be free from defects and weather tight. Must obtain boarding order from City of Tallahassee Code Magistrate to be allowed to have windows boarded up to 1 year.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DARLEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

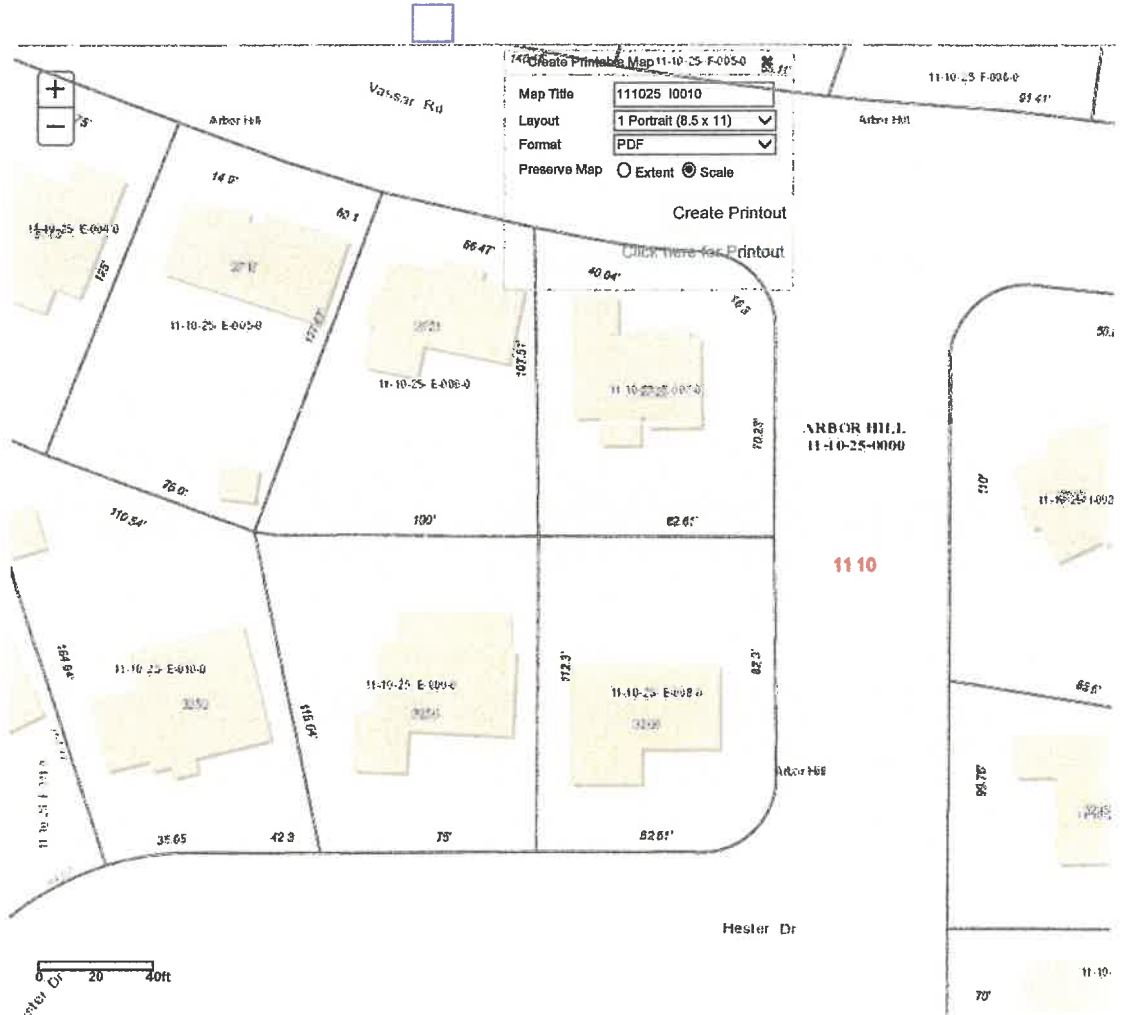
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 111025 I0010
Owner: DROTOS ELAINE EVELYN



ITEM 4 CASE NO. TCE202484

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE202484**

Initial Inspection Date: **10/19/2020**

Violation Address: **2512 TUPELO TER**

Tax Identification Number: **212370 L0080**

Owner(s):

MAHMOOD SHAHID

2512 TUPELO TER

TALLAHASSEE FL 32303

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Remove the dead pine tree that stands in the back yard and remove all tree limbs and debris from the property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 03/29/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

March 15, 2021

MAHMOOD SHAHID
2512 TUPELO TER
TALLAHASSEE FL 32303

Re: CASE NUMBER **TCE202484**
LOCATION: **2512 TUPELO TER**
Tax ID #: **212370 L0080**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 6:30 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202484

Owner(s): MAHMOOD SHAHID

Violation Address: 2512 TUPELO TER

I, DAVID THOMAS City of Tallahassee, Code Enforcement Division, hereby state that on 03-29-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

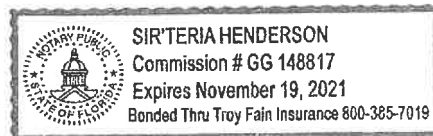
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 03-30-2021
Hand served to at the violation address listed above on

Affiant signature and name: AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3-31-2021 by DAVID THOMAS who is personally known to me and who did not take an oath.

Notary signature and name: NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202484

Owner(s): MAHMOOD SHAHID

Violation Address: 2512 TUPELO TER

I, SIR'TERIA HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on 3-29-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- CM Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3-29-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

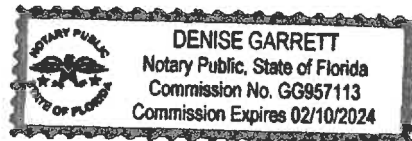
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3-29-21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Parcel: 212370 L0080
 Owner: MAHMOOD SHAHID

Property Use: 0100 - SINGLE FAMILY
 2512 TUPELO TER

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212370 L0080
Owner(s): MAHMOOD SHAHID

Tax District: 1 - CITY
Legal Desc: TERRENCE HEIGHTS UNIT 2
 LOT 8 BLOCK L
 OR 1682/256 2248/997

Mailing Addr: 2512 TUPELO TER
 TALLAHASSEE FL 32303

Google Map

Location: 2512 TUPELO TER
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.380 - ESTIMATED
Subdivision: TERRENCE HEIGHTS
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/16/2015	\$130,000	4754/1727	Warranty Deed	Improved
09/02/2005	\$147,000	3362/124	Warranty Deed	Improved
07/29/2005	\$110,000	3339/847	Warranty Deed	Improved
04/01/1999	\$78,000	2248/0997	Warranty Deed	Improved
01/01/1993	\$74,100	1614/0256	Warranty Deed	Improved
01/01/1987	\$61,000	1268/2385	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$104,955	\$130,455	\$9,554		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$130,455	\$120,901	\$50,000	\$70,901
	Leon County - Emergency Medical Service	0.50000	\$130,455	\$120,901	\$50,000	\$70,901
	School - State Law	3.71500	\$130,455	\$120,901	\$25,000	\$95,901
	School - Local Board	2.24800	\$130,455	\$120,901	\$25,000	\$95,901
	City of Tallahassee	4.10000	\$130,455	\$120,901	\$50,000	\$70,901
	NW FL Water Management	0.03110	\$130,455	\$120,901	\$50,000	\$70,901

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1968	1,442	534
Total:		1				1,442	534

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	212370 L0080	Type	REAL ESTATE		Request E-Bill		
Address	2512 TUPELO TER TAL		Status				
Sec/Twn/Rng	Subdivision TERRENCE HEIGHTS						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 212370 L0080	PAID	12/1994	690.54		Tax Bill
1995	R	1995 212370 L0080	PAID	11/1995	734.77		Tax Bill
1996	R	1996 212370 L0080	PAID	12/1996	754.06		Tax Bill
1997	R	1997 212370 L0080	PAID	11/1997	795.15		Tax Bill
1998	R	1998 212370 L0080	PAID	12/1998	810.49		Tax Bill
1999	R	1999 212370 L0080	PAID	12/1999	819.90		Tax Bill
2000	R	2000 212370 L0080	PAID	12/2000	1,014.25		Tax Bill
2001	R	2001 212370 L0080	PAID	05/2002	2,226.32		Tax Bill
2002	R	2002 212370 L0080	PAID	01/2003	1,049.99		Tax Bill
2003	R	2003 212370 L0080	PAID	12/2003	1,109.75		Tax Bill
2004	R	2004 212370 L0080	PAID	11/2004	1,137.89		Tax Bill
2005	R	2005 212370 L0080	PAID	11/2005	1,160.54		Tax Bill
2006	R	2006 212370 L0080	PAID	11/2006	2,412.14		Tax Bill
2007	R	2007 212370 L0080	PAID	11/2007	2,461.32		Tax Bill
2008	R	2008 212370 L0080	PAID	11/2008	2,451.54		Tax Bill
2009	R	2009 212370 L0080	PAID	11/2009	2,254.08		Tax Bill
2010	R	2010 212370 L0080	PAID	11/2010	2,184.57		Tax Bill
2011	R	2011 212370 L0080	PAID	11/2011	2,081.97		Tax Bill
2012	R	2012 212370 L0080	PAID	11/2012	1,878.08		Tax Bill
2013	R	2013 212370 L0080	PAID	11/2013	1,835.91		Tax Bill
2014	R	2014 212370 L0080	PAID	01/2015	1,945.54		Tax Bill
2015	R	2015 212370 L0080	PAID	11/2015	2,084.41		Tax Bill
2016	R	2016 212370 L0080	PAID	11/2016	1,328.85		Tax Bill
2017	R	2017 212370 L0080	PAID	11/2017	1,349.63		Tax Bill
2018	R	2018 212370 L0080	PAID	11/2018	1,374.13		Tax Bill
2019	R	2019 212370 L0080	PAID	11/2019	1,399.12		Tax Bill
2020	R	2020 212370 L0080	UNPAID			1,430.11	 Tax Bill Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2020	212370 L0080	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
TERRENCE HEIGHTS UNIT 2 LOT 8 BLOCK L OR 1682/256 2248/997				MAHMOOD SHAHID 2512 TUPELO TER TALLAHASSEE, FL 32303		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	120,901			TAXES	1,489.70	
TAXABLE	70,901			TOTAL	1,489.70	
EXEM.	25,000					
EXEM.	25,000					
IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,430.11	1,445.01	1,459.91	1,474.80	1,489.70	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: David Thomas Case No.: TCE202484
Initial Inspection Date: 10/19/2020 Repeat Offender: No
Violation Address: 2512 TUPELO TER
Tax Identification Number: 212370 L0080
Owner(s): MAHMOOD SHAHID, 2512 TUPELO TER, TALLAHASSEE FL 32303

You are required to correct the following code violations within 30 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove the dead pine tree that stands in the back yard and remove all tree limbs and debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor
REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
City Auditor

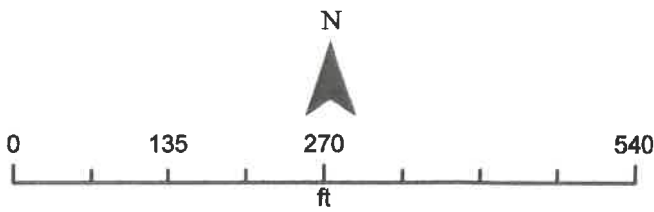
JEREMY MATLOW
Commissioner



212370 L0080

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Nov 18, 2020

ITEM 5 CASE NO. TCE202515

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE202515**

Initial Inspection Date: **10/23/2020**

Violation Address: **2304 ALDER DR**

Tax Identification Number: **212370 Q0110**

Owner(s):

MCCALLISTER DOLLY O
2304 ALDER DR
TALLAHASSEE FL 32303

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Front and back.
- 2 Repair or remove the wood fence.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/17/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

March 17, 2021

MCCALLISTER DOLLY O
2304 ALDER DR
TALLAHASSEE FL 32303

Re: CASE NUMBER TCE202515
LOCATION: 2304 ALDER DR
Tax ID #: 212370 Q0110

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202515**

Owner(s): **MCCALLISTER DOLLY O**

Violation Address: **2304 ALDER DR**

I, **DAVID THOMAS**, City of Tallahassee, Code Enforcement Division, hereby state that on 03-17-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- renotice-initial* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 03-17-2021


Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3-18-2021, by **DAVID THOMAS** who is personally known to me and who did not take an oath.



NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202515

Owner(s): MCCALLISTER DOLLY O

Violation Address: 2304 ALDER DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 3/17/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- re notice - initial* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/17/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/17/21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Parcel: 212370 Q0110
 Owner: MCCALLISTER DOLLY O

Property Use: 0100 - SINGLE FAMILY
 2304 ALDER DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212370 Q0110
Owner(s): MCCALLISTER DOLLY O

Tax District: 1 - CITY
Legal Desc: TERRENCE HTS UNIT 1
 LOT 11 BLOCK Q
 OR 106/514 1195/364

Mailing Addr: 2304 ALDER DR
 TALLAHASSEE FL 32303

Google Map

Location: 2304 ALDER DR

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.440 - ESTIMATED
Subdivision: TERRENCE HEIGHTS
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$69,697	\$95,197	\$24,947		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$95,197	\$70,250	\$45,250	\$25,000
	Leon County - Emergency Medical Service	0.50000	\$95,197	\$70,250	\$45,250	\$25,000
	School - State Law	3.71500	\$95,197	\$70,250	\$25,000	\$45,250
	School - Local Board	2.24800	\$95,197	\$70,250	\$25,000	\$45,250
	City of Tallahassee	4.10000	\$95,197	\$70,250	\$45,250	\$25,000
	NW FL Water Management	0.03110	\$95,197	\$70,250	\$45,250	\$25,000

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1967	962	312
Total:		1				962	312

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	212370 Q0110		Type	REAL ESTATE			Request E-Bill	
Address	2304 ALDER DR TAL		Status					
Sec/Twn/Rng			Subdivision	TERRENCE HEIGHTS				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 212370 Q0110	PAID	12/1994	348.48		Tax Bill	
1995	R	1995 212370 Q0110	PAID	11/1995	369.01		Tax Bill	
1996	R	1996 212370 Q0110	PAID	12/1996	385.39		Tax Bill	
1997	R	1997 212370 Q0110	PAID	03/1998	431.55		Tax Bill	
1998	R	1998 212370 Q0110	PAID	04/1999	457.73		Tax Bill	
1999	R	1999 212370 Q0110	INST F-PD	03/2000	433.98		Installment	
2000	R	2000 212370 Q0110	INST F-PD	04/2001	454.90		Installment	
2001	R	2001 212370 Q0110	INST F-PD	03/2002	483.45		Installment	
2002	R	2002 212370 Q0110	INST F-PD	03/2003	500.95		Installment	
2003	R	2003 212370 Q0110	INST F-PD	03/2004	542.09		Installment	
2004	R	2004 212370 Q0110	INST F-PD	03/2005	560.63		Installment	
2005	R	2005 212370 Q0110	INST F-PD	03/2006	579.77		Installment	
2006	R	2006 212370 Q0110	INST F-PD	03/2007	587.61		Installment	
2007	R	2007 212370 Q0110	INST F-PD	03/2008	559.22		Installment	
2008	R	2008 212370 Q0110	INST F-PD	03/2009	524.57		Installment	
2009	R	2009 212370 Q0110	INST F-PD	03/2010	535.38		Installment	
2010	R	2010 212370 Q0110	INST F-PD	03/2011	556.64		Installment	
2011	R	2011 212370 Q0110	INST F-PD	03/2012	554.49		Installment	
2012	R	2012 212370 Q0110	INST F-PD	03/2013	576.97		Installment	
2013	R	2013 212370 Q0110	INST F-PD	03/2014	571.09		Installment	
2014	R	2014 212370 Q0110	INST F-PD	03/2015	579.43		Installment	
2015	R	2015 212370 Q0110	INST F-PD	03/2016	588.06		Installment	
2016	R	2016 212370 Q0110	INST F-PD	03/2017	575.03		Installment	
2017	R	2017 212370 Q0110	INST F-PD	03/2018	573.21		Installment	
2018	R	2018 212370 Q0110	INST F-PD	03/2019	572.59		Installment	
2019	R	2019 212370 Q0110	CER SOLD	06/2020			Installment	
2019	CER	2020-00002215-00	UNPAID			205.48	<input type="checkbox"/> Certificate	
2020	R	2020 212370 Q0110	UNPAID			569.73	<input type="checkbox"/> Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



CURRENT ACCOUNT DETAILS

Account Number 2020 212370 Q0110 [Tax Bill](#)

BACK TAXES DUE ON THIS ACCOUNT

Property Description			Owner Information			
TERRENCE HTS UNIT 1 LOT 11 BLOCK Q OR 106/514 1195/364			MCCALLISTER DOLLY O 2304 ALDER DR TALLAHASSEE, FL 32303			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	70,250		TAXES			593.47
TAXABLE	25,000		TOTAL			593.47
EXEM.	25,000					
EXEM.	20,250					
IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	569.73	575.67	581.60	587.54	593.47	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE202515**

Initial Inspection Date: **10/23/2020**

Repeat Offender: **No**

Violation Address: **2304 ALDER DR**

Tax Identification Number: **212370 Q0110**

Owner(s):

MCCALLISTER DOLLY O
2304 ALDER DR
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

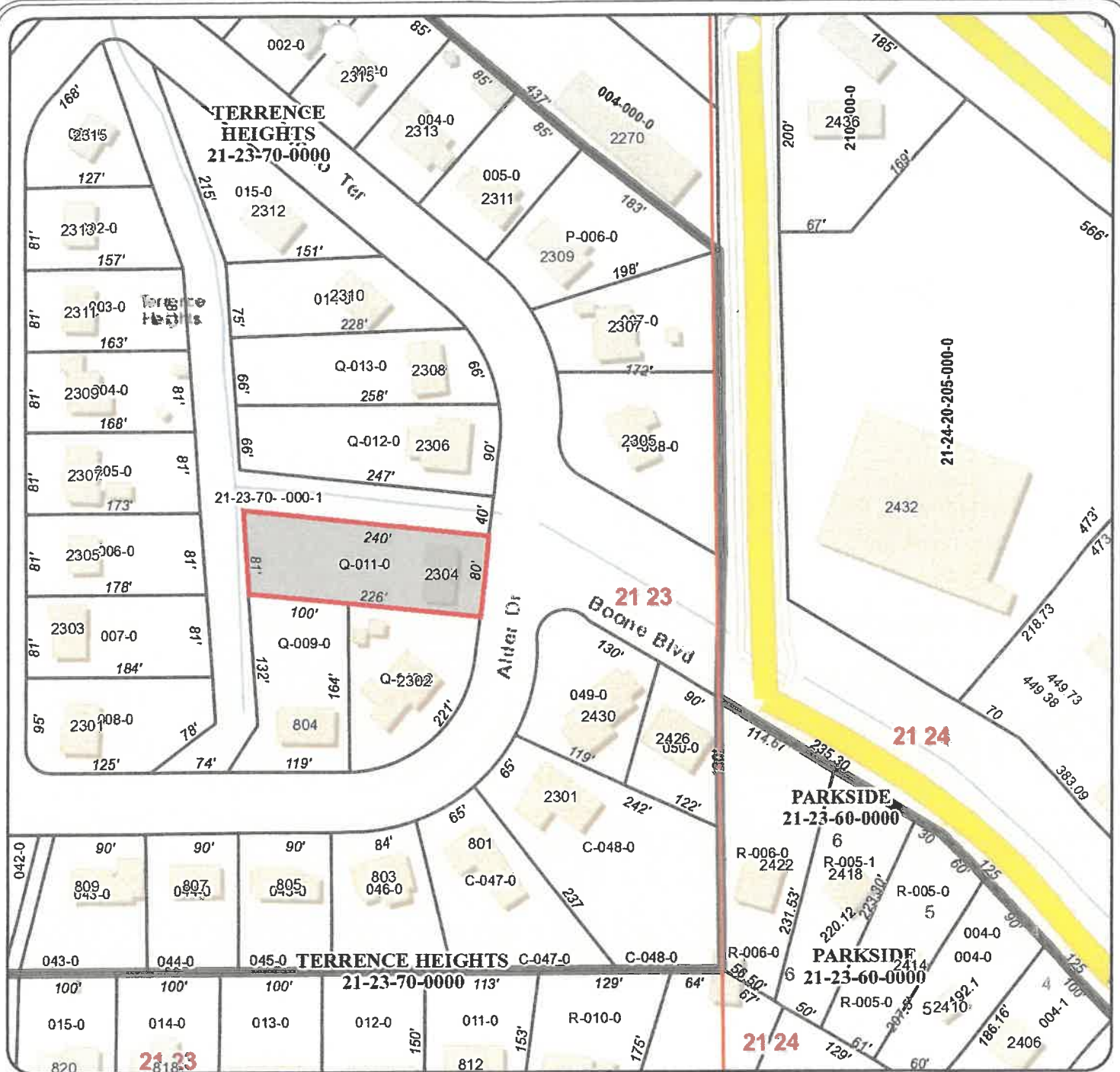
Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Front and back.
- 2 Repair or remove the wood fence.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

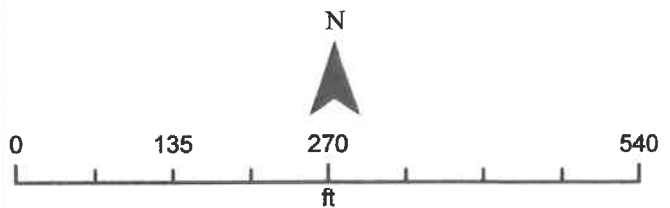
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



212370 Q0110

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Nov 10, 2020

ITEM 6 CASE NO. TCE210040

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210040**

Initial Inspection Date: **01/13/2021**

Violation Address: **327 MACON RD**

Tax Identification Number: **2113200920000**

Owner(s):

KELLY DELORIS & THOMPSON JOSEPHINE

327 MACON RD

TALLAHASSEE FL 32312

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. White Ford Explorer and green Mercedes. Both are without valid tags.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 10, 2021

**KELLY DELORIS & THOMPSON JOSEPHINE
327 MACON RD
TALLAHASSEE FL 32312**

Re: CASE NUMBER TCE210040
LOCATION: 327 MACON RD
Tax ID #: 2113200920000

This case has been amended to a May hearing to allow more time for compliance

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/27/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210040

Owner(s): KELLY DELORIS & THOMPSON JOSEPHINE

Violation Address: 327 MACON RD

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 3/5/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/5/21

Posted at the violation address listed above on _____

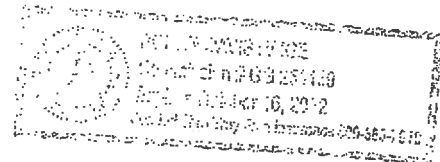
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/5/21 by Mandy Hunter who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING

Case No. TCE210040

Owner(s): KELLY DELORIS & THOMPSON JOSEPHINE

Violation Address: 327 MACON RD

I, DAVID THOMAS City of Tallahassee, Code Enforcement Division, hereby state that on 03-08-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 03-08-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/8/21, by David Thomas who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Parcel: 2113200920000
 Owner: KELLY DELORIS

Property Use: 0100 - SINGLE FAMILY
 327 MACON RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2113200920000
Owner(s): KELLY DELORIS
 THOMPSON JOSEPHINE

Tax District: 1 - CITY
Legal Desc: 13 1N 1W .38 AC
 IN NE 1/4 OF NE 1/4
 OR 162/1 164/515 168/409 873/1536

Mailing Addr: 327 MACON RD
 TALLAHASSEE FL 32312

Google Map

Location: 327 MACON RD

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.380

Subdivision:

Property Use: 0100 - SINGLE FAMILY RESIDENTIAL

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/09/2009	\$100	4046/1932	Quit Claim	Improved
09/09/2009	\$100	4046/1929	Quit Claim	Improved
06/01/2009	\$100	3990/962	Estate Deed	Improved
06/01/2009	\$100	3990/960	Estate Deed	Improved
04/03/2009	\$0	3968/1665	Probate	Improved
04/03/2009	\$0	3968/1663	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$20,000	\$50,375	\$70,375	\$12,661		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$70,375	\$57,714	\$57,714	\$0
	Leon County - Emergency Medical Service	0.50000	\$70,375	\$57,714	\$57,714	\$0
	School - State Law	3.71500	\$70,375	\$57,714	\$25,000	\$32,714
	School - Local Board	2.24800	\$70,375	\$57,714	\$25,000	\$32,714
	City of Tallahassee	4.10000	\$70,375	\$57,714	\$57,714	\$0
	NW FL Water Management	0.03110	\$70,375	\$57,714	\$32,714	\$25,000

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1965	960	0
Total:		1				960	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	2113200920000			Type	REAL ESTATE		Request E-Bill	
Address	327 MACON RD TAL			Status				
Sec/Twn/Rng	13 1N 1W			Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 2113200920000	PAID	04/1995	517.00		Tax Bill	
1995	R	1995 2113200920000	PAID	03/1996	522.12		Tax Bill	
1996	R	1996 2113200920000	PAID	03/1997	552.87		Tax Bill	
1997	R	1997 2113200920000	PAID	04/1998	572.16		Tax Bill	
1998	R	1998 2113200920000	PAID	03/1999	601.15		Tax Bill	
1999	R	1999 2113200920000	PAID	03/2000	608.66		Tax Bill	
2000	R	2000 2113200920000	PAID	03/2001	629.47		Tax Bill	
2001	R	2001 2113200920000	PAID	02/2002	645.38		Tax Bill	
2002	R	2002 2113200920000	PAID	03/2003	692.86		Tax Bill	
2003	R	2003 2113200920000	PAID	03/2004	746.45		Tax Bill	
2004	R	2004 2113200920000	PAID	03/2005	815.56		Tax Bill	
2005	R	2005 2113200920000	PAID	02/2006	900.87		Tax Bill	
2006	R	2006 2113200920000	PAID	02/2007	965.71		Tax Bill	
2007	R	2007 2113200920000	PAID	02/2008	1,001.78		Tax Bill	
2008	R	2008 2113200920000	PAID	03/2009	1,009.42		Tax Bill	
2009	R	2009 2113200920000	PAID	02/2010	586.25		Tax Bill	
2010	R	2010 2113200920000	PAID	02/2011	610.28		Tax Bill	
2011	R	2011 2113200920000	PAID	03/2012	613.98		Tax Bill	
2012	R	2012 2113200920000	PAID	03/2013	520.22		Tax Bill	
2013	R	2013 2113200920000	PAID	03/2014	508.89		Tax Bill	
2014	R	2014 2113200920000	PAID	03/2015	515.59		Tax Bill	
2015	R	2015 2113200920000	PAID	03/2016	525.96		Tax Bill	
2016	R	2016 2113200920000	PAID	03/2017	516.34		Tax Bill	
2017	R	2017 2113200920000	PAID	03/2018	515.84		Tax Bill	
2018	R	2018 2113200920000	PAID	04/2019	541.80		Tax Bill	
2019	R	2019 2113200920000	PAID	03/2020	517.42		Tax Bill	
2020	R	2020 2113200920000	UNPAID			191.93	 Add to Cart Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	2113200920000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description			Owner Information			
13 1N 1W .38 AC IN NE 1/4 OF NE 1/4 OR 162/1 164/515 168/409 873/1536			KELLY DELORIS THOMPSON JOSEPHINE HADLEY JACQUELINE KELLY GUS JR ET AL 327 MACON RD TALLAHASSEE, FL 32312			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	57,714		TAXES			195.85
TAXABLE	0		TOTAL			195.85
EXEM.	25,000					
EXEM.	7,714					
EXEM.	25,000					
JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON			
191.93	193.89	195.85	APRIL 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210040**

Initial Inspection Date: **01/13/2021**

Repeat Offender: **No**

Violation Address: **327 MACON RD**

Tax Identification Number: **2113200920000**

Owner(s):

KELLY DELORIS
327 MACON RD
TALLAHASSEE FL 32312

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. White Ford Explorer and green Mercedes. Both are without valid tags.
- 2 Remove all trash, litter and debris from property. Shopping cart, tires, old torn furniture.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

- Home
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- E-File
- Exemptions
- Downloads
- Forms
- FAQ
- General Info
- About Us

Summary

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

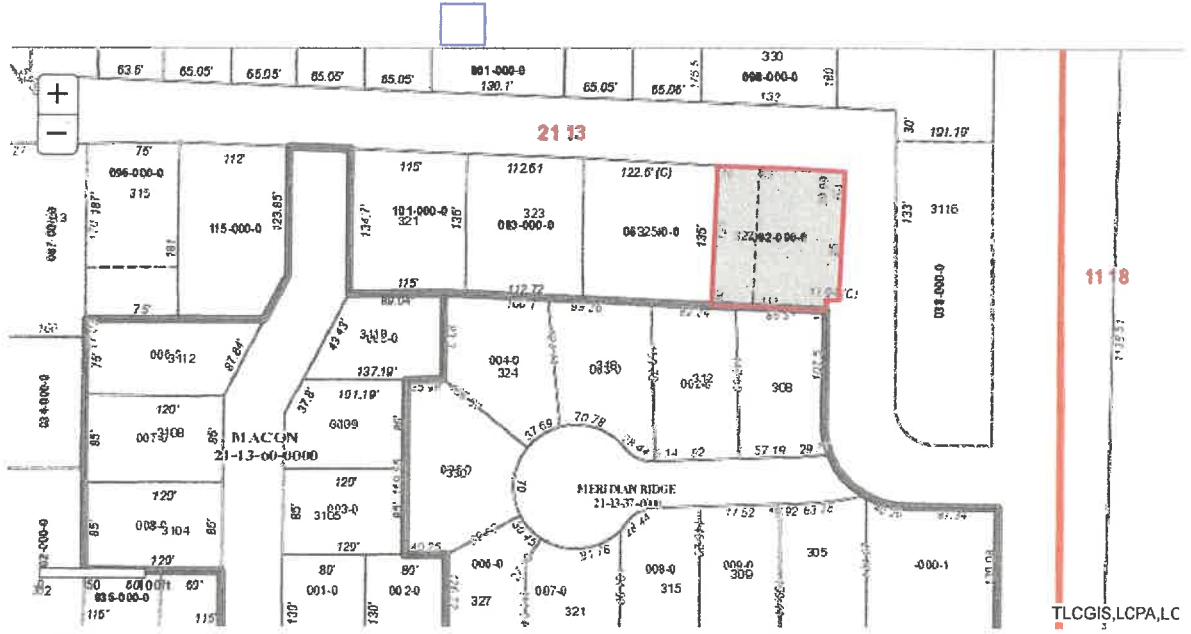
Pictometry

Quick Links

Tax Estimator

TRIM Notice

Parcel: 2113200920000
 Owner: KELLY DELORIS



ITEM 7 CASE NO. TCE210043

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210043**

Initial Inspection Date: **01/13/2021**

Violation Address: **270 BERMUDA RD**

Tax Identification Number: **2113200330000**

Owner(s):

**TOMMY & CORINE DAVIS
270 BERMUDA RD
TALLAHASSEE FL 32312**

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Green pickup truck**
- 2 Remove all trash, litter and debris from property. Pallets, shopping carts, plastic containers**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/6/2021

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210043**

Initial Inspection Date: **01/13/2021**

Violation Address: **270 BERMUDA RD**

Tax Identification Number: **2113200330000**

Owner(s):

**TOMMY DAVIS & CORINE DAVIS
270 BERMUDA RD
TALLAHASSEE FL 32312**

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)
Land Development Code**
- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Green pickup truck**
- 2 Remove all trash, litter and debris from property. Pallets, shopping carts, plastic Containers**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _04/06/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 05, 2021

**DAVIS TOMMY / CORINE DAVIS
270 BERMUDA RD
TALLAHASSEE FL 32312**

New Hearing Date

Re: CASE NUMBER **TCE210043**
LOCATION: **270 BERMUDA RD**
Tax ID #: **2113200330000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210043

Owner(s): DAVIS TOMMY & CORINE DAVIS

Violation Address: 270 BERMUDA RD

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-06-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked), Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing (checked), Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

(checked) Posted at the violation address listed above on 04-06-2021

Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-6-21, by DAVID THOMAS, who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210043**

Owner(s): **DAVIS TOMMY & CORINE DAVIS**

Violation Address: **270 BERMUDA RD**

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-5-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- initial CM* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-5-21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

[Signature]

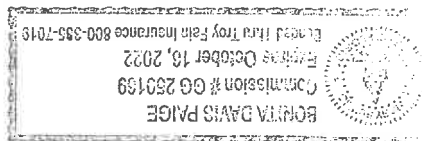
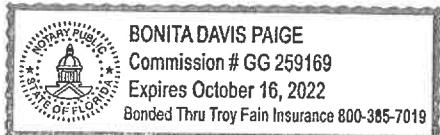
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/5/2021, by SIR'TERIA HENDERSON, who is personally known to me and who did not take an oath.

[Signature]

NOTARY PUBLIC



Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 2113200330000 Property Use: 0100 - SINGLE FAMILY
 Owner: DAVIS TOMMY 270 BERMUDA RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2113200330000 **Tax District:** 1 - CITY
Owner(s): DAVIS TOMMY **Legal Desc:** 13 1N 1W 1.94 A
 DAVIS CORINE IN N 1/2 OF NE 1/4
 OR 181/244 1849/349

Mailing Addr: 270 BERMUDA RD
 TALLAHASSEE FL 32312

Google Map **Parent Parcel:**
Location: 270 BERMUDA RD **Acreage:** 1.940
 Location (Street) Addresses are provided **Subdivision:**
 by City Growth Management 850-891-7001 **Property Use:** 0100 - SINGLE FAMILY RESIDENTIAL
 (option 4), and County DSEM 850-606-1300. **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/01/1995	\$100	1849/0349	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$38,800	\$40,355	\$79,155	\$38,349	\$0	2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$79,155	\$40,806	\$25,000	\$15,806
	Leon County - Emergency Medical Service	0.50000	\$79,155	\$40,806	\$25,000	\$15,806
	School - State Law	3.71500	\$79,155	\$40,806	\$25,000	\$15,806
	School - Local Board	2.24800	\$79,155	\$40,806	\$25,000	\$15,806
	City of Tallahassee	4.10000	\$79,155	\$40,806	\$25,000	\$15,806
	NW FL Water Management	0.03110	\$79,155	\$40,806	\$25,000	\$15,806

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1959	604	60
Total:		1				604	60

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|--|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information (Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|--|---|

1 of 1
[Return to Search Results](#)

- Actions**
- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Office Hours
 8am - 5pm Monday - Friday

Location [Google Map](#)
 315 S. Calhoun Street, Third Floor
 Tallahassee, FL 32301

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201
 Email: admin@leonpa.org

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
[About Us](#)
[FAQ](#)
[Forms](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	2113200330000	Type	REAL ESTATE	Request E-Bill			
Address	270 BERMUDA RD TAL	Status					
Sec/Twn/Rng	13 1N 1W	Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 2113200330000	PAID	04/1995	34.63		Tax Bill
1995	R	1995 2113200330000	No Tax Due				Tax Bill
1996	R	1996 2113200330000	No Tax Due				Tax Bill
1997	R	1997 2113200330000	PAID	03/1998	15.55		Tax Bill
1998	R	1998 2113200330000	PAID	03/1999	25.14		Tax Bill
1999	R	1999 2113200330000	PAID	02/2000	33.23		Tax Bill
2000	R	2000 2113200330000	PAID	03/2001	48.56		Tax Bill
2001	R	2001 2113200330000	PAID	03/2002	66.00		Tax Bill
2002	R	2002 2113200330000	PAID	02/2003	75.10		Tax Bill
2003	R	2003 2113200330000	PAID	03/2004	93.38		Tax Bill
2004	R	2004 2113200330000	PAID	03/2005	105.38		Tax Bill
2005	R	2005 2113200330000	PAID	02/2006	121.00		Tax Bill
2006	R	2006 2113200330000	PAID	03/2007	136.28		Tax Bill
2007	R	2007 2113200330000	PAID	02/2008	58.16		Tax Bill
2008	R	2008 2113200330000	PAID	03/2009	65.65		Tax Bill
2009	R	2009 2113200330000	PAID	03/2010	65.29		Tax Bill
2010	R	2010 2113200330000	PAID	03/2011	74.97		Tax Bill
2011	R	2011 2113200330000	PAID	02/2012	75.85		Tax Bill
2012	R	2012 2113200330000	PAID	02/2013	217.39		Tax Bill
2013	R	2013 2113200330000	PAID	03/2014	227.79		Tax Bill
2014	R	2014 2113200330000	PAID	03/2015	239.13		Tax Bill
2015	R	2015 2113200330000	PAID	03/2016	248.86		Tax Bill
2016	R	2016 2113200330000	PAID	03/2017	248.53		Tax Bill
2017	R	2017 2113200330000	PAID	03/2018	260.43		Tax Bill
2018	R	2018 2113200330000	PAID	02/2019	270.14		Tax Bill
2019	R	2019 2113200330000	PAID	03/2020	284.58		Tax Bill
2020	R	2020 2113200330000	UNPAID			295.87	 Tax Bill Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2020	2113200330000	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
13 1N 1W 1.94 A IN N 1/2 OF NE 1/4 OR 181/244 1849/349				DAVIS TOMMY DAVIS CORINE 270 BERMUDA RD TALLAHASSEE, FL 32312		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	40,806			TAXES	298.86	
TAXABLE	15,806			TOTAL	298.86	
EXEM.	25,000					
FEB 2-MAR 1	MAR 2-MAR 31			DELINQUENT ON		
295.87	298.86			APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210043**

Initial Inspection Date: **01/13/2021**

Repeat Offender: **No**

Violation Address: **270 BERMUDA RD**

Tax Identification Number: **2113200330000**

Owner(s):

DAVIS TOMMY
270 BERMUDA RD
TALLAHASSEE FL 32312

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

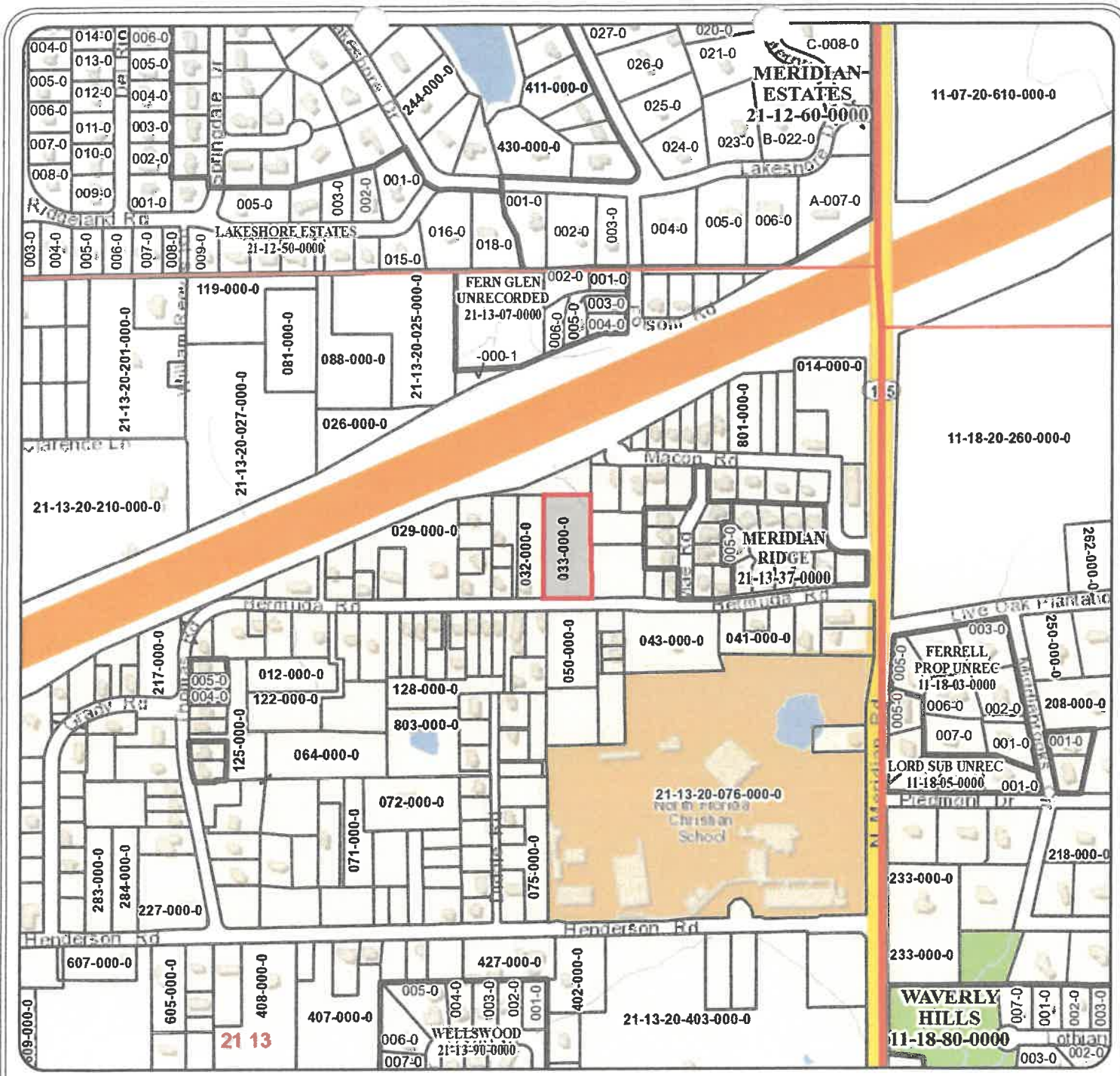
Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Green pickup truck
- 2 Remove all trash, litter and debris from property. Pallets, shopping carts, plastic containers

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

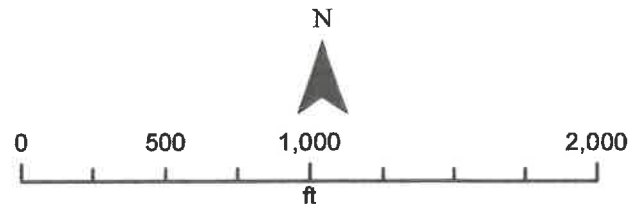
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



2113200330000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Feb 16, 2021

ITEM 8 CASE NO. TCE210179

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210179**

Initial Inspection Date: **02/09/2021**

Violation Address: **1807 KELLY ST**

Tax Identification Number: **410450 Y0020**

Owner(s):

**MATHERS JASPER H & MATHERS M A
2503 FRITZ LN
TALLAHASSEE FL 32304**

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

CASE FACTS

Corrective Actions Required:

1 Remove the tarp on the roof and make all necessary repairs.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/15/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

February 10, 2021

**MATHERS JASPER H & MATHERS M A
2503 FRITZ LN
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE210179
LOCATION: 1807 KELLY ST
Tax ID #: 410450 Y0020**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210179

Owner(s): MATHERS JASPER H & MATHERS M A

Violation Address: 1807 KELLY ST

I, David Thomas City of Tallahassee, Code Enforcement Division, hereby state that on 03-15-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 3-15-2021

Hand served to _____ at the violation address listed above on [date hand served]

David Thomas
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/15/21, by David Thomas who is personally known to me and who did not take an oath.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210179

Owner(s): MATHERS JASPER H & MATHERS M A

Violation Address: 1807 KELLY ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 3/11/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/11/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/11/21, by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410450 Y0020
 Owner: MATHERS JASPER H

Property Use: 0100 - SINGLE FAMILY
 1807 KELLY ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410450 Y0020
 Owner(s): MATHERS JASPER H
 MATHERS M A

Tax District: 1 - CITY
 Legal Desc: MABRY MANOR RESUB
 LOT 2 BLOCK Y
 OR 905/699

Mailing Addr: 2503 FRITZ LN
 TALLAHASSEE FL 32304

Google Map

Location: 1807 KELLY ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.160 - ESTIMATED
 Subdivision: MABRY MANOR REVISED
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1978	\$25,300	0905/0699	Warranty Deed	Improved
01/01/1976	\$22,300	0806/0150	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$13,500	\$39,666	\$53,166	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$53,166	\$53,166	\$0	\$53,166
	Leon County - Emergency Medical Service	0.50000	\$53,166	\$53,166	\$0	\$53,166
	School - State Law	3.71500	\$53,166	\$53,166	\$0	\$53,166
	School - Local Board	2.24800	\$53,166	\$53,166	\$0	\$53,166
	City of Tallahassee	4.10000	\$53,166	\$53,166	\$0	\$53,166
	NW FL Water Management	0.03110	\$53,166	\$53,166	\$0	\$53,166

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1963	962	408
Total:		1				962	408

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	410450 Y0020		Type	REAL ESTATE		Request E-Bill	
Address	1807 KELLY ST TAL		Status				
Sec/Twn/Rng	04 1S 1W		Subdivision	MABRY MANOR REVISED			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410450 Y0020	PAID	12/1994	729.24	Tax Bill	
1995	R	1995 410450 Y0020	PAID	11/1995	749.52	Tax Bill	
1996	R	1996 410450 Y0020	PAID	12/1996	775.79	Tax Bill	
1997	R	1997 410450 Y0020	PAID	11/1997	853.12	Tax Bill	
1998	R	1998 410450 Y0020	PAID	12/1998	856.37	Tax Bill	
1999	R	1999 410450 Y0020	PAID	12/1999	869.45	Tax Bill	
2000	R	2000 410450 Y0020	PAID	12/2000	900.48	Tax Bill	
2001	R	2001 410450 Y0020	PAID	11/2001	935.74	Tax Bill	
2002	R	2002 410450 Y0020	PAID	12/2002	1,000.09	Tax Bill	
2003	R	2003 410450 Y0020	PAID	12/2003	986.02	Tax Bill	
2004	R	2004 410450 Y0020	PAID	11/2004	1,080.83	Tax Bill	
2005	R	2005 410450 Y0020	PAID	11/2005	1,101.13	Tax Bill	
2006	R	2006 410450 Y0020	PAID	11/2006	1,130.84	Tax Bill	
2007	R	2007 410450 Y0020	PAID	11/2007	1,343.09	Tax Bill	
2008	R	2008 410450 Y0020	PAID	11/2008	1,445.06	Tax Bill	
2009	R	2009 410450 Y0020	PAID	11/2009	1,285.92	Tax Bill	
2010	R	2010 410450 Y0020	PAID	11/2010	1,294.27	Tax Bill	
2011	R	2011 410450 Y0020	PAID	11/2011	1,026.50	Tax Bill	
2012	R	2012 410450 Y0020	PAID	11/2012	1,011.20	Tax Bill	
2013	R	2013 410450 Y0020	PAID	11/2013	959.77	Tax Bill	
2014	R	2014 410450 Y0020	PAID	12/2014	996.10	Tax Bill	
2015	R	2015 410450 Y0020	CER SOLD	06/2016		Tax Bill	
2015	CER	2016-00005185-00	REDEEMED	05/2017	1,073.61	Certificate	
2016	R	2016 410450 Y0020	PAID	03/2017	935.29	Tax Bill	
2017	R	2017 410450 Y0020	PAID	01/2018	881.27	Tax Bill	
2018	R	2018 410450 Y0020	PAID	11/2018	910.07	Tax Bill	
2019	R	2019 410450 Y0020	PAID	12/2019	933.98	Tax Bill	
2020	R	2020 410450 Y0020	PAID	01/2021	975.12	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410450 Y0020	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
MABRY MANOR RESUB LOT 2 BLOCK Y OR 905/699				MATHERS JASPER H MATHERS MA 2503 FRITZ LN TALLAHASSEE, FL 32304		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		53,166		TAXES		1,005.28
TAXABLE		53,166		TOTAL		1,005.28
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
975.12	985.17	995.23	1,005.28	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/05/2021	157 2020 0001130.0012	Full	Pmt Posted	\$30.16-	\$.00	\$975.12

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas** Case No.: **TCE210179**
Initial Inspection Date: **02/09/2021** Repeat Offender: **Yes**
Violation Address: **1807 KELLY ST**
Tax Identification Number: **410450 Y0020**

Owner(s):

MATHERS JASPER H
2503 FRITZ LN
TALLAHASSEE FL 32304

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Actions Required:

- 1 Remove the tarp on the roof and make all necessary repairs.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
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JAMES O. COOKE, IV
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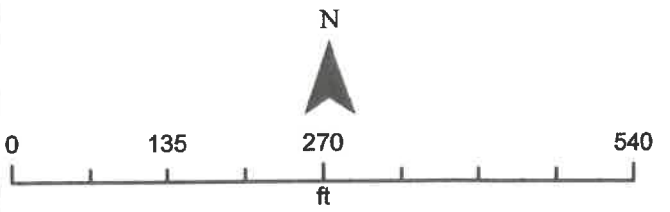
JEREMY MATLOW
Commissioner



410450 Y0020

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St. Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Feb 09, 2021

ITEM 9 CASE NO. TCE210274

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210274**

Initial Inspection Date: **02/15/2021**

Violation Address: **1106 SOLANA AVE**

Tax Identification Number: **212745 B0010**

Owner(s):

NICHOLAS & MARLON PINNOCK

1106 SOLANA AVE

TALLAHASSEE FL 32304

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. . Blue pickup truck and trailer.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 3/9/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 03, 2021

**NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE210274
LOCATION: 1106 SOLANA AVE
Tax ID #: 212745 B0010**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
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JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

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CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 03/15/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8333 5039 11. Our records indicate that this item was delivered on 03/09/2021 at 02:10 p.m. in TALLAHASSEE, FL 32304. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210274 NOV/NOH
NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304

Customer Reference Number: C2557104.14697331

Parcel: 212745 B0010
 Owner: PINNOCK NICHOLAS

Property Use: 0100 - SINGLE FAMILY
 1106 SOLANA AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212745 B0010
Owner(s): PINNOCK NICHOLAS
 PINNOCK MARLON

Tax District: 1 - CITY
Legal Desc: SAN LUIS RIDGE
 LOT 1 BLOCK B
 OR 884/2070 1171/2020

Mailing Addr: 1106 SOLANA AVE
 TALLAHASSEE FL 32304

Google Map

Location: 1106 SOLANA AVE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.330 - ESTIMATED
Subdivision: SAN LUIS RIDGE
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/12/2018	\$155,000	5264/710	Warranty Deed	Improved
01/01/1977	\$57,500	0884/2070	Warranty Deed	Improved
01/01/1972	\$4,250	0517/0693	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$34,000	\$160,142	\$194,142	\$1,112		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$194,142	\$193,030	\$50,000	\$143,030
	Leon County - Emergency Medical Service	0.50000	\$194,142	\$193,030	\$50,000	\$143,030
	School - State Law	3.71500	\$194,142	\$193,030	\$25,000	\$168,030
	School - Local Board	2.24800	\$194,142	\$193,030	\$25,000	\$168,030
	City of Tallahassee	4.10000	\$194,142	\$193,030	\$50,000	\$143,030
	NW FL Water Management	0.03110	\$194,142	\$193,030	\$50,000	\$143,030

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1972	2,206	1,140
Total:		1				2,206	1,140

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212745 B0010		Type	REAL ESTATE		Request E-Bill
Address		1106 SOLANA AVE TAL		Status			
Sec/Twn/Rng				Subdivision	SAN LUIS RIDGE		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212745 B0010	PAID	12/1994	1,356.31	Tax Bill	
1995	R	1995 212745 B0010	PAID	12/1995	1,429.16	Tax Bill	
1996	R	1996 212745 B0010	PAID	12/1996	1,454.11	Tax Bill	
1997	R	1997 212745 B0010	PAID	12/1997	1,502.88	Tax Bill	
1998	R	1998 212745 B0010	PAID	12/1998	1,539.69	Tax Bill	
1999	R	1999 212745 B0010	PAID	12/1999	1,534.13	Tax Bill	
2000	R	2000 212745 B0010	PAID	12/2000	1,571.57	Tax Bill	
2001	R	2001 212745 B0010	PAID	12/2001	1,631.72	Tax Bill	
2002	R	2002 212745 B0010	PAID	12/2002	1,671.73	Tax Bill	
2003	R	2003 212745 B0010	PAID	12/2003	1,759.36	Tax Bill	
2004	R	2004 212745 B0010	PAID	12/2004	1,816.80	Tax Bill	
2005	R	2005 212745 B0010	PAID	12/2005	1,843.86	Tax Bill	
2006	R	2006 212745 B0010	PAID	11/2006	1,817.84	Tax Bill	
2007	R	2007 212745 B0010	PAID	11/2007	1,708.26	Tax Bill	
2008	R	2008 212745 B0010	PAID	11/2008	1,548.86	Tax Bill	
2009	R	2009 212745 B0010	PAID	11/2009	1,578.60	Tax Bill	
2010	R	2010 212745 B0010	PAID	11/2010	1,669.84	Tax Bill	
2011	R	2011 212745 B0010	PAID	11/2011	1,681.23	Tax Bill	
2012	R	2012 212745 B0010	PAID	11/2012	1,783.50	Tax Bill	
2013	R	2013 212745 B0010	PAID	11/2013	1,789.29	Tax Bill	
2014	R	2014 212745 B0010	PAID	11/2014	1,831.79	Tax Bill	
2015	R	2015 212745 B0010	PAID	11/2015	1,874.41	Tax Bill	
2016	R	2016 212745 B0010	PAID	12/2016	1,865.94	Tax Bill	
2017	R	2017 212745 B0010	PAID	11/2017	1,870.94	Tax Bill	
2018	R	2018 212745 B0010	PAID	11/2018	1,900.11	Tax Bill	
2019	R	2019 212745 B0010	PAID	12/2019	2,692.92	Tax Bill	
2020	R	2020 212745 B0010	PAID	12/2020	2,739.43	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	212745 B0010	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
SAN LUIS RIDGE LOT 1 BLOCK B OR 884/2070 1171/2020				PINNOCK NICHOLAS PINNOCK MARLON 1106 SOLANA AVE TALLAHASSEE, FL 32304		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	193,030			TAXES	2,853.57	
TAXABLE	143,030			TOTAL	2,853.57	
EXEM.	25,000					
EXEM.	25,000					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	2,739.43	2,767.96	2,796.50	2,825.03	2,853.57	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0023040.0000	Full	Pmt Posted	\$114.14-	\$.00	\$2,739.43

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: David Thomas Case No.: TCE210274
Initial Inspection Date: 02/15/2021 Repeat Offender: No
Violation Address: 1106 SOLANA AVE
Tax Identification Number: 212745 B0010

Owner(s):
NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. . Blue pickup truck and trailer.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

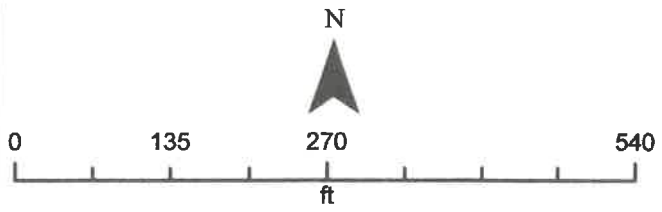
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 1DD: 711 • Talgov.com
JOHN E. DAILEY Mayor JEREMY MATLOW Mayor Pro Tem JACQUELINE "JACK" PORTER Commissioner CURTIS RICHARDSON Commissioner DIANNE WILLIAMS-COX Commissioner
REISE GOAD City Manager CASSANDRA K. JACKSON City Attorney JAMES O. COOKE, IV City Treasurer-Clerk DENNIS R. SUTTON City Auditor



212745 B0010

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 02, 2021

ITEM 10 CASE NO. TCE210287

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210287**

Initial Inspection Date: **03/01/2021**

Violation Address: **4724 DAUPHINE BLVD**

Tax Identification Number: **2120510090000**

Owner(s):

ACG TALLAHASSEE LLC

2054 KILDAIRE FARM RD STE 413

CARY NC 27518-6614

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Repair the roof of the mobile home on the lot.**
- 2 Remove all trash, litter and debris from property. Remove the dead Pine tree that stands on the property.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 3/12/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 03, 2021

**ACG TALLAHASSEE LLC
2054 KILDAIRE FARM RD STE 413
CARY NC 27518-6614**

**Re: CASE NUMBER TCE210287
LOCATION: 4724 DAUPHINE BLVD
Tax ID #: 2120510090000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Date Produced: 03/15/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8333 5043 21. Our records indicate that this item was delivered on 03/12/2021 at 11:29 a.m. in CARY, NC 27518. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210287 NOV/NOH
ACG TALLAHASSEE LLC
2054 KILDAIRE FARM RD STE 413
CARY NC 27518 6614

Customer Reference Number: C2557104.14697332

Parcel: 2120510090000
 Owner: ACG TALLAHASSEE LLC

Property Use: 2800 - PARKING LOTS, COMMERCIAL
 1599 CAPITAL CIR NW

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2120510090000
 Owner(s): ACG TALLAHASSEE LLC

Tax District: 1 - CITY
 Legal Desc: PLANTATION OF TALLAHASSEE PECAN CO
 19 & 20 1N 1W 42.17 A
 LOTS 9 10 11 12 13 & 16 & PT OF LOTS 24 & 25
 AND ADJOINING ACREAGE LESS RW TAKING IN OR 3239/417
 OR 993/936 1046/624 2140/715

Mailing Addr: 2054 KILDAIRE FARM RD STE 413
 CARY NC 27518-6614

Google Map

Location: 1599 CAPITAL CIR NW

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 42.170

Subdivision: PECAN ENDOWMENT
 Property Use: 2800 - PARKING LOTS, COMMERCIAL
 Bldg Count: 7

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/30/2018	\$8,100,000	5188/2072	Warranty Deed	Improved
05/01/2013	\$4,015,000	4523/1985	Warranty Deed	Improved
09/25/2009	\$2,310,000	4037/1938	Warranty Deed	Improved
06/01/2009	\$100	3996/77	Cert of Title	Improved
06/23/2005	\$5,580,000	3322/1846	Warranty Deed	Improved
06/01/1998	\$4,941,700	2140/0715	Warranty Deed	Improved
01/01/1981	\$1,321,400	0993/0936	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$4,485,000	\$207,045	\$4,692,045	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$4,692,045	\$4,692,045	\$0	\$4,692,045
	Leon County - Emergency Medical Service	0.50000	\$4,692,045	\$4,692,045	\$0	\$4,692,045
	School - State Law	3.71500	\$4,692,045	\$4,692,045	\$0	\$4,692,045
	School - Local Board	2.24800	\$4,692,045	\$4,692,045	\$0	\$4,692,045
	City of Tallahassee	4.10000	\$4,692,045	\$4,692,045	\$0	\$4,692,045
	NW FL Water Management	0.03110	\$4,692,045	\$4,692,045	\$0	\$4,692,045

Building Summary

Tax Year	Card	Bldgs Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1 Commercial	300 - Office	1970	2,001	668
2020	20	1 Residential	MH - Mobile Home	1987	952	0
2020	26	1 Residential	MH - Mobile Home	1998	952	0
2020	28	1 Residential	MH - Mobile Home	1997	1,152	0
2020	45	1 Residential	MH - Mobile Home	1991	1,064	0

3/1/2021

Leon County Property Appraiser

2020	53	1 Residential	MH - Mobile Home	1987	1,456	0
2020	82	1 Residential	MH - Mobile Home	2005	910	0
Total:		7			8,487	668

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions				
Account Number	2120510090000		Type	REAL ESTATE		Request E-Bill
Address	1599 NW CAPITAL CIR TAL		Status			
Sec/Twn/Rng			Subdivision	PECAN ENDOWMENT		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 2120510090000	PAID	11/1994	18,756.03	Tax Bill
1995	R	1995 2120510090000	PAID	11/1995	19,112.28	Tax Bill
1996	R	1996 2120510090000	PAID	12/1996	18,794.73	Tax Bill
1997	R	1997 2120510090000	PAID	12/1997	18,862.20	Tax Bill
1998	R	1998 2120510090000	PAID	11/1998	81,914.52	Tax Bill
1999	R	1999 2120510090000	PAID	12/1999	55,111.34	Tax Bill
2000	R	2000 2120510090000	PAID	12/2000	54,522.77	Tax Bill
2001	R	2001 2120510090000	PAID	11/2001	54,569.53	Tax Bill
2002	R	2002 2120510090000	PAID	12/2002	54,777.40	Tax Bill
2003	R	2003 2120510090000	PAID	12/2003	56,636.53	Tax Bill
2004	R	2004 2120510090000	PAID	11/2004	56,736.92	Tax Bill
2005	R	2005 2120510090000	PAID	01/2006	56,577.59	Tax Bill
2006	R	2006 2120510090000	PAID	04/2007	57,112.05	Tax Bill
2007	R	2007 2120510090000	CER SOLD	06/2008		Tax Bill
2007	CER	2008-00002533-00	REDEEMED	06/2009	66,507.08	Certificate
2008	R	2008 2120510090000	CER SOLD	06/2009		Tax Bill
2008	CER	2009-00002559-00	REDEEMED	06/2009	70,267.02	Certificate
2009	R	2009 2120510090000	PAID	11/2009	59,459.30	Tax Bill
2010	R	2010 2120510090000	PAID	11/2010	42,965.13	Tax Bill
2011	R	2011 2120510090000	PAID	11/2011	42,357.99	Tax Bill
2012	R	2012 2120510090000	PAID	12/2012	43,616.13	Tax Bill
2013	R	2013 2120510090000	CER SOLD	06/2014		Tax Bill
2013	CER	2014-00002315-00	REDEEMED	08/2014	50,828.61	Certificate
2014	R	2014 2120510090000	CER SOLD	06/2015		Tax Bill
2014	CER	2015-00002135-00	REDEEMED	09/2015	50,782.55	Certificate
2015	R	2015 2120510090000	PAID	05/2016	46,098.24	Tax Bill
2016	R	2016 2120510090000	INST F-PD	03/2017	42,260.12	Installment
2017	R	2017 2120510090000	PARTP F-PD	05/2018	43,550.97	Tax Bill
2018	R	2018 2120510090000	PAID	12/2018	69,518.32	Tax Bill
2019	R	2019 2120510090000	PAID	11/2019	86,096.70	Tax Bill
2020	R	2020 2120510090000	PAID	12/2020	85,170.75	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number 2020 2120510090000 [Tax Bill](#)

Property Description				Owner Information		
PLANTATION OF TALLAHASSEE PECAN CO 19 & 20 1N 1W 42.17 A LOTS 9 10 11 12 13 & 16 & PT OF LOTS 24 & 25 AND ADJOINING ACREAGE LESS RW TAKING IN OR 3239/417 OR 993/936 1046/624 2140/715				ACG TALLAHASSEE LLC 2054 KILDAIRE FARM RD STE 413 CARY,NC 27518-6614		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	4,692,045			TAXES	88,719.53	
TAXABLE	4,692,045			TOTAL	88,719.53	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	85,170.75	86,057.94	86,945.14	87,832.33	88,719.53	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/02/2020 461 2020	0037367.0000	Full	Pmt Posted	\$3548.78-	\$.00	\$85,170.75

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210287**

Initial Inspection Date: **03/01/2021**

Repeat Offender: **No**

Violation Address: **4724 DAUPHINE BLVD**

Tax Identification Number: **2120510090000**

Owner(s):

ACG TALLAHASSEE LLC
2054 KILDAIRE FARM RD STE 413
CARY NC 27518-6614

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure

Land Development Code

- 2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

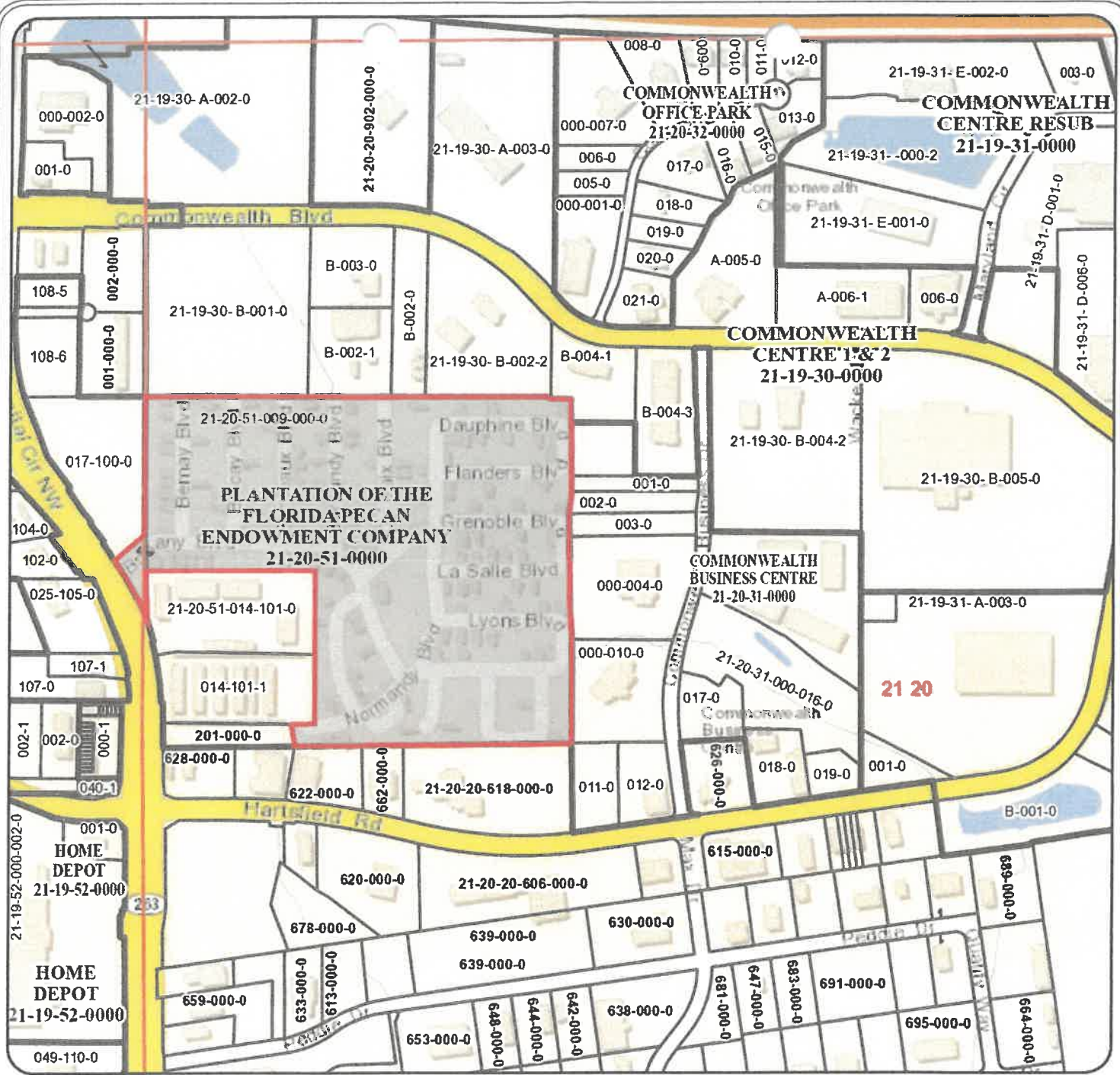
Corrective Actions Required:

- 1** Repair the roof of the mobile home on the lot.
- 2** Remove all trash, litter and debris from property. Remove the dead Pine tree that stands on the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

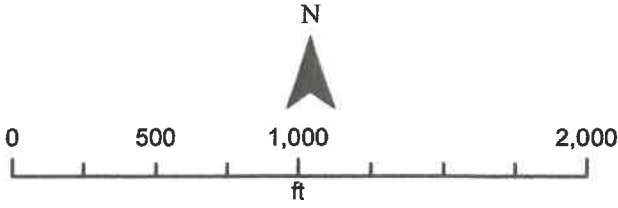
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



2120510090000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Mar 01, 2021

ITEM 11 CASE NO. TCE202585

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE202585**

Initial Inspection Date: **11/05/2020**

Violation Address: **1132202160000**

Tax Identification Number: **1132202160000**

VACANT PROPERTY BEHIND 1726 FERNDAL PLACE

Owner(s):

**GOLDSTEIN NICHOLAS B
1136 CARISSA DR
TALLAHASSEE FL 32308**

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Please remove dead tree from property.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 2/9/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

March 16, 2021

**GOLDSTEIN NICHOLAS B
1136 CARISSA DR
TALLAHASSEE FL 32308**

Re: CASE NUMBER **TCE202585**

LOCATION: **VACANT PROPERTY BEHIND 1726 FERNDALE PLACE**

Tax ID #: **1132202160000**

YOUR CASE HAS BEEN AMENDED TO ALLOW MORE TIME FOR COMPLIANCE, SEE NEW HEARING DATE.

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1794957931** and password "code" for access.

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Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

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CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 02/15/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 9914 14. Our records indicate that this item was delivered on 02/09/2021 at 01:53 p.m. in TALLAHASSEE, FL 32308. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

1136 CARISSA

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE202585 NOV NOH
GOLDSTEIN NICOLAS B
1136 CARISSA DR
TALLAHASSEE FL 32308-5219

Customer Reference Number: C2493870.14337538

Parcel: 1132202160000
 Owner: GOLDSTEIN NICHOLAS B

Property Use: 0000 - VACANT RESIDENTIAL
 0 VALLEY RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1132202160000
Owner(s): GOLDSTEIN NICHOLAS B

Tax District: 1 - CITY
Legal Desc: HILLCREST
 32 1N 1E .211 A
 IN LOT K
 OR 895/791 1482/2321

Mailing Addr: 1136 CARISSA DR
 TALLAHASSEE FL 32308

[Google Map](#)

Location: 0 VALLEY RD

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.211

Subdivision:

Property Use: 0000 - VACANT RESIDENTIAL

Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
03/27/2020	\$35,300	5429/26	Warranty Deed	Vacant
05/20/2017	\$100	5075/1511	Quit Claim	Vacant
10/04/2007	\$100	3774/1464	Quit Claim	Vacant
06/05/2002	\$0	2678/1132	Warranty Deed	Vacant
01/01/1991	\$6,000	1482/2321	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$30,000	\$0	\$30,000	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$30,000	\$30,000	\$0	\$30,000
	Leon County - Emergency Medical Service	0.50000	\$30,000	\$30,000	\$0	\$30,000
	School - State Law	3.71500	\$30,000	\$30,000	\$0	\$30,000
	School - Local Board	2.24800	\$30,000	\$30,000	\$0	\$30,000
	City of Tallahassee	4.10000	\$30,000	\$30,000	\$0	\$30,000
	NW FL Water Management	0.03110	\$30,000	\$30,000	\$0	\$30,000

Quick Links - (Note: Clicking links below will navigate away from our website.)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		1132202160000		Type	REAL ESTATE		Request E-Bill
Address		0 VALLEY RD TAL		Status			
Sec/Twn/Rng			Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 1132202160000	PAID	03/1995	134.45	Tax Bill	
1995	R	1995 1132202160000	PAID	04/1996	141.60	Tax Bill	
1996	R	1996 1132202160000	PAID	04/1997	139.27	Tax Bill	
1997	R	1997 1132202160000	PAID	05/1998	139.68	Tax Bill	
1998	R	1998 1132202160000	PAID	04/1999	138.43	Tax Bill	
1999	R	1999 1132202160000	PAID	05/2000	135.04	Tax Bill	
2000	R	2000 1132202160000	PAID	11/2000	123.50	Tax Bill	
2001	R	2001 1132202160000	PAID	12/2001	124.60	Tax Bill	
2002	R	2002 1132202160000	PAID	12/2002	125.00	Tax Bill	
2003	R	2003 1132202160000	PAID	11/2003	127.56	Tax Bill	
2004	R	2004 1132202160000	PAID	11/2004	127.21	Tax Bill	
2005	R	2005 1132202160000	PAID	11/2005	124.27	Tax Bill	
2006	R	2006 1132202160000	PAID	11/2006	119.21	Tax Bill	
2007	R	2007 1132202160000	PAID	11/2007	542.84	Tax Bill	
2008	R	2008 1132202160000	PAID	11/2008	559.49	Tax Bill	
2009	R	2009 1132202160000	PAID	11/2009	571.45	Tax Bill	
2010	R	2010 1132202160000	PAID	11/2010	579.72	Tax Bill	
2011	R	2011 1132202160000	PAID	11/2011	572.34	Tax Bill	
2012	R	2012 1132202160000	PAID	11/2012	583.53	Tax Bill	
2013	R	2013 1132202160000	PAID	11/2013	573.13	Tax Bill	
2014	R	2014 1132202160000	PAID	11/2014	574.20	Tax Bill	
2015	R	2015 1132202160000	PAID	11/2015	583.17	Tax Bill	
2016	R	2016 1132202160000	PAID	11/2016	570.27	Tax Bill	
2017	R	2017 1132202160000	PAID	11/2017	562.25	Tax Bill	
2018	R	2018 1132202160000	PAID	11/2018	555.58	Tax Bill	
2019	R	2019 1132202160000	PAID	11/2019	550.48	Tax Bill	
2020	R	2020 1132202160000	PAID	11/2020	544.56	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	1132202160000	Tax Bill
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Property Description				Owner Information			
HILLCREST 32 1N 1E .211 A IN LOT K OR 895/791 1482/2321				GOLDSTEIN NICHOLAS B 1136 CARISSA DR TALLAHASSEE, FL 32308			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT		30,000		TAXES		567.25	
TAXABLE		30,000		TOTAL		567.25	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31		
PLEASE PAY	544.56	550.23	555.90	561.58	567.25		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
11/12/2020	995 2020 0002546.0001	Full	Pmt Posted	\$22.69-	\$.00	\$544.56	

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Lesla Vause**

Case No.: **TCE202585**

Initial Inspection Date: **11/05/2020**

Repeat Offender: **No**

Violation Address: **VACANT PROPERTY BEHIND 1726 FERNDALE PLACE**

Tax Identification Number: **1132202160000**

Owner(s):

**GOLDSTEIN NICHOLAS B
1136 CARISSA DR
TALLAHASSEE FL 32308**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

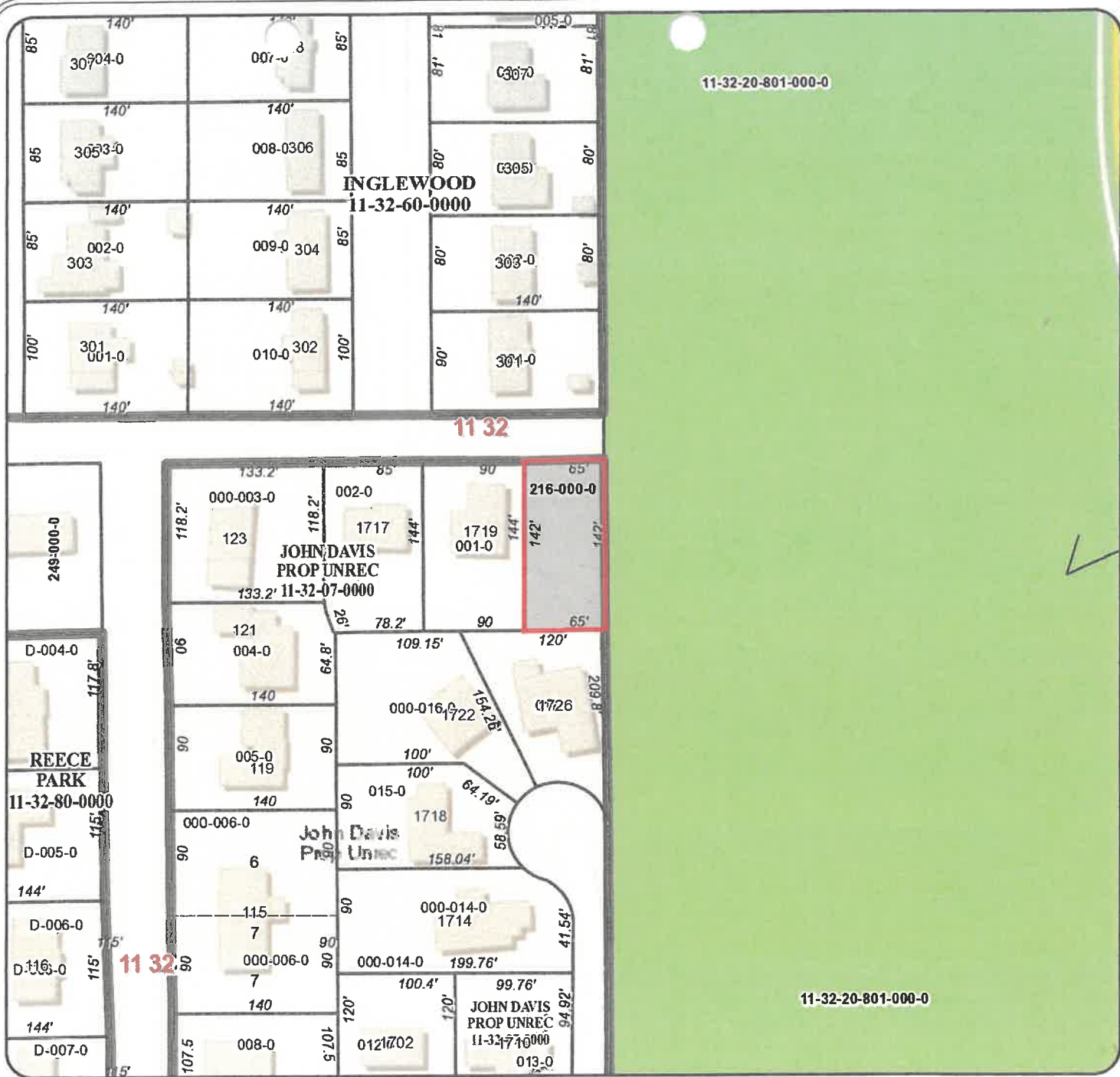
Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Please remove dead tree from property.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

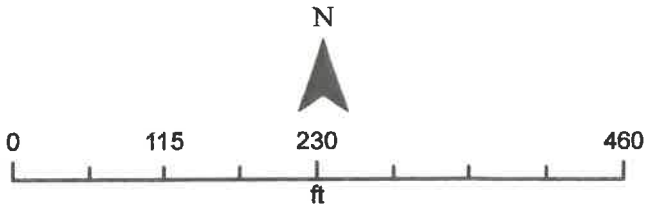
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



1132202160000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jan 20, 2021

ITEM 12 CASE NO. TCE210032

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210032**

Initial Inspection Date: **01/13/2021**

Violation Address: **2525 TEXAS ST H129**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 6 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 7 IPMC Chapter 5, Section 505 ~ Water System
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 3, Section 305 ~ Interior Structure

CASE FACTS

Corrective Actions Required:

- 1 The tenant has stated that the floor of the apartment gets wet when it rains outside, to the point that water comes up through the tile flooring. There are several sections of vinyl flooring that have popped in different locations throughout the unit. Locate the cause of the water incursion from the rain into the unit and repair the issue as required to the applicable building code. A building permit and a licensed contractor may be required.

Premises shall be graded and maintained to prevent soil erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Ensure the soil surrounding the building is graded to prevent the water from entering the unit.

- 2 Paint the exterior kitchen door where required.

Remove the vegetation from the exterior of the downspouts and ensure the rain gutters are free from debris and fully functioning.

The kitchen door handle is loose. Repair as required. Ensure the door and door hardware is fully functional.

The kitchen door seal is not complete or has been damaged. Repair or replace the damaged sections of the door seal. Ensure the kitchen door and the living room door are both weather tight.

- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were noted at the time of inspection. Provide this office with documentation that this unit has been professionally treated for the existing insect issue and what steps are being taken to prevent further re-infestation.

- 4 The bathroom faucet leaks and water is going into the cabinet underneath. Repair the leak as required and repair the water damage in the cabinet as required. The cabinet also has broken hardware and door. Repair or replace as required. Ensure the cabinet is fully functional.

The tub faucet is also having issues when being used. The kitchen sink faucet also appears to be improperly installed. Repair as required. Ensure all faucets are fully functional.

The toilet seat is broken or unscrewed. Repair or replace the toilet seat as required.

There are no drain stoppers in the bathroom. Repair or supply drain stoppers as required for the bathroom sink and the bath tub.

- 5 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The exhaust vent in the bathroom is very dirty. Clean the exhaust fan as required and ensure it is fully functioning and capable of removing the required amount of air in the bathroom.

The left rear burner is missing from the stove. Replace the burner as required and ensure all of the burners and the oven is fully functional.

The air filter on the HVAC unit is dirty. Change the filter as required.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The GFI receptacles on the kitchen counter were not functioning. Locate the cause and repair or replace the receptacles as required. Ensure all receptacles in the unit are fully functioning.

The power panel was not accessible. Panel will be inspected when the unit is re-inspected. Ensure all of the circuits are identified including the main circuit.

There are light fixtures that do not have light bulbs or the light bulbs have burned out. Replace burned out or missing light bulbs as required. Ensure all light fixtures are fully functional.

- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

At the time of inspection, there was no hot water in the unit. Locate the cause and repair the water heater as required to the applicable building code.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

At the time of inspection the smoke alarm in the main bedroom had been disconnected due to sounding the alarm in the middle of the night. The smoke alarm in the other bedroom was chirping. Service or replace the alarms as required and ensure all of the alarms are fully functional, including the hall alarm.

- 9 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is a large hole in the floor leading from the bathroom into the hallway that was created to repair a plumbing issue. Ensure that all of the plumbing issues have been repaired. Repair the wall behind the tub in the utility closet.

Repair/replace all of the damaged or missing flooring to the applicable building code. A building permit and a licensed contractor may be required. Ensure the repaired walking surface is smooth and without any surface defects that may result in trip hazards.

There is loose flooring throughout the unit in all areas/rooms. Locate the loose flooring and repair as required. Ensure all flooring is fully secured.

There are areas in the bathroom on the ceiling and around the bath tub that are discolored. Locate the cause of the discoloration and repair as required to the applicable building code. The towel bar and the toilet paper holder are both broken. Repair or replace as required and ensure they are fully functional.

The flooring in the bathroom has detached from the slab. Repair the flooring as required. Ensure the walking area is smooth.

Repair any and all water damage in the bathroom, bathroom cabinet, and along the wall by the tub. Seal along and around the tub.

The door lock/door handle on the bathroom door is not functioning properly. Repair or

replace as required and ensure the door hardware is fully functioning.

The sink cabinet has a broken door and broken door hardware. Repair or replace as required. Ensure the bathroom sink cabinet is fully functional.

Repair and seal along the back-splash in the kitchen.

The closet door is off of the the hinges in the living room. Re-install the closet door and ensure it is fully functional. Check all of the door hinges throughout the unit to ensure that they are secure and that the doors and door hardware is fully functional.

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 3/12/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 09, 2021

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Re: CASE NUMBER TCE210032
LOCATION: 2525 TEXAS ST H129
Tax ID #: 3107202950000

AMENDED: NEW HEARING DATE AND TIME

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor



Date Produced: 03/15/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8333 9238 01. Our records indicate that this item was delivered on 03/12/2021 at 03:50 p.m. in TAMPA, FL 33609. The scanned image of the recipient information is provided below.

Signature of Recipient:

Registered	X	<i>[Handwritten Signature]</i>
Printed Name		<i>TIM DUTTON</i>

Address of Recipient:

Delivery Address	<i>5403 W GRAY ST.</i>
------------------	------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

AMENDCMNOH/TCE210032
SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609-1005

Customer Reference Number: C2562893.14729261

Parcel: 3107202950000
 Owner: SP SUNRISE LP

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 2525 TEXAS ST OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3107202950000
 Owner(s): SP SUNRISE LP

Tax District: 1 - CITY
 Legal Desc: 7 1S 1E 6.57 A
 IN SW 1/4 OF NW 1/4
 OR 410/102 436/49 559/671 1680/1016
 OR 2074/2366 2252/1309 2254/1516
 (HOLLIFIELD ARMS APTS 99 UNITS)

Mailing Addr: 5403 W GRAY ST
 TAMPA FL 33609

Google Map

Location: 2525 TEXAS ST OFC

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 6.570

Subdivision:

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

Bldg Count: 15

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2013	\$3,250,000	4517/479	Warranty Deed	Improved
04/28/2005	\$2,100,000	3289/450	Warranty Deed	Improved
12/28/2001	\$2,196,000	2602/1269	Warranty Deed	Improved
05/01/1999	\$100	2252/1309	Quit Claim	Improved
04/01/1999	\$100	2254/1516	Quit Claim	Improved
06/01/1993	\$100	1680/1016	Quit Claim	Improved
01/01/1972	\$1,250,000	0559/0671	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$594,000	\$4,444,392	\$5,038,392	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	Leon County - Emergency Medical Service	0.50000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - State Law	3.71500	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - Local Board	2.24800	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	City of Tallahassee	4.10000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	NW FL Water Management	0.03110	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	650 - Lihtc	1971	8,184	386
2020	2	1	Commercial	650 - Lihtc	1971	9,276	386
2020	3	1	Commercial	650 - Lihtc	1971	8,184	386
2020	4	1	Commercial	650 - Lihtc	1971	8,184	386
2020	5	1	Commercial	650 - Lihtc	1971	8,184	386
2020	6	1	Commercial	650 - Lihtc	1971	6,968	362
2020	7	1	Commercial	650 - Lihtc	1971	8,184	386
2020	8	1	Commercial	650 - Lihtc	1971	6,968	362
2020	9	1	Commercial	650 - Lihtc	1971	6,968	362
2020	10	1	Commercial	650 - Lihtc	1971	4,092	270
2020	11	1	Commercial	650 - Lihtc	1971	8,184	386
2020	12	1	Commercial	650 - Lihtc	1971	6,968	362
2020	13	1	Commercial	650 - Lihtc	1971	5,200	362
2020	14	1	Commercial	650 - Lihtc	1971	638	
2020	15	1	Commercial	650 - Lihtc	1971	2,772	
Total:		15				98,954	4,782

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		3107202950000		Type	REAL ESTATE		Request E-Bill
Address		2525 TEXAS ST TAL		Status			
Sec/Twn/Rng		Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 3107202950000	PAID	11/1994	30,114.20		Tax Bill
1995	R	1995 3107202950000	PAID	11/1995	30,577.34		Tax Bill
1996	R	1996 3107202950000	PAID	11/1996	30,836.34		Tax Bill
1997	R	1997 3107202950000	PAID	11/1997	30,928.68		Tax Bill
1998	R	1998 3107202950000	PAID	11/1998	30,651.65		Tax Bill
1999	R	1999 3107202950000	PAID	11/1999	29,894.98		Tax Bill
2000	R	2000 3107202950000	PAID	12/2000	29,553.16		Tax Bill
2001	R	2001 3107202950000	PAID	12/2001	29,506.28		Tax Bill
2002	R	2002 3107202950000	No Tax Due				Tax Bill
2003	R	2003 3107202950000	No Tax Due				Tax Bill
2004	R	2004 3107202950000	No Tax Due				Tax Bill
2005	R	2005 3107202950000	No Tax Due				Tax Bill
2006	R	2006 3107202950000	No Tax Due				Tax Bill
2007	R	2007 3107202950000	No Tax Due				Tax Bill
2008	R	2008 3107202950000	No Tax Due				Tax Bill
2009	R	2009 3107202950000	No Tax Due				Tax Bill
2010	R	2010 3107202950000	No Tax Due				Tax Bill
2011	R	2011 3107202950000	No Tax Due				Tax Bill
2012	R	2012 3107202950000	No Tax Due				Tax Bill
2013	R	2013 3107202950000	No Tax Due				Tax Bill
2014	R	2014 3107202950000	PAID	11/2014	88,799.93		Tax Bill
2015	R	2015 3107202950000	PAID	11/2015	93,818.60		Tax Bill
2016	R	2016 3107202950000	PAID	11/2016	87,646.52		Tax Bill
2017	R	2017 3107202950000	PAID	11/2017	88,914.48		Tax Bill
2018	R	2018 3107202950000	PAID	11/2018	90,406.80		Tax Bill
2019	R	2019 3107202950000	PAID	11/2019	90,856.42		Tax Bill
2020	R	2020 3107202950000	PAID	11/2020	45,728.84		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	3107202950000	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
7 1S 1E 6.57 A IN SW 1/4 OF NW				SP SUNRISE LP		
1/4 OR 410/102 436/49 559/671				5403 W GRAY ST		
1680/1016 OR 2074/2366 2252/1309				TAMPA,FL 33609		
2254/1516 (HOLLIFIELD ARMS APTS 99 UNITS)						
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	5,038,392			TAXES	47,634.21	
TAXABLE	2,519,196			TOTAL	47,634.21	
EXEM.	2,519,196					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	45,728.84	46,205.18	46,681.53	47,157.87	47,634.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/09/2020 998	2020 0009323.0002		Pmt Posted	\$1905.37-	\$.00	\$45,728.84

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210032**

Initial Inspection Date: **01/13/2021**

Repeat Offender: **No**

Violation Address: **2525 TEXAS ST H129**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 6 IPMC Chapter 6, Section 605 ~ Electrical Equipment
- 7 IPMC Chapter 5, Section 505 ~ Water System
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Actions Required:

- 1 The tenant has stated that the floor of the apartment gets wet when it rains outside, to the point that water comes up through the tile flooring. There are several sections of vinyl flooring that have popped in different locations throughout the unit. Locate the cause of the water incursion from the rain into the unit and repair the issue as required to the applicable building code. A building permit and a licensed contractor may be required.

Premises shall be graded and maintained to prevent soil erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Ensure the soil surrounding the building is graded to prevent the water from entering the unit.

- 2 Paint the exterior kitchen door where required.

Remove the vegetation from the exterior of the downspouts and ensure the rain gutters are free from debris and fully functioning.

The kitchen door handle is loose. Repair as required. Ensure the door and door hardware is fully functional.

The kitchen door seal is not complete or has been damaged. Repair or replace the damaged sections of the door seal. Ensure the kitchen door and the living room door are both weather tight.

- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were noted at the time of inspection. Provide this office with documentation that this unit has been professionally treated for the existing insect issue and what steps are being taken to prevent further re-infestation.

- 4 The bathroom faucet leaks and water is going into the cabinet underneath. Repair the leak as required and repair the water damage in the cabinet as required. The cabinet also has broken hardware and door. Repair or replace as required. Ensure the cabinet is fully functional.

The tub faucet is also having issues when being used. The kitchen sink faucet also appears to be improperly installed. Repair as required. Ensure all faucets are fully functional.

The toilet seat is broken or unscrewed. Repair or replace the toilet seat as required.

There are no drain stoppers in the bathroom. Repair or supply drain stoppers as required for the bathroom sink and the bath tub.

- 5 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The exhaust vent in the bathroom is very dirty. Clean the exhaust fan as required and ensure it is fully functioning and capable of removing the required amount of air in the bathroom.

The left rear burner is missing from the stove. Replace the burner as required and ensure all of the burners and the oven is fully functional.

The air filter on the HVAC unit is dirty. Change the filter as required.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The GFI receptacles on the kitchen counter were not functioning. Locate the cause and repair or replace the receptacles as required. Ensure all receptacles in the unit are fully functioning.

The power panel was not accessible. Panel will be inspected when the unit is re-inspected. Ensure all of the circuits are identified including the main circuit.

There are light fixtures that do not have light bulbs or the light bulbs have burned out. Replace burned out or missing light bulbs as required. Ensure all light fixtures are fully functional.

- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

At the time of inspection, there was no hot water in the unit. Locate the cause and repair the water heater as required to the applicable building code.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

At the time of inspection the smoke alarm in the main bedroom had been disconnected due to sounding the alarm in the middle of the night. The smoke alarm in the other bedroom was chirping. Service or replace the alarms as required and ensure all of the alarms are fully functional, including the hall alarm.

- 9 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is a large hole in the floor leading from the bathroom into the hallway that was created to repair a plumbing issue. Ensure that all of the plumbing issues have been repaired. Repair the wall behind the tub in the utility closet.

Repair/replace all of the damaged or missing flooring to the applicable building code. A building permit and a licensed contractor may be required. Ensure the repaired walking surface is smooth and without any surface defects that may result in trip hazards.

There is loose flooring throughout the unit in all areas/rooms. Locate the loose flooring and repair as required. Ensure all flooring is fully secured.

There are areas in the bathroom on the ceiling and around the bath tub that are discolored. Locate the cause of the discoloration and repair as required to the applicable building code. The towel bar and the toilet paper holder are both broken. Repair or replace as required and ensure they are fully functional.

The flooring in the bathroom has detached from the slab. Repair the flooring as required. Ensure the walking area is smooth.

Repair any and all water damage in the bathroom, bathroom cabinet, and along the wall by the tub. Seal along and around the tub.

The door lock/door handle on the bathroom door is not functioning properly. Repair or replace as required and ensure the door hardware is fully functioning.

The sink cabinet has a broken door and broken door hardware. Repair or replace as required. Ensure the bathroom sink cabinet is fully functional.

Repair and seal along the back-splash in the kitchen.

The closet door is off of the the hinges in the living room. Re-install the closet door and ensure it is fully functional. Check all of the door hinges throughout the unit to ensure that they are secure and that the doors and door hardware is fully functional.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

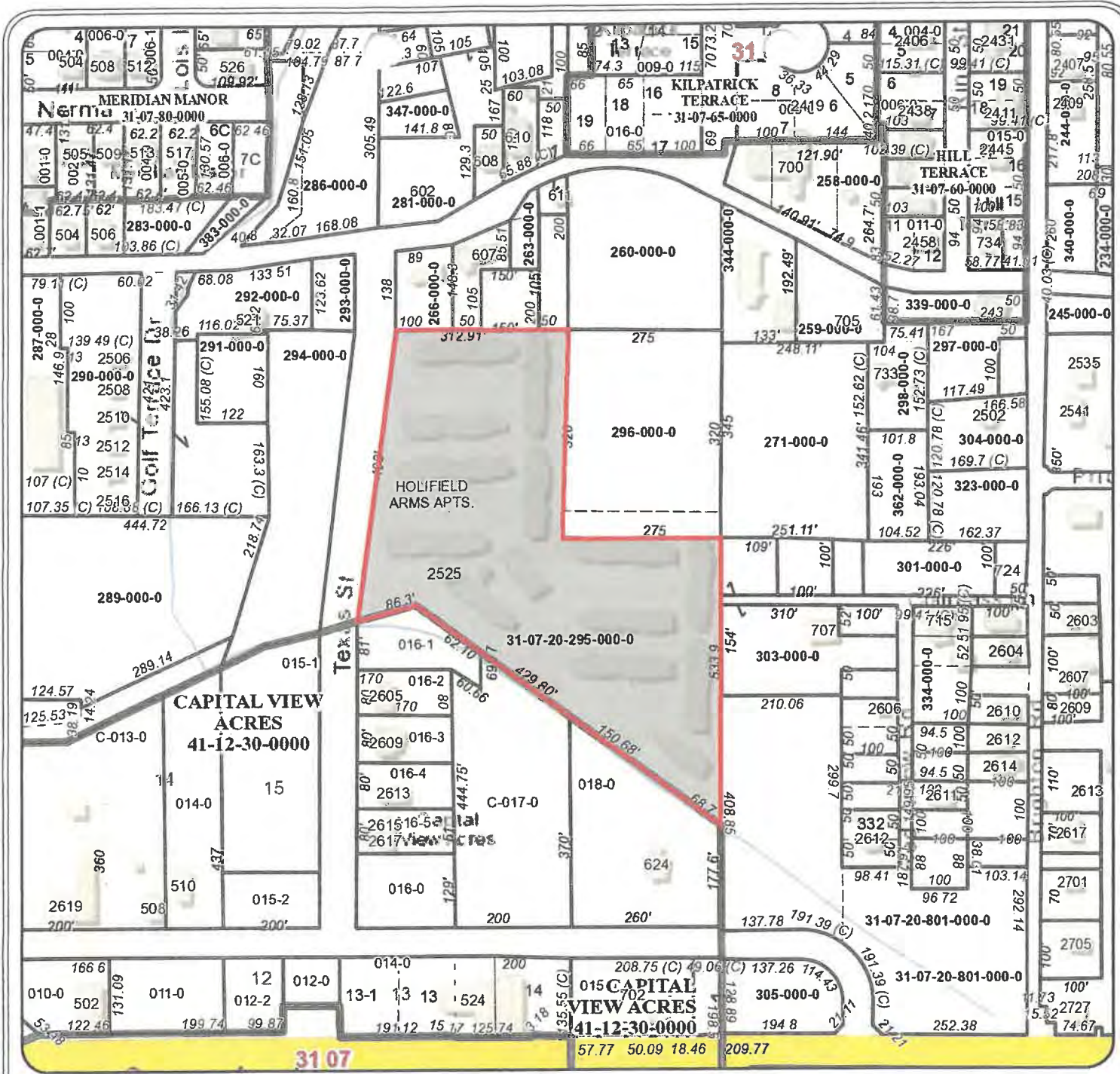
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

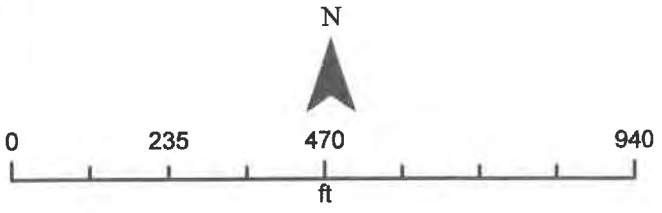


31 07

3107202950000

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jan 15, 2021

ITEM 13 CASE NO. TCE210116

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210116**

Initial Inspection Date: **01/27/2021**

Violation Address: **2525 TEXAS ST (Apt B-107)**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment

CASE FACTS

Corrective Actions Required:

- 1 There is a missing window screen on the kitchen window. Install a screen as required.
Ensure all openable windows have fully functioning window screens.

The exterior door in the living room, does not latch. Repair the door hardware as required. Ensure all exterior doors and door hardware is fully functional. There is light visible around the exterior doors when they are closed. Add weather striping around the door frame as required and/or along the threshold. Ensure the door is weather tight.

The roof drain downspout was separated. Repair the downspout as required and ensure it is fully functional.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is a severe water leak in the utilities closet that has resulted in water damage to the floor, ceiling, and walls in the kitchen, utility closet, hallway, bathroom, and hall by the bathroom. This has resulted in paint peeling from the ceiling in the bathroom, utility closet, and hallway. Remove all peeling paint and provide a new protective coating. The ceiling and walls in the utility closet are discolored. Repair all of the water damage as required to the applicable building codes. A building permit and a licensed contractor may be required.

The window crank is broken on the northeast bedroom window. Repair the crank as required and ensure the window is fully functional.

The utility closet and a hall bedroom have broken/damaged door frames/trim and are missing strike plates. Repair the doorframes as required to the applicable building codes and install door hardware as required. Ensure all doors and door frames are fully functional.

- 3 There is a severe water leak in the utility closet that has resulted in water dripping from the ceiling onto the HVAC and floor, and walls. Locate the cause of the leak and repair the leak as required to the applicable building code.
- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The right front burner does not function. Locate the cause and repair the burner as required. Ensure the stove and the oven are fully functional.

The tenant states that the dishwasher does not function. Repair the dishwasher as required and ensure it is fully functional.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/12/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

March 09, 2021

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Re: CASE NUMBER TCE210116 AMENDED: NEW HEARING DATE AND TIME
LOCATION: 2525 TEXAS ST (B-107)
Tax ID #: 3107202950000

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

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City Treasurer-Clerk

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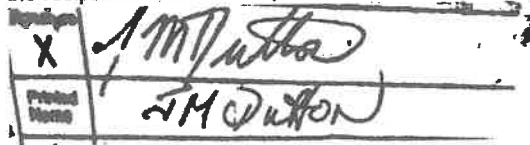


Date Produced: 03/15/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8333 9425 29. Our records indicate that this item was delivered on 03/12/2021 at 03:50 p.m. in TAMPA, FL 33609. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

AMENDCM/TCE210116
SP SUNRISE LP
5403 W GRAY ST
TAMPA, FL 33609

Customer Reference Number: C2563662.14733097

Parcel: 3107202950000
 Owner: SP SUNRISE LP

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 2525 TEXAS ST OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3107202950000
Owner(s): SP SUNRISE LP

Tax District: 1 - CITY
Legal Desc: 7 1S 1E 6.57 A
 IN SW 1/4 OF NW 1/4
 OR 410/102 436/49 559/671 1680/1016
 OR 2074/2366 2252/1309 2254/1516
 (HOLLIFIELD ARMS APTS 99 UNITS)

Mailing Addr: 5403 W GRAY ST
 TAMPA FL 33609

Google Map

Location: 2525 TEXAS ST OFC
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 6.570
Subdivision:
Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Bldg Count: 15

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2013	\$3,250,000	4517/479	Warranty Deed	Improved
04/28/2005	\$2,100,000	3289/450	Warranty Deed	Improved
12/28/2001	\$2,196,000	2602/1269	Warranty Deed	Improved
05/01/1999	\$100	2252/1309	Quit Claim	Improved
04/01/1999	\$100	2254/1516	Quit Claim	Improved
06/01/1993	\$100	1680/1016	Quit Claim	Improved
01/01/1972	\$1,250,000	0559/0671	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$594,000	\$4,444,392	\$5,038,392	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	Leon County - Emergency Medical Service	0.50000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - State Law	3.71500	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - Local Board	2.24800	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	City of Tallahassee	4.10000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	NW FL Water Management	0.03110	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196

Building Summary

Tax Year	Card	Bldgs Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1 Commercial	650 - Lihtc	1971	8,184	386
2020	2	1 Commercial	650 - Lihtc	1971	9,276	386
2020	3	1 Commercial	650 - Lihtc	1971	8,184	386
2020	4	1 Commercial	650 - Lihtc	1971	8,184	386
2020	5	1 Commercial	650 - Lihtc	1971	8,184	386
2020	6	1 Commercial	650 - Lihtc	1971	6,968	362
2020	7	1 Commercial	650 - Lihtc	1971	8,184	386
2020	8	1 Commercial	650 - Lihtc	1971	6,968	362
2020	9	1 Commercial	650 - Lihtc	1971	6,968	362
2020	10	1 Commercial	650 - Lihtc	1971	4,092	270
2020	11	1 Commercial	650 - Lihtc	1971	8,184	386
2020	12	1 Commercial	650 - Lihtc	1971	6,968	362
2020	13	1 Commercial	650 - Lihtc	1971	5,200	362
2020	14	1 Commercial	650 - Lihtc	1971	638	
2020	15	1 Commercial	650 - Lihtc	1971	2,772	
Total:		15			98,954	4,782

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		3107202950000		Type	REAL ESTATE		Request E-Bill
Address		2525 TEXAS ST TAL		Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 3107202950000	PAID	11/1994	30,114.20	Tax Bill	
1995	R	1995 3107202950000	PAID	11/1995	30,577.34	Tax Bill	
1996	R	1996 3107202950000	PAID	11/1996	30,836.34	Tax Bill	
1997	R	1997 3107202950000	PAID	11/1997	30,928.68	Tax Bill	
1998	R	1998 3107202950000	PAID	11/1998	30,651.65	Tax Bill	
1999	R	1999 3107202950000	PAID	11/1999	29,894.98	Tax Bill	
2000	R	2000 3107202950000	PAID	12/2000	29,553.16	Tax Bill	
2001	R	2001 3107202950000	PAID	12/2001	29,506.28	Tax Bill	
2002	R	2002 3107202950000	No Tax Due			Tax Bill	
2003	R	2003 3107202950000	No Tax Due			Tax Bill	
2004	R	2004 3107202950000	No Tax Due			Tax Bill	
2005	R	2005 3107202950000	No Tax Due			Tax Bill	
2006	R	2006 3107202950000	No Tax Due			Tax Bill	
2007	R	2007 3107202950000	No Tax Due			Tax Bill	
2008	R	2008 3107202950000	No Tax Due			Tax Bill	
2009	R	2009 3107202950000	No Tax Due			Tax Bill	
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CURRENT ACCOUNT DETAILS

Account Number	2020	3107202950000	Tax Bill
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Property Description				Owner Information		
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1/4 OR 410/102 436/49 559/671				5403 W GRAY ST		
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2254/1516 (HOLLIFIELD ARMS APTS 99 UNITS)						
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IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	45,728.84	46,205.18	46,681.53	47,157.87	47,634.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/09/2020	998 2020 0009323.0002		Pmt Posted	\$1905.37-	\$.00	\$45,728.84

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210116**

Initial Inspection Date: **01/27/2021**

Repeat Offender: **No**

Violation Address: **2525 TEXAS ST**

Tax Identification Number: **3107202950000**

Owner(s):

**SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

- 1 There is a missing window screen on the kitchen window. Install a screen as required.
Ensure all openable windows have fully functioning window screens.

The exterior door in the living room, does not latch. Repair the door hardware as required. Ensure all exterior doors and door hardware is fully functional. There is light visible around the exterior doors when they are closed. Add weather striping around the door frame as required and/or along the threshold. Ensure the door is weather tight.

The roof drain downspout was separated. Repair the downspout as required and ensure it is fully functional.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is a severe water leak in the utilities closet that has resulted in water damage to the floor, ceiling, and walls in the kitchen, utility closet, hallway, bathroom, and hall by the bathroom. This has resulted in paint peeling from the ceiling in the bathroom, utility closet, and hallway. Remove all peeling paint and provide a new protective coating. The ceiling and walls in the utility closet are discolored. Repair all of the water damage as required to the applicable building codes. A building permit and a licensed contractor may be required.

The window crank is broken on the northeast bedroom window. Repair the crank as required and ensure the window is fully functional.

The utility closet and a hall bedroom have broken/damaged door frames/trim and are missing strike plates. Repair the doorframes as required to the applicable building codes and install door hardware as required. Ensure all doors and door frames are fully functional.

- 3 There is a severe water leak in the utility closet that has resulted in water dripping from the ceiling onto the HVAC and floor, and walls. Locate the cause of the leak and repair the leak as required to the applicable building code.
- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The right front burner does not function. Locate the cause and repair the burner as required. Ensure the stove and the oven are fully functional.

The tenant states that the dishwasher does not function. Repair the dishwasher as required and ensure it is fully functional.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

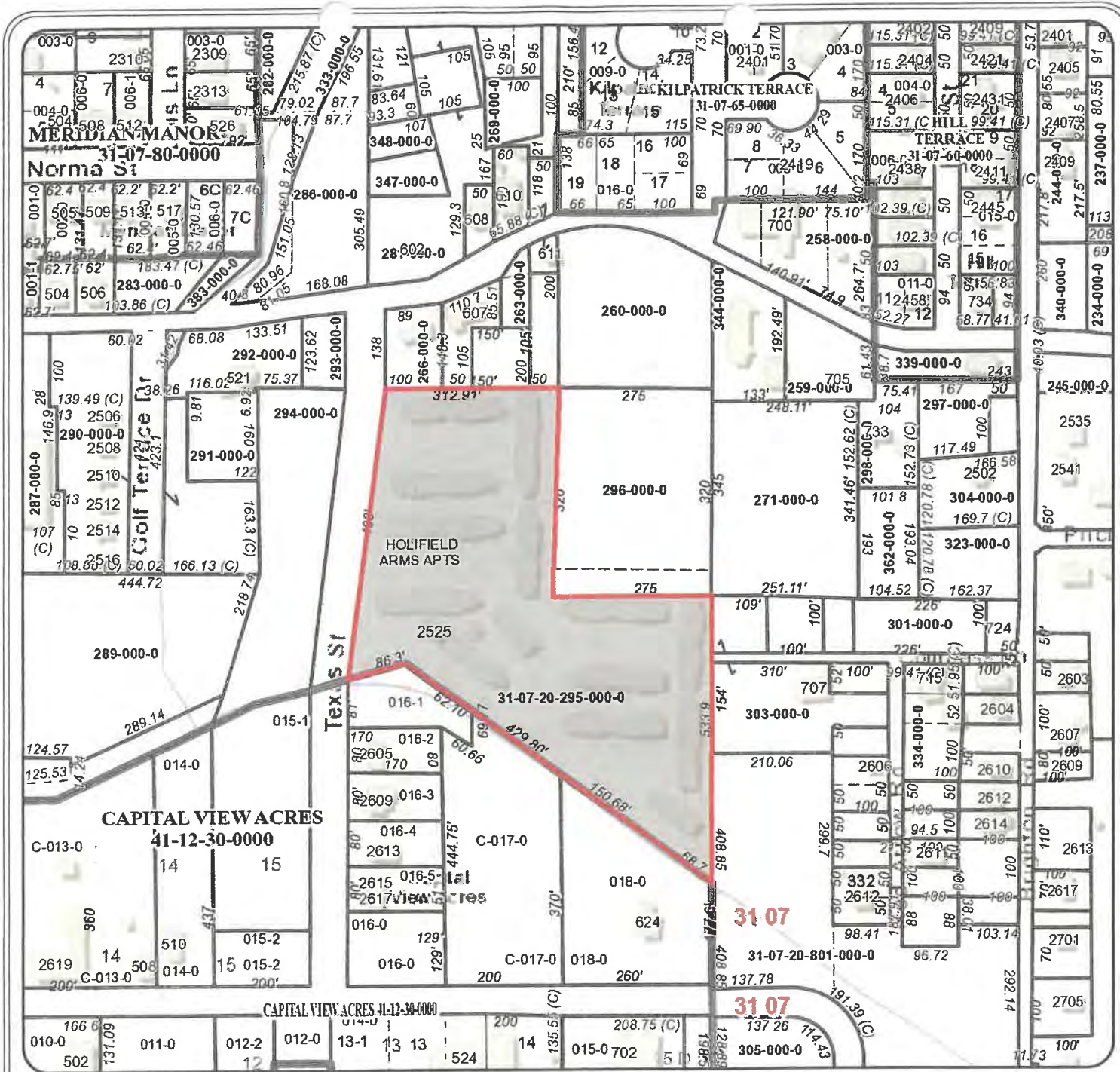
DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

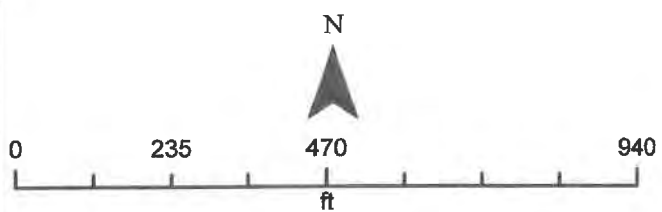
DENNIS R. SUTTON
City Auditor



3107202950000

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jan 28, 2021

ITEM 14 CASE NO. TCE210154

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210154**

Initial Inspection Date: **02/15/2021**

Violation Address: **1205 MCCASKILL AVE**

Tax Identification Number: **410230 K0011**

Owner(s):

REED GWUAN

813 COBLE DR

TALLAHASSEE FL 32301

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3 IPMC Chapter 3, Section 305 ~ Interior Structure
- 4 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 5 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 7 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 10 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 11 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 12 IPMC Chapter 4, Section 404 Occupancy ~ Limitations

Land Development Code

- 13 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 14 TLDC Chapter 3, Section 3-401 - Fences & Walls,
- 15 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

- 16 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.
- 17 TLDC Chapter 3, Section 3-543 (e): Structure recommended for Order to Vacate.

CASE FACTS

Corrective Actions Required:

- 1 There are walking surfaces that are in disrepair and the stairs that lead to the house are also in disrepair. Repair walkways and entry ways into the garage, house, and other additions as required.
- 2 There are windows and doors that are in disrepair or have broken glass. Repair or replace the windows and doors as required. Units that are rented exterior doors shall have a deadbolt on the door designed to be openable from the egress side (inside) without the need for keys. Ensure the doors and windows have the proper hardware, are fully functional, and are weather tight.

There is severe roof damage and failure. Have the roof repaired or replaced as required to the applicable building codes. A licensed architect or engineer may be required. A building permit and a licensed contractor will be required.

- The north stairs are in disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.
- 3 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The kitchen cabinet is in disrepair. Repair or replace the cabinet as required. A building permit and a licensed contractor may be required.

There are sections of the floor that are 'soft'. Repair the flooring and sub floor as required to the applicable building code. A building permit and a licensed contractor may be required.

There are areas of the flooring that are uneven, covered with plywood, missing transition strips between surfaces or the like. Repair the flooring so that the surface is even and smooth and that there are no trip hazards.

The bathroom door is in disrepair and does not have a lock. Repair or replace the bathroom door as required. Ensure the door and door hardware is fully functional.

Throughout the house there are sections of missing door, window, and floor trim. Replace the missing trim as required in all rooms, all doors, and all windows.

Seal around all pipes and wires as required.

There is water leaking from the ceiling. Locate the cause and repair as required. Repair all of the water damage as required.

- 4 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are no handrails or guards on the stairs or on the east side porch. Install handrails and guards as required. A building permit and a licensed contractor may be required.

- 5 The sewer connections from the sinks are into a lower pipe that is larger, are not properly connected. Have the sewer pipes properly connected. A building permit and a licensed contractor may be required.

The bath tub is cracked and leaks when water is placed in the tub. Repair or replace the bath tub as required. Seal around the tub.

The bathroom sink does not have hot water. Attach the hot water line as required.

The outside faucet leaks. Repair the faucet as required.

A building permit and a licensed contractor may be required for repairs.

- 6 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms.

There are no heating facilities in the unit. Provide heating facilities capable of providing the required amount of heat as described above.

- 7 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The stairs on the northeast side of the building are too narrow and do not have a hand rail or guards. Repair the stairs as required to the applicable building code. Ensure a safe and unobstructed path of travel. Stairs should be 36 inches wide.

Ensure all exit points from the building are unobstructed and fully functional.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no functioning smoke alarms. Install a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the wall or the ceiling outside of each separate sleeping area in the immediate vicinity of bedrooms.

- 9 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

There are receptacles without cover plates. Install cover plates as required. Ensure all receptacles and light switches have cover plates as required.

The ceiling fans do not function. Locate the cause and repair the ceiling fans as required.

There are light fixtures that do not function or are partially functioning. Repair the light fixtures as required. There are light fixtures that are missing light globe covers. Replace the missing light globe covers.

There are electrical junction boxes that are open or partially open where the wires are exposed. Repair or replace the open junction boxes as required.

The circuits are not identified on the power panels. Identify all circuits on all power panels. Ensure all lights, light switches, receptacles, fans, or other electrical equipment is fully functional.

A building permit and a licensed contractor may be required for repairs.

- 10 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The oven on the stove does not function. Locate the cause and repair the oven as required. Ensure the oven is fully functional.

The air conditioner in the kitchen is in disrepair. Repair the air conditioner as required and ensure it is fully functional.

- 11 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were observed throughout the house during the inspection. Have a professional pest control service provide pest control to the property. Provide a copy of the documentation of the type of service the company provided and what will be done to prevent the re-infestation of the insects.

- 12 Access from bedrooms.

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Ensure the south bedroom window is clear to allow for egress.

Food preparation.

Spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

Provide enough surface area and equipment for the proper food preparation.

- 13 Remove all trash, litter and debris from property.

- 14 Repair or remove the fence/wall that is in disrepair. Ensure all fencing and gates are in good repair and fully functioning.
- 15 The building is dangerous due to all of the conditions listed below:

Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

- 16 The building is dangerous due to the middle sections of the roof that have already caved in or or other area of the roof that are collapsing.
- 17 This building is being recommended for an Order to Vacate due to the current conditions being unfit for human habitation.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

March 10, 2021

REED GWUAN
813 COBLE DR
TALLAHASSEE FL 32301

Re: CASE NUMBER TCE210154
LOCATION: 1205 MCCASKILL AVE
Tax ID #: 410230 K0011

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 495 7931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 FDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210154

Owner(s): REED GWAN

Violation Address: 1205 MCCASKILL AVE

I, LUCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 03-04-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input checked="" type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 03-08-21

Hand served to _____ at the violation address listed above on [date hand served]

Lucy Probert

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/8/2021 by *L Probert* who is personally known to me and who did not take an oath.

DNA [Signature]

NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210154

Owner(s): REED GWUAN

Violation Address: 1205 MCCASKILL AVE

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 4/8/2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/8/2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Bonita Paige
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/8/2021, by Bonita Paige who is personally known to me and who did not take an oath.

Mandy Hunter
NOTARY PUBLIC



Parcel: 410230 K0011
 Owner: REED GWUAN

Property Use: 1700 - OFFICE BUILDINGS ONE STORY
 1205 MCCASKILL AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410230 K0011
 Owner(s): REED GWUAN

Tax District: 1 - CITY
 Legal Desc: BLOXHAM HTS
 W 50 FT OF LOTS 1 & 2 BLOCK K
 OR 1416/1498

Mailing Addr: 813 COBLE DR
 TALLAHASSEE FL 32301

Google Map

Location: 1205 MCCASKILL AVE

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.100 - ESTIMATED
 Subdivision: BLOXHAM HEIGHTS RESUB
 Property Use: 1700 - OFFICE BUILDINGS/NONPROF/ONE
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
06/02/2006	\$130,000	3523/1152	Cert of Title	Improved
11/22/2004	\$95,100	3197/437	Warranty Deed	Improved
03/07/2001	\$110,000	2472/1449	Warranty Deed	Improved
01/03/2001	\$29,700	2453/1610	Warranty Deed	Improved
01/01/1990	\$45,000	1416/1398	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$17,500	\$57,657	\$75,157	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$75,157	\$75,157	\$0	\$75,157
	Leon County - Emergency Medical Service	0.50000	\$75,157	\$75,157	\$0	\$75,157
	School - State Law	3.71500	\$75,157	\$75,157	\$0	\$75,157
	School - Local Board	2.24800	\$75,157	\$75,157	\$0	\$75,157
	City of Tallahassee	4.10000	\$75,157	\$75,157	\$0	\$75,157
	NW FL Water Management	0.03110	\$75,157	\$75,157	\$0	\$75,157

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
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2/18/2021

Leon County Property Appraiser

2020	1	1 Commercial	307 - Office/Sfl Conversion	1948	908	1,964
Total:		1			908	1,964

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410230 K0011		Type	REAL ESTATE		Request E-Bill
Address		1205 MCCASKILL AVE TAL		Status			
Sec/Twn/Rng		Subdivision		BLOXHAM HEIGHTS RESUB			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410230 K0011	PAID	05/1995	570.08		Tax Bill
1995	R	1995 410230 K0011	PAID	05/1996	641.30		Tax Bill
1996	R	1996 410230 K0011	PAID	05/1997	661.23		Tax Bill
1997	R	1997 410230 K0011	PAID	05/1998	739.82		Tax Bill
1998	R	1998 410230 K0011	CER SOLD	05/1999			Tax Bill
1998	CER	1999-00004066-00	REDEEMED	01/2001	843.01		Certificate
1999	R	1999 410230 K0011	CER SOLD	05/2000			Tax Bill
1999	CER	2000-00003800-00	REDEEMED	01/2001	800.13		Certificate
2000	R	2000 410230 K0011	PAID	01/2001	702.19		Tax Bill
2001	R	2001 410230 K0011	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00004139-00	REDEEMED	08/2004	954.94		Certificate
2002	R	2002 410230 K0011	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00003970-00	REDEEMED	04/2006	968.55		Certificate
2003	R	2003 410230 K0011	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00003565-00	REDEEMED	06/2006	4,490.42		Certificate
2004	R	2004 410230 K0011	CER SOLD	05/2005			Tax Bill
2004	CER	2005-00003753-00	REDEEMED	04/2006	987.55		Certificate
2005	R	2005 410230 K0011	PAID	04/2006	1,294.26		Tax Bill
2006	R	2006 410230 K0011	PAID	03/2007	1,493.77		Tax Bill
2007	R	2007 410230 K0011	PAID	11/2007	1,406.74		Tax Bill
2008	R	2008 410230 K0011	PAID	05/2009	1,587.05		Tax Bill
2009	R	2009 410230 K0011	PAID	12/2009	1,321.64		Tax Bill
2010	R	2010 410230 K0011	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00007201-00	REDEEMED	10/2012	1,664.95		Certificate
2011	R	2011 410230 K0011	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00005932-00	REDEEMED	10/2012	1,501.73		Certificate
2012	R	2012 410230 K0011	PAID	11/2012	1,142.29		Tax Bill
2013	R	2013 410230 K0011	PAID	12/2013	1,133.63		Tax Bill
2014	R	2014 410230 K0011	PAID	03/2015	1,324.22		Tax Bill
2015	R	2015 410230 K0011	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00005054-00	REDEEMED	11/2016	1,648.92		Certificate
2016	R	2016 410230 K0011	PAID	11/2016	1,321.34		Tax Bill

2017	R	2017 410230 K0011	CER SOLD	06/2018		Tax Bill
2017	CER	2018-00004582-00	REDEEMED	07/2018	1,693.18	Certificate
2018	R	2018 410230 K0011	PAID	11/2018	1,317.69	Tax Bill
2019	R	2019 410230 K0011	PAID	05/2020	1,447.92	Tax Bill
2020	R	2020 410230 K0011	PAID	12/2020	1,364.28	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	410230 K0011	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
BLOXHAM HTS W 50 FT OF LOTS 1 & 2 BLOCK K OR 1416/1498				REED GWUAN 813 COBLE DR TALLAHASSEE, FL 32301		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	75,157			TAXES	1,421.12	
TAXABLE	75,157			TOTAL	1,421.12	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,364.28	1,378.49	1,392.70	1,406.91	1,421.12	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/04/2020	374 2020 0000428.0004	Full	Pmt Posted	\$56.84-	\$.00	\$1,364.28

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: _____ Case No.: **TCE210154**

Initial Inspection Date: **02/15/2021** Repeat Offender: **No**

Violation Address: **1205 MCCASKILL AVE**

Tax Identification Number: **410230 K0011**

Owner(s):

REED GWUAN
813 COBLE DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within ³⁰~~8~~ days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3 IPMC Chapter 3, Section 305 ~ Interior Structure
- 4 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 5 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 7 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 10 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 11 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 12 IPMC Chapter 4, Section 404 Occupancy ~ Limitations

Land Development Code

- 13 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 14 TLDC Chapter 3, Section 3-401 - Fences & Walls,

- 15 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 16 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.
- 17 TLDC Chapter 3, Section 3-543 (e): Structure recommended for Order to Vacate.

Corrective Actions Required:

- 1 There are walking surfaces that are in disrepair and the stairs that lead to the house are also in disrepair. Repair walkways and entry ways into the garage, house, and other additions as required.
- 2 There are windows and doors that are in disrepair or have broken glass. Repair or replace the windows and doors as required. Units that are rented exterior doors shall have a deadbolt on the door designed to be openable from the egress side (inside) without the need for keys. Ensure the doors and windows have the proper hardware, are fully functional, and are weather tight.

There is severe roof damage and failure. Have the roof repaired or replaced as required to the applicable building codes. A licensed architect or engineer may be required. A building permit and a licensed contractor will be required.

The north stairs are in disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.

- 3 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The kitchen cabinet is in disrepair. Repair or replace the cabinet as required. A building permit and a licensed contractor may be required.

There are sections of the floor that are 'soft'. Repair the flooring and sub floor as required to the applicable building code. A building permit and a licensed contractor may be required.

There are areas of the flooring that are uneven, covered with plywood, missing transition strips between surfaces or the like. Repair the flooring so that the surface is even and smooth and that there are no trip hazards.

The bathroom door is in disrepair and does not have a lock. Repair or replace the bathroom door as required. Ensure the door and door hardware is fully functional.

Throughout the house there are sections of missing door, window, and floor trim. Replace the missing trim as required in all rooms, all doors, and all windows.

Seal around all pipes and wires as required.

There is water leaking from the ceiling. Locate the cause and repair as required. Repair all of the water damage as required.

- 4 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are no handrails or guards on the stairs or on the east side porch. Install handrails and guards as required. A building permit and a licensed contractor may be required.

- 5 The sewer connections from the sinks are into a lower pipe that is larger, are not properly connected. Have the sewer pipes properly connected. A building permit and a licensed contractor may be required.

The bath tub is cracked and leaks when water is placed in the tub. Repair or replace the bath tub as required. Seal around the tub.

The bathroom sink does not have hot water. Attach the hot water line as required.

The outside faucet leaks. Repair the faucet as required.

A building permit and a licensed contractor may be required for repairs.

- 6 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms.

There are no heating facilities in the unit. Provide heating facilities capable of providing the required amount of heat as described above.

- 7 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The stairs on the northeast side of the building are too narrow and do not have a hand rail or guards. Repair the stairs as required to the applicable building code. Ensure a safe and unobstructed path of travel. Stairs should be 36 inches wide.

Ensure all exit points from the building are unobstructed and fully functional.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no functioning smoke alarms. Install a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the wall or the ceiling outside of each separate sleeping area in the immediate vicinity of bedrooms.

- 9 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

There are receptacles without cover plates. Install cover plates as required. Ensure all receptacles and light switches have cover plates as required.

The ceiling fans do not function. Locate the cause and repair the ceiling fans as required.

There are light fixtures that do not function or are partially functioning. Repair the light fixtures as required. There are light fixtures that are missing light globe covers. Replace the missing light globe covers.

There are electrical junction boxes that are open or partially open where the wires are exposed. Repair or replace the open junction boxes as required.

The circuits are not identified on the power panels. Identify all circuits on all power panels. Ensure all lights, light switches, receptacles, fans, or other electrical equipment is fully functional.

A building permit and a licensed contractor may be required for repairs.

- 10** Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The oven on the stove does not function. Locate the cause and repair the oven as required. Ensure the oven is fully functional.

The air conditioner in the kitchen is in disrepair. Repair the air conditioner as required and ensure it is fully functional.

- 11** Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were observed throughout the house during the inspection. Have a professional pest control service provide pest control to the property. Provide a copy of the documentation of the type of service the company provided and what will be done to prevent the re-infestation of the insects.

- 12** Access from bedrooms.

Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Ensure the south bedroom window is clear to allow for egress.

Food preparation.

Spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

Provide enough surface area and equipment for the proper food preparation.

- 13** Remove all trash, litter and debris from property.
- 14** Repair or remove the fence/wall that is in disrepair. Ensure all fencing and gates are in good repair and fully functioning.
- 15** The building is dangerous due to all of the conditions listed below:

Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

- 16** The building is dangerous due to the middle sections of the roof that have already caved in or or other area of the roof that are collapsing.
- 17** This building is being recommended for an Order to Vacate due to the current conditions being unfit for human habitation.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

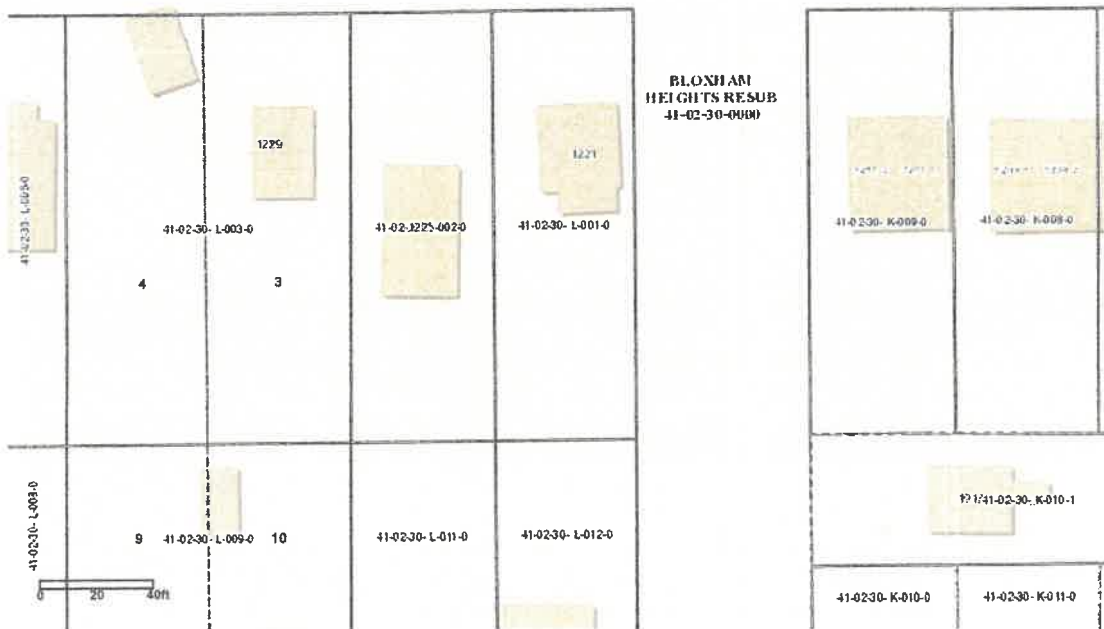
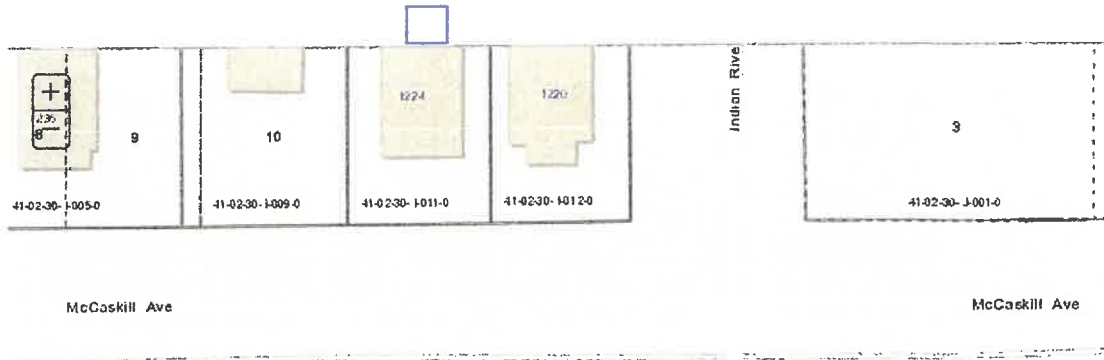
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 410230 K0011
 Owner: REED GWUAN



ITEM 15 CASE NO. TCE210270

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210270**

Initial Inspection Date: **02/10/2021**

Violation Address: **1227 CLEVELAND ST UNIT 2**

Tax Identification Number: **4102200260000**

Owner(s):

WHITE JAMES JR

945 GAMBLE ST

TALLAHASSEE FL 32310

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 7** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 8** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9** IPMC Chapter 5, Section 505 ~ Water System

Land Development Code

- 10** TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 11** TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

CASE FACTS

Corrective Actions Required:

- 1 The back door is not weather tight and the door hardware can be opened just by pushing on the door. Repair the door hardware as required and ensure that the latch portion is fully functional and that the door is weather tight.

There are areas where there is roof damage, trim damage, and decking damage. Repair the roof as required to the applicable building code. A building permit and a licensed contractor may be required.

There are areas where the wood needs a protective coating . Remove any peeling paint and provide a protective coating (paint or the like) on all unprotected surfaces, including repairs.

Ensure all walking surfaces are in good repair.

There are windows without screens. Ensure all openable windows have screens and are fully functional.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The kitchen sink cabinet is in disrepair. Repair the cabinet as required, including water damage. Ensure all cabinet drawers and doors are properly installed and fully functional.

The bathroom door hardware is in disrepair. Repair the door hardware as required, and ensure the door and door hardware is fully functional.

Ensure all walking surfaces are smooth and capable of supporting the imposed loads.

- 3 Repair all holes in all walls as required. Seal around all pipes and wires as required. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The new rear handrail and guardrail are not up to code. Contact the building department and obtain the specifications for the installation of the hand rail and guardrail to the applicable building code. A building permit and a licensed contractor may be required for installation.

- 4 There is a water leak in the bathroom and possibly under the the house in the area of the bathroom. Locate the cause of the leak and repair as required to the applicable building code.

Ensure all fixtures are free from leaks and are fully functional.

- 5 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms. The heater that is in the unit does not function. Repair the heater as required to the applicable code. Ensure the heater is capable of providing the required amount of heat.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The power panel was not fully accessible. Make the panel accessible at the time of reinspection. Ensure that all circuits are identified.

The tenant stated that the receptacle that the microwave was plugged into has stopped functioning. Locate the cause, and repair the receptacle as required.

- 7 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The interior of the unit does not have an unobstructed path of travel. Ensure all of the doors and doorways are unblocked and unobstructed. Ensure the stairways are clear and unobstructed.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

Ensure that there is a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the ceiling or wall outside of each sleeping area.

- 9 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

The tenant complained of the hot water being insufficient. Check the water heater to see the temperature and quantity is sufficient. Ensure that the water heater is fully functional and properly installed.

- 10 Remove all trash, litter and debris from property. Store items designed for interior use inside. No outside storage.
- 11 Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

Ensure the building is displaying the proper building number and unit number.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/12/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 09, 2021

**WHITE JAMES JR
945 GAMBLE ST
TALLAHASSEE FL 32310**

Re: CASE NUMBER: **TCE210270**
LOCATION: **1227 CLEVELAND ST UNIT 2**
Tax ID #: **4102200260000**

AMENDED: NEW HEARING DATE AND TIME

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
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REESE GOAD
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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210270

Owner(s): WHITE JAMES JR

Violation Address: 1227 CLEVELAND ST UNIT 2

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-12-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with 'initial' handwritten in blue)
Code Magistrate Order
Dangerous Building Placard
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-13-21

Hand served to at the violation address listed above on

Jency Probert signature
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-13-2021, by JENCY PROBERT who is personally known to me and who did not take an oath.

Notary Public signature
NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210270

Owner(s): WHITE JAMES JR

Violation Address: 1227 CLEVELAND ST UNIT 2

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-7-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with 'Initial' in blue)
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-7-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

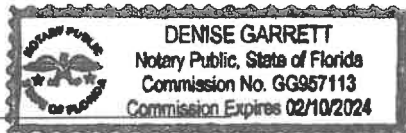
Handwritten signature of Sir'Teria Henderson

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-7-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Handwritten signature of Denise Garrett
NOTARY PUBLIC



- Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

Summary

Parcel: 4102200260000 Property Use: 0800 - MULTI-FAMILY(LESS THAN 10 UNITS)
 Owner: WHITE JAMES JR 1227 CLEVELAND ST APT 1

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 4102200260000 Tax District: 1 - CITY
 Owner(s): WHITE JAMES JR Legal Desc: 2 1S 1W .15 A
 IN NE 1/4 OF NE 1/4
 OR 1769/212

Mailing Addr: 945 GAMBLE ST
 TALLAHASSEE FL 32310

Google Map

Location: 1227 CLEVELAND ST APT 1

Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreeage: 0.120 - ESTIMATED

Subdivision:

Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/01/1994	\$11,000	1769/0212	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SDH Differential	Classified Use	Homestead
2020	\$15,000	\$45,756	\$60,756	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$60,756	\$60,756	\$0	\$60,756
	Leon County - Emergency Medical Service	0.50000	\$60,756	\$60,756	\$0	\$60,756
	School - State Law	3.71500	\$60,756	\$60,756	\$0	\$60,756
	School - Local Board	2.24800	\$60,756	\$60,756	\$0	\$60,756
	City of Tallahassee	4.10000	\$60,756	\$60,756	\$0	\$60,756
	NW FL Water Management	0.03110	\$60,756	\$60,756	\$0	\$60,756

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1937	1,092	282
Total:		1				1,092	282

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- Leon County Tax Collector
- Permits Online (City / County)
- Property Info Sheet

County Map Links

- Land Information
- (Contains FEMA, Zoning, Fire Hydrant, etc.)
- Flood Zone (FEMA)
- Zoning Map
- Fire Hydrant Map
- More TLCGIS Maps

Other Map Links

- Google Map
- Map

Office Hours
 8am - 5pm Monday - Friday
 Location Google Map

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201
 Email: admin@leonpa.org

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
[About Us](#)
[FAQ](#)
[Forms](#)

1 of 1
[Return to Search Results](#)

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports


- [Mailing List](#)
- [Property Data Export](#)

[Go](#)

Help Links

- [Data Dictionary](#)
- [Search Instructions](#)
- [Property Use Codes](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		4102200260000		Type		REAL ESTATE		Request E-Bill
Address		1227 CLEVELAND ST 1 TAL		Status				
Sec/Twn/Rng		02 1S 1W		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 4102200260000	PAID	01/1995	432.61		Tax Bill	
1995	R	1995 4102200260000	PAID	02/1996	530.77		Tax Bill	
1996	R	1996 4102200260000	PAID	03/1997	527.22		Tax Bill	
1997	R	1997 4102200260000	PAID	03/1998	528.80		Tax Bill	
1998	R	1998 4102200260000	PAID	02/1999	556.60		Tax Bill	
1999	R	1999 4102200260000	PAID	02/2000	542.86		Tax Bill	
2000	R	2000 4102200260000	PAID	03/2001	564.17		Tax Bill	
2001	R	2001 4102200260000	PAID	03/2002	630.00		Tax Bill	
2002	R	2002 4102200260000	PAID	03/2003	714.06		Tax Bill	
2003	R	2003 4102200260000	PAID	04/2004	849.30		Tax Bill	
2004	R	2004 4102200260000	PAID	05/2005	949.31		Tax Bill	
2005	R	2005 4102200260000	PAID	03/2006	1,054.88		Tax Bill	
2006	R	2006 4102200260000	PAID	03/2007	1,471.51		Tax Bill	
2007	R	2007 4102200260000	PAID	03/2008	1,422.19		Tax Bill	
2008	R	2008 4102200260000	PAID	03/2009	1,385.52		Tax Bill	
2009	R	2009 4102200260000	PAID	05/2010	1,298.11		Tax Bill	
2010	R	2010 4102200260000	PAID	05/2011	1,302.70		Tax Bill	
2011	R	2011 4102200260000	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00005877-00	REDEEMED	11/2012	1,065.88		Certificate	
2012	R	2012 4102200260000	PAID	11/2012	826.47		Tax Bill	
2013	R	2013 4102200260000	CER SOLD	06/2014			Tax Bill	
2013	CER	2014-00005471-00	REDEEMED	01/2016	1,000.46		Certificate	
2014	R	2014 4102200260000	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00005296-00	REDEEMED	03/2017	1,168.75		Certificate	
2015	R	2015 4102200260000	PAID	05/2016	1,117.27		Tax Bill	
2016	R	2016 4102200260000	PAID	03/2017	998.51		Tax Bill	
2017	R	2017 4102200260000	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004550-00	REDEEMED	08/2018	1,271.89		Certificate	
2018	R	2018 4102200260000	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004704-00	REDEEMED	09/2019	1,274.91		Certificate	
2019	R	2019 4102200260000	PAID	03/2020	1,119.91		Tax Bill	
2020	R	2020 4102200260000	UNPAID			1,193.27	 Add to Cart	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	4102200260000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description		Owner Information				
2 1S 1W .15 A IN NE 1/4 OF NE 1/4 OR 1769/212		WHITE JAMES JR 945 GAMBLE ST TALLAHASSEE, FL 32310				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	60,756	TAXES	1,148.81			
TAXABLE	60,756	INT. 3.0000%	34.46			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		TOTAL	1,193.27			
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
1,193.27	APRIL 1	JUNE 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210270**

Initial Inspection Date: **02/10/2021**

Repeat Offender: **No**

Violation Address: **1227 CLEVELAND ST UNIT 2**

Tax Identification Number: **4102200260000**

Owner(s):

WHITE JAMES JR
945 GAMBLE ST
TALLAHASSEE FL 32310

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 7 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 5, Section 505 ~ Water System

Land Development Code

- 10 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 11 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1 The back door is not weather tight and the door hardware can be opened just by pushing on the door. Repair the door hardware as required and ensure that the latch portion is fully functional and that the door is weather tight.

There are areas where there is roof damage, trim damage, and decking damage. Repair the roof as required to the applicable building code. A building permit and a licensed contractor may be required.

There are areas where the wood needs a protective coating . Remove any peeling paint and provide a protective coating (paint or the like) on all unprotected surfaces, including repairs.

Ensure all walking surfaces are in good repair.

There are windows without screens. Ensure all openable windows have screens and are fully functional.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The kitchen sink cabinet is in disrepair. Repair the cabinet as required, including water damage. Ensure all cabinet drawers and doors are properly installed and fully functional.

The bathroom door hardware is in disrepair. Repair the door hardware as required, and ensure the door and door hardware is fully functional.

Ensure all walking surfaces are smooth and capable of supporting the imposed loads.

Repair all holes in all walls as required. Seal around all pipes and wires as required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The new rear handrail and guardrail are not up to code. Contact the building department and obtain the specifications for the installation of the hand rail and guardrail to the applicable building code. A building permit and a licensed contractor may be required for installation.

- 4 There is a water leak in the bathroom and possibly under the house in the area of the bathroom. Locate the cause of the leak and repair as required to the applicable building code. Ensure all fixtures are free from leaks and are fully functional.

- 5 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms. The heater that is in the unit does not function. Repair the heater as required to the applicable code. Ensure the heater is capable of providing the required amount of heat.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The power panel was not fully accessible. Make the panel accessible at the time of reinspection. Ensure that all circuits are identified.

The tenant stated that the receptacle that the microwave was plugged into has stopped functioning. Locate the cause, and repair the receptacle as required.

- 7 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The interior of the unit does not have an unobstructed path of travel. Ensure all of the doors and doorways are unblocked and unobstructed. Ensure the stairways are clear and unobstructed.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

Ensure that there is a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the ceiling or wall outside of each sleeping area.

- 9 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

The tenant complained of the hot water being insufficient. Check the water heater to see the temperature and quantity is sufficient. Ensure that the water heater is fully functional and properly installed.

- 10 Remove all trash, litter and debris from property. Store items designed for interior use inside. No outside storage.

- 11 Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

Ensure the building is displaying the proper building number and unit number.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

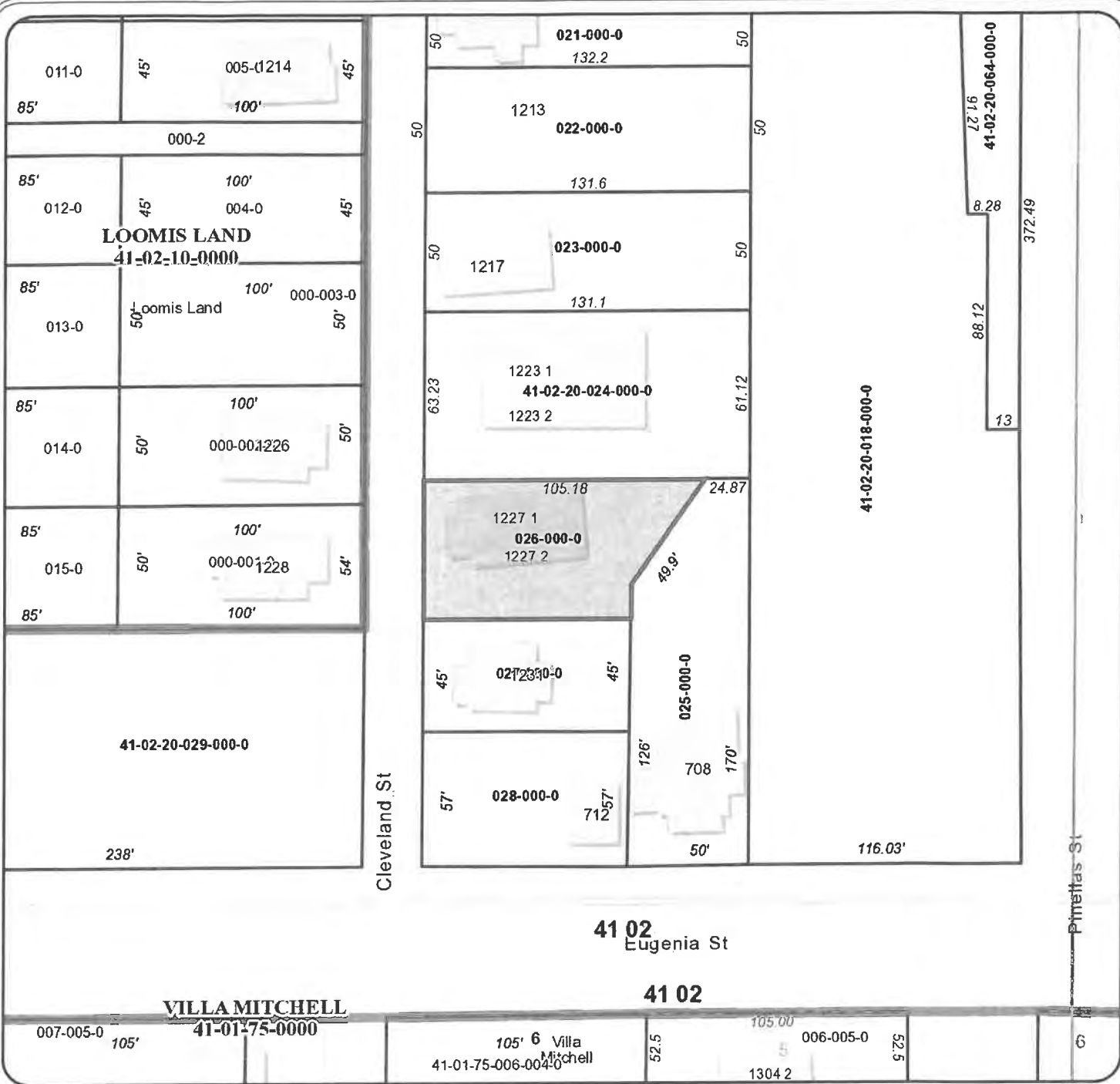
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

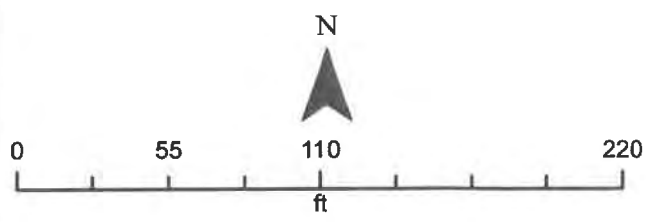
DIANNE WILLIAMS-COX
Commissioner



4102200260000

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Apr 07, 2021

ITEM 16 CASE NO. TCE210311

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210311**

Initial Inspection Date: **02/12/2021**

Violation Address: **2136800137160 (Vacant Lot E of 444 W College Ave.)**

Tax Identification Number: **2136800137160**

Owner(s):

THETA CHI OF TALLAHASSEE INC
400 CAPITAL CIR SE STE 18345
TALLAHASSEE FL 32301

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
Land Development Code**

2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

CASE FACTS

Corrective Actions Required:

- 1 Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon. Control the soil erosion on your property by re-grading and stabilizing the loose soil.**
- 2 Repair or remove the fence/wall that is in disrepair.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/19/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

February 16, 2021

**THETA CHI OF TALLAHASSEE INC
400 CAPITAL CIR SE STE 18345
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE210311

LOCATION: 2136800137160 (Vacant Lot E of 444 W College Ave.)

Tax ID #: 2136800137160

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210311

Owner(s): THETA CHI OF TALLAHASSEE INC

Violation Address: 2136800137160 (Vacant Lot E of 444 W College Ave.)

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 3-19-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
[X] Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

[X] Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3-19-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

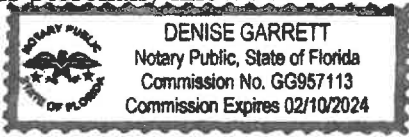
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3-19-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 691-7007

AFFIDAVIT OF POSTING

Case No. TCE210311

Owner(s): THETA CHI OF TALLAHASSEE INC

Violation Address: 2136800137160 (Vacant Lot E of 444 W College Ave.

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 03-19-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 03-19-21

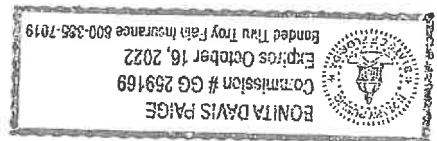
Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/19/2021, by J. Probert who is personally known to me and who did not take an oath.

Donna Davis
NOTARY PUBLIC



Parcel: 2136800137160
 Owner: THETA CHI OF TALLAHASSEE INC

Property Use: 1000 - VACANT COMMERCIAL

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2136800137160
Owner(s): THETA CHI OF TALLAHASSEE INC

Tax District: 1 - CITY
Legal Desc: N 1/2 CO 1/4
 W 52 FT +/- OF E
 135.37 FT OF LOT 13
 OR 4608/1657(TA)
 PB 1/10
 OR 1278/1993 1331/561

Mailing Addr: 400 CAPITAL CIR SE STE 18345
 TALLAHASSEE FL 32301

Google Map

Location:

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.170

Subdivision: NORTH HALF COUNTY QUARTER

Property Use: 1000 - VACANT COMMERCIAL

Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
06/17/2016	\$2,000,000	4946/849	Warranty Deed	Vacant
06/12/2003	\$235,000	2889/274	Warranty Deed	Improved
01/01/1987	\$117,600	1278/1993	Warranty Deed	Improved
01/01/1981	\$34,800	0995/0581	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$148,100	\$0	\$148,100	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$148,100	\$122,183	\$122,183	\$0
	Leon County - Emergency Medical Service	0.50000	\$148,100	\$122,183	\$122,183	\$0
	School - State Law	3.71500	\$148,100	\$148,100	\$148,100	\$0
	School - Local Board	2.24800	\$148,100	\$148,100	\$148,100	\$0
	City of Tallahassee	4.10000	\$148,100	\$122,183	\$122,183	\$0
	NW FL Water Management	0.03110	\$148,100	\$122,183	\$122,183	\$0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

County Map Links

Other Map Links

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2136800137160		Type	REAL ESTATE		Request E-Bill
Address				Status			
Sec/Twn/Rng		36 1N 1W		Subdivision		NORTH HALF COUNTY QUARTER	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2136800137160	CER SOLD	05/1995		Tax Bill	
1994	CER	1995-00002649-00	REDEEMED	08/1997	4,430.77	Certificate	
1995	R	1995 2136800137160	CER SOLD	05/1996		Tax Bill	
1995	CER	1996-00003181-00	REDEEMED	08/1997	4,131.04	Certificate	
1996	R	1996 2136800137160	CER SOLD	05/1997		Tax Bill	
1996	CER	1997-00003514-00	REDEEMED	08/1999	4,374.21	Certificate	
1997	R	1997 2136800137160	CER SOLD	05/1998		Tax Bill	
1997	CER	1998-00003065-00	REDEEMED	04/2001	5,186.46	Certificate	
1998	R	1998 2136800137160	CER SOLD	05/1999		Tax Bill	
1998	CER	1999-00002763-00	REDEEMED	10/2001	4,821.11	Certificate	
1999	R	1999 2136800137160	CER SOLD	05/2000		Tax Bill	
1999	CER	2000-00002545-00	REDEEMED	06/2003	5,972.05	Certificate	
2000	R	2000 2136800137160	CER SOLD	05/2001		Tax Bill	
2000	CER	2001-00002630-00	REDEEMED	06/2003	5,378.10	Certificate	
2001	R	2001 2136800137160	CER SOLD	05/2002		Tax Bill	
2001	CER	2002-00002636-00	REDEEMED	06/2003	4,583.41	Certificate	
2002	R	2002 2136800137160	CER SOLD	05/2003		Tax Bill	
2002	CER	2003-00002495-00	REDEEMED	06/2003	4,711.00	Certificate	
2003	R	2003 2136800137160	PAID	04/2004	4,544.92	Tax Bill	
2004	R	2004 2136800137160	PAID	03/2005	6,252.01	Tax Bill	
2005	R	2005 2136800137160	CER SOLD	05/2006		Tax Bill	
2005	CER	2006-00002092-00	REDEEMED	02/2008	7,673.08	Certificate	
2006	R	2006 2136800137160	PAID	01/2007	914.31	Tax Bill	
2007	R	2007 2136800137160	PAID	02/2008	841.19	Tax Bill	
2008	R	2008 2136800137160	PAID	11/2008	840.72	Tax Bill	
2009	R	2009 2136800137160	PAID	03/2010	1,158.54	Tax Bill	
2010	R	2010 2136800137160	PAID	04/2011	1,283.38	Tax Bill	
2011	R	2011 2136800137160	PAID	04/2012	1,332.40	Tax Bill	
2012	R	2012 2136800137160	PAID	01/2013	1,356.82	Tax Bill	
2013	R	2013 2136800137160	PAID	04/2014	1,628.00	Tax Bill	
2014	R	2014 2136800137160	PAID	03/2015	1,668.27	Tax Bill	
2015	R	2015 2136800137160	CER SOLD	06/2016		Tax Bill	

2015	CER	2016-00002981-00	REDEEMED	07/2016	2,258.49	Certificate
2016	R	2016 2136800137160	PAID	11/2016	1,931.88	Tax Bill
2017	R	2017 2136800137160	No Tax Due			Tax Bill
2018	R	2018 2136800137160	No Tax Due			Tax Bill
2019	R	2019 2136800137160	No Tax Due			Tax Bill
2020	R	2020 2136800137160	No Tax Due			Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	2136800137160	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description		Owner Information				
N 1/2 CO 1/4 W 52 FT +/- OF E 135.37 FT OF LOT 13 OR 4608/1657(TA) PB 1/10 OR 1278/1993 1331/561		THETA CHI OF TALLAHASSEE INC 400 CAPITAL CIR SE STE 18345 TALLAHASSEE,FL 32301				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	122,183	TAXES	.00			
COUNTY TXBL	0	TOTAL	.00			
SCHOOL ASMT	148,100					
SCHOOL TXBL	0					
EXEM.	148,100					
* NO TAXES DUE * * * * * NO TAXES DUE * * * * * NO TAXES DUE * * * * *						
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE210311**
Initial Inspection Date: **02/12/2021** Repeat Offender: **No**
Violation Address: **2136800137160 (Vacant Lot E of 444 W College Ave.)**
Tax Identification Number: **2136800137160**

Owner(s):

THETA CHI OF TALLAHASSEE INC
400 CAPITAL CIR SE STE 18345
TALLAHASSEE FL 32301

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
Land Development Code
- 2** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon. Control the soil erosion on your property by re-grading and stabilizing the loose soil.
- 2** Repair or remove the fence/wall that is in disrepair.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

21-36-50-031-559-5

**NORTHWEST
ADDITION
21-36-50-000**

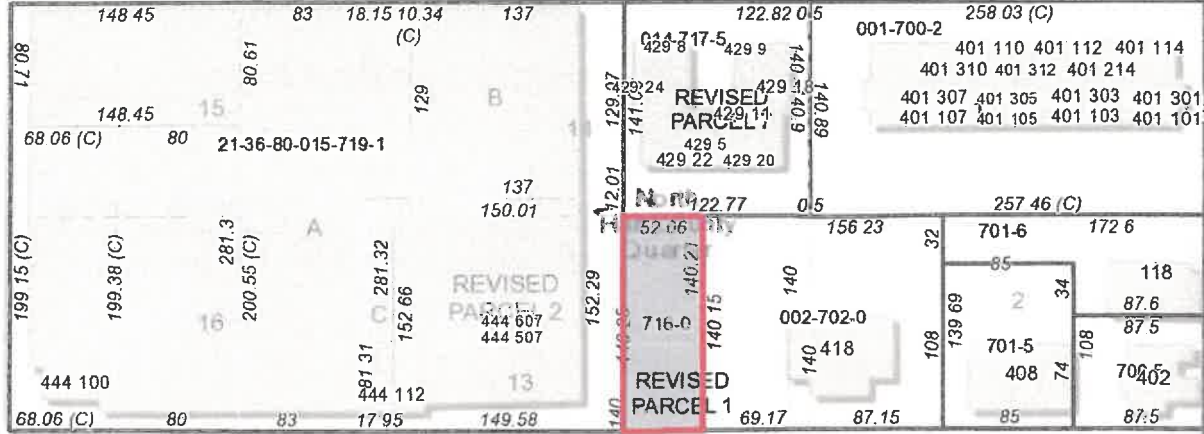
129.34

**Park Ave W
NORTH HALF
COUNTY QUARTER
21-36-80-000**

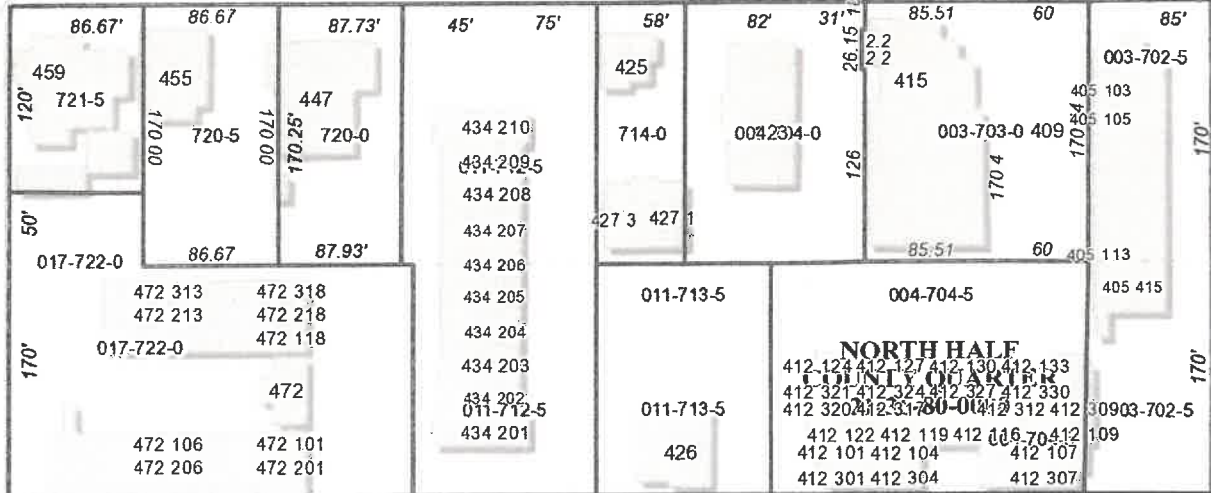
21 36

S Macomb St

S M L King Jr Blvd



W College Ave

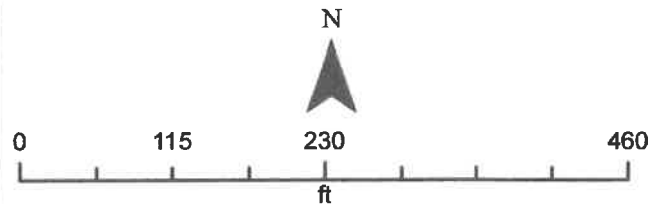


21 36

2136800137160

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.
Date Drawn: Feb 13, 2021

ITEM 17 CASE NO. TCE210316

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210316**

Initial Inspection Date: **02/16/2021**

Violation Address: **504 KISSIMMEE ST**

Tax Identification Number: **410156 A0230**

Owner(s):

BRUCE PATRICIA ANN UTSEY
PO BOX 5223
TALLAHASSEE FL 32314

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. In addition, re-install or remove the signage and posts that are on the ground.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/19/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

February 17, 2021

**BRUCE PATRICIA ANN UTSEY
PO BOX 5223
TALLAHASSEE FL 32314**

**Re: CASE NUMBER TCE210316
LOCATION: 504 KISSIMMEE ST
Tax ID #: 410156 A0230**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Sustainability and Community Preservation
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE210316**

Owner(s): **BRUCE PATRICIA ANN UTSEY**

Violation Address: **504 KISSIMMEE ST**

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 03-19-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

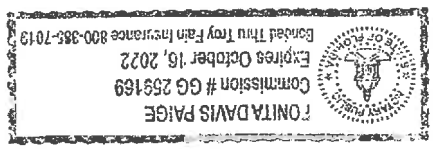
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 03-19-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/19/2021, by J. Probert who is personally known to me and who did not take an oath.

Sant Davis
NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210316

Owner(s): BRUCE PATRICIA ANN UTSEY

Violation Address: 504 KISSIMMEE ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 3-19-2024, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
[X] Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

[X] Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3-19-2021

[] Posted at the violation address listed above on

[] Hand served to at the violation address listed above on

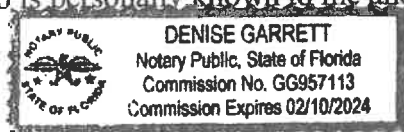
[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3-19-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Handwritten signature]
NOTARY PUBLIC



Parcel: 410156 A0230

Property Use: 0800 - MULTI-FAMILY(LESS THAN 10
UNITS)

Owner: BRUCE PATRICIA ANN UTSEY

504 KISSIMMEE ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 A0230

Tax District: 1 - CITY

Owner(s): BRUCE PATRICIA ANN UTSEY

Legal Desc: NORMAL SCHOOL

LOT 23 BLOCK A

OR 1216/777

Mailing Addr: PO BOX 5223
TALLAHASSEE FL 32314

Google Map

Location: 504 KISSIMMEE ST

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.190 - ESTIMATED

Subdivision: NORMAL SCHOOL

Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1983	\$57,000	1064/0581	Warranty Deed	Improved
01/01/1982	\$7,500	1034/0079	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$61,434	\$76,434	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$76,434	\$76,434	\$0	\$76,434
	Leon County - Emergency Medical Service	0.50000	\$76,434	\$76,434	\$0	\$76,434
	School - State Law	3.71500	\$76,434	\$76,434	\$0	\$76,434
	School - Local Board	2.24800	\$76,434	\$76,434	\$0	\$76,434
	City of Tallahassee	4.10000	\$76,434	\$76,434	\$0	\$76,434
	NW FL Water Management	0.03110	\$76,434	\$76,434	\$0	\$76,434

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1982	1,672	0
Total:		1				1,672	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410156 A0230		Type	REAL ESTATE		Request E-Bill
Address		504 KISSIMMEE ST TAL		Status			
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410156 A0230	PAID	12/1994	808.84	Tax Bill	
1995	R	1995 410156 A0230	PAID	11/1995	995.73	Tax Bill	
1996	R	1996 410156 A0230	PAID	12/1996	1,015.58	Tax Bill	
1997	R	1997 410156 A0230	PAID	11/1997	998.52	Tax Bill	
1998	R	1998 410156 A0230	PAID	12/1998	1,055.92	Tax Bill	
1999	R	1999 410156 A0230	PAID	12/1999	1,019.27	Tax Bill	
2000	R	2000 410156 A0230	PAID	11/2000	1,043.03	Tax Bill	
2001	R	2001 410156 A0230	PAID	11/2001	1,111.36	Tax Bill	
2002	R	2002 410156 A0230	PAID	12/2002	1,230.22	Tax Bill	
2003	R	2003 410156 A0230	PAID	12/2003	1,423.05	Tax Bill	
2004	R	2004 410156 A0230	PAID	11/2004	1,570.53	Tax Bill	
2005	R	2005 410156 A0230	PAID	11/2005	1,798.28	Tax Bill	
2006	R	2006 410156 A0230	PAID	11/2006	2,292.89	Tax Bill	
2007	R	2007 410156 A0230	PAID	11/2007	2,088.23	Tax Bill	
2008	R	2008 410156 A0230	PAID	11/2008	2,017.26	Tax Bill	
2009	R	2009 410156 A0230	PAID	11/2009	2,101.72	Tax Bill	
2010	R	2010 410156 A0230	PAID	11/2010	2,097.42	Tax Bill	
2011	R	2011 410156 A0230	PAID	11/2011	1,517.59	Tax Bill	
2012	R	2012 410156 A0230	PAID	11/2012	1,486.35	Tax Bill	
2013	R	2013 410156 A0230	PAID	11/2013	1,440.73	Tax Bill	
2014	R	2014 410156 A0230	PAID	12/2014	1,290.24	Tax Bill	
2015	R	2015 410156 A0230	PAID	03/2016	1,324.58	Tax Bill	
2016	R	2016 410156 A0230	CER SOLD	06/2017		Tax Bill	
2016	CER	2017-00004676-00	REDEEMED	11/2017	1,477.89	Certificate	
2017	R	2017 410156 A0230	PAID	11/2017	1,296.07	Tax Bill	
2018	R	2018 410156 A0230	PAID	01/2019	1,327.69	Tax Bill	
2019	R	2019 410156 A0230	PAID	03/2020	1,405.35	Tax Bill	
2020	R	2020 410156 A0230	PAID	01/2021	1,416.34	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410156 A0230	Tax Bill
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**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE210316**

Initial Inspection Date: **02/16/2021** Repeat Offender: **No**

Violation Address: **504 KISSIMMEE ST**

Tax Identification Number: **410156 A0230**

Owner(s):

BRUCE PATRICIA ANN UTSEY
PO BOX 5223
TALLAHASSEE FL 32314

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. In addition, re-install or remove the signage and posts that are on the ground.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

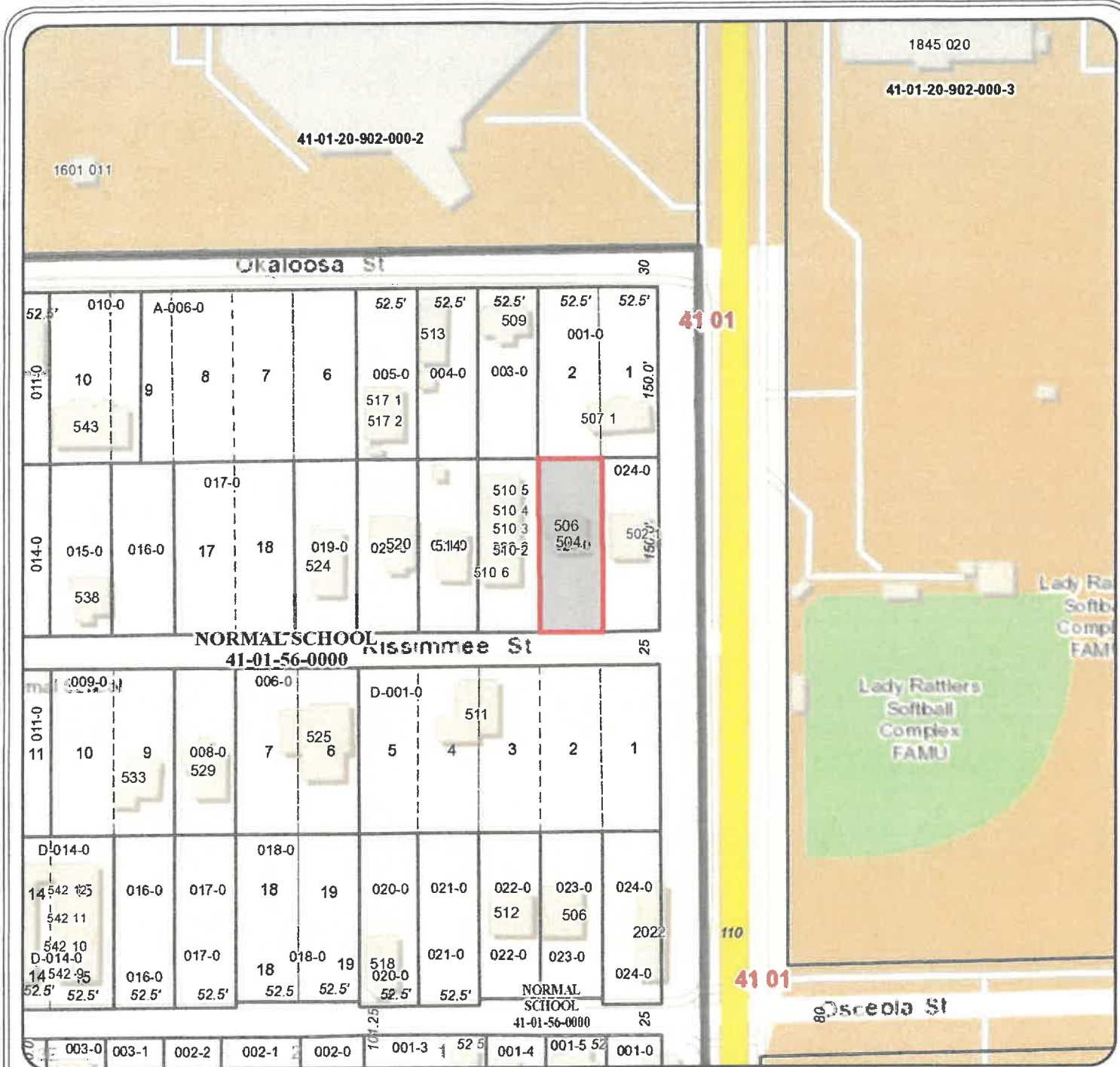
DIANNE WILLIAMS-COX
Commissioner

REBE SE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

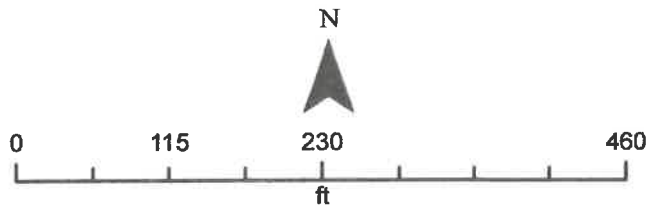
DENNIS R. SUTTON
City Auditor



410156 A0230

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Feb 17, 2021

ITEM 18 CASE NO. TCE210338

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210338**

Initial Inspection Date: **02/26/2021**

Violation Address: **2525 TEXAS ST(H130)**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure**
- 2 IPMC Chapter 3, Section 309 ~ Pest Elimination**
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
- 5 IPMC Chapter 6, Section 605 ~Electrical Equipment**
- 6 IPMC Chapter 6, Section 607 ~ Duct Systems**
- 7 IPMC Chapter 7, Section 704 ~ Fire Protection Systems**
- 8 IPMC Chapter 3, Section 304 ~ Exterior Structure**

CASE FACTS

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The majority of the kitchen vinyl flooring is loose due to water damage. Re-install or replace the loose floor vinyl flooring. There is flooring that is damaged by the living room door. Replace the damaged flooring. Check all rooms for any additional flooring that may be loose, and repair or replace as required. Repair the vinyl flooring in the bathroom and seal along the bath tub.

There is water damage along the kitchen ceiling and in the west (small) bedroom. Repair all water damage as required. Repair all holes in all walls and seal around all wires as required. Inspect the unit for any additional water damage. There are areas along the ceiling throughout the unit that are discolored. Locate the cause and repair as required. There are sections of drywall that have been repaired, but not repainted. Provide a protective coating as required. Replace or repair the kitchen backsplash as required. Repair the water damage in the kitchen sink cabinet.

The drop ceiling in the hallway is in disrepair. Replace the damaged or missing drop ceiling tiles as required.

There was an access hole that was cut in the wall in the utility closet to access the plumbing on the tub. Complete the repairs as required and either repair the wall or install an access panel as required.

Replace the missing towel bar and toilet paper holder in bathroom. Repair or replace the door stop. Replace the missing or damaged mini blinds as required in all windows.

Repair all damaged doors and door hardware and replace or reinstall the living room closet door.

- 2 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

Insects were noted at the time of inspection. Eliminate the insects as required and provide documentation as to the method that was used and what is going to be done to prevent re-infestation in the future.

- 3 There had been a previous attempt or repair to the bath tub. Ensure that the repairs were completed and repair the wall or install an access panel as required.

There is no drain stopper for the bath tub. Provide a drain stopper.

The toilet seat is in disrepair. Repair or replace the toilet seat as required and ensure that it is fully functional.

- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

There is no refrigerator provided in the unit. Provide an appropriate refrigerator. Ensure the refrigerator is fully functional.

The tenant states that the dishwasher leaks onto the floor. Repair or replace the dishwasher as required. Ensure the dishwasher is fully functional.

The stove is missing three cooking surface elements. Replace the missing elements as required and ensure the stove and oven are fully functional.

The exhaust fan in the bathroom is disassembled. Repair or replace the exhaust fan as required. Ensure the exhaust fan is fully functional.

The doorbell and chime are not functioning. Repair or replace the doorbell as required and ensure it is fully functional.

The HVAC inside evaporator coil is dirty. Have the coil cleaned and also clean the door and room to the utility closet.

- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The tenant is down to one of the specialty light bulbs that are used on the circular light fixtures. Replace the missing light bulbs as required and ensure all of the light fixtures are fully functional and have protective globes covering the light bulbs. Ensure all of the light fixtures/ceiling fans are fully functional. The light fixture in the bathroom is in disrepair. Repair or replace the light fixture and ensure that it is fully functional.

The exterior light fixture by the living room exterior door does not function. Repair or replace the light fixture as required and ensure it is fully functional.

There have been electrical issues in this unit. There is a double listing in the power panel for the main switch. Ensure all circuits are properly identified. The receptacle on the wall in the living room (by kitchen) was not working. The receptacle in the main bedroom has apparently gotten hot and is damaged. Check the power in the kitchen and at the receptacles that are damaged or not functioning. Ensure all receptacles are fully functional and all of the GFI's are fully functional (bathroom GFI was not working). Ensure all receptacles and light switches have properly fitting cover plates as required. Ensure cables and phone cables have cover plates as required.

The ceiling fan/light was not working in the small bedroom. Repair or replace the ceiling fan as required.

- 6 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

There is duct work above the drop ceiling that needs to have the seams re-taped. Re-tape all of the duct work as required.

The duct work in the utility closet needs to be re-taped. Re-tape the duct work as required. Ensure all duct work is fully functional.

- 7 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There were no functioning smoke alarms in the unit. Provide a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the wall or the ceiling outside of each separate sleeping area in the immediate vicinity of bedrooms. A total of three smoke alarms are required. Be prepared to demonstrate the smoke alarms upon re-inspection.

- 8 The windows outside of both of the exterior doors is broken. Replace the broken glass as required and ensure the window and window hardware is fully functional. Ensure that there is a window screen on all openable windows.

The exterior living room door does not have a threshold and light is visible around the door. Install a threshold as required. Install door gasket material as required. The door hardware is not functioning properly. Repair or replace door hardware as required. Ensure the door and door hardware is fully functional and that the door is weather tight.

The kitchen door hardware and the door gasket are in need of repair or replacement. Repair the door as required and ensure it is fully functional and weather tight.

The window screen spline has come undone on the window screen of the small bedroom. Repair the screen as required and ensure it is fully functional.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/15/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 10, 2021

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Re: CASE NUMBER TCE210338
LOCATION: 2525 TEXAS ST H130
Tax ID #: 3107202950000

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 495 7931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Tal.gov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Tal.gov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 03/22/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 0579 25. Our records indicate that this item was delivered on 03/15/2021 at 03:41 p.m. in TAMPA, FL 33609. The scanned image of the recipient information is provided below.

Signature of Recipient :

<input checked="" type="checkbox"/>	<i>[Handwritten Signature]</i>
Printed Name	<i>JM Dutton</i>

Address of Recipient :

Delivery Address	<i>5403 W GRAY ST.</i>
------------------	------------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210338 NOV NOH
SP SUNRISE LP
5403 W GRAY STREET
TAMPA, FL 33609

Customer Reference Number: C2566653.14746927

3/2/2021

Leon County Property Appraiser

Parcel: 3107202950000
Owner: SP SUNRISE LP

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
2525 TEXAS ST OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3107202950000
Owner(s): SP SUNRISE LP

Tax District: 1 - CITY
Legal Desc: 7 1S 1E 6.57 A
IN SW 1/4 OF NW 1/4
OR 410/102 436/49 559/671 1680/1016
OR 2074/2366 2252/1309 2254/1516
(HOLLIFIELD ARMS APTS 99 UNITS)

Mailing Addr: 5403 W GRAY ST
TAMPA FL 33609

Google Map

Location: 2525 TEXAS ST OFC

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 6.570

Subdivision:

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

Bldg Count: 15

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2013	\$3,250,000	4517/479	Warranty Deed	Improved
04/28/2005	\$2,100,000	3289/450	Warranty Deed	Improved
12/28/2001	\$2,196,000	2602/1269	Warranty Deed	Improved
05/01/1999	\$100	2252/1309	Quit Claim	Improved
04/01/1999	\$100	2254/1516	Quit Claim	Improved
06/01/1993	\$100	1680/1016	Quit Claim	Improved
01/01/1972	\$1,250,000	0559/0671	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$594,000	\$4,444,392	\$5,038,392	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	Leon County - Emergency Medical Service	0.50000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - State Law	3.71500	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - Local Board	2.24800	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	City of Tallahassee	4.10000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	NW FL Water Management	0.03110	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	650 - Lihtc	1971	8,184	386
2020	2	1	Commercial	650 - Lihtc	1971	9,276	386
2020	3	1	Commercial	650 - Lihtc	1971	8,184	386
2020	4	1	Commercial	650 - Lihtc	1971	8,184	386
2020	5	1	Commercial	650 - Lihtc	1971	8,184	386
2020	6	1	Commercial	650 - Lihtc	1971	6,968	362
2020	7	1	Commercial	650 - Lihtc	1971	8,184	386
2020	8	1	Commercial	650 - Lihtc	1971	6,968	362
2020	9	1	Commercial	650 - Lihtc	1971	6,968	362
2020	10	1	Commercial	650 - Lihtc	1971	4,092	270
2020	11	1	Commercial	650 - Lihtc	1971	8,184	386
2020	12	1	Commercial	650 - Lihtc	1971	6,968	362
2020	13	1	Commercial	650 - Lihtc	1971	5,200	362
2020	14	1	Commercial	650 - Lihtc	1971	638	
2020	15	1	Commercial	650 - Lihtc	1971	2,772	
Total:		15				98,954	4,782

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLOGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary			Please click here for this page's Instructions	
Account Number	3107202950000	Type	REAL ESTATE	Request E-Bill
Address	2525 TEXAS ST TAL		Status	
Sec/Twn/Rng	Subdivision			

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 3107202950000	PAID	11/1994	30,114.20	Tax Bill
1995	R	1995 3107202950000	PAID	11/1995	30,577.34	Tax Bill
1996	R	1996 3107202950000	PAID	11/1996	30,836.34	Tax Bill
1997	R	1997 3107202950000	PAID	11/1997	30,928.68	Tax Bill
1998	R	1998 3107202950000	PAID	11/1998	30,651.65	Tax Bill
1999	R	1999 3107202950000	PAID	11/1999	29,894.98	Tax Bill
2000	R	2000 3107202950000	PAID	12/2000	29,553.16	Tax Bill
2001	R	2001 3107202950000	PAID	12/2001	29,506.28	Tax Bill
2002	R	2002 3107202950000	No Tax Due			Tax Bill
2003	R	2003 3107202950000	No Tax Due			Tax Bill
2004	R	2004 3107202950000	No Tax Due			Tax Bill
2005	R	2005 3107202950000	No Tax Due			Tax Bill
2006	R	2006 3107202950000	No Tax Due			Tax Bill
2007	R	2007 3107202950000	No Tax Due			Tax Bill
2008	R	2008 3107202950000	No Tax Due			Tax Bill
2009	R	2009 3107202950000	No Tax Due			Tax Bill
2010	R	2010 3107202950000	No Tax Due			Tax Bill
2011	R	2011 3107202950000	No Tax Due			Tax Bill
2012	R	2012 3107202950000	No Tax Due			Tax Bill
2013	R	2013 3107202950000	No Tax Due			Tax Bill
2014	R	2014 3107202950000	PAID	11/2014	88,799.93	Tax Bill
2015	R	2015 3107202950000	PAID	11/2015	93,818.60	Tax Bill
2016	R	2016 3107202950000	PAID	11/2016	87,646.52	Tax Bill
2017	R	2017 3107202950000	PAID	11/2017	88,914.48	Tax Bill
2018	R	2018 3107202950000	PAID	11/2018	90,406.80	Tax Bill
2019	R	2019 3107202950000	PAID	11/2019	90,856.42	Tax Bill
2020	R	2020 3107202950000	PAID	11/2020	45,728.84	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	3107202950000	Tax Bill
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Property Description				Owner Information		
7 1S 1E 6.57 A IN SW 1/4 OF NW				SP SUNRISE LP		
1/4 OR 410/102 436/49 559/671				5403 W GRAY ST		
1680/1016 OR 2074/2366 2252/1309				TAMPA, FL 33609		
2254/1516 (HOLLIFIELD ARMS APTS 99 UNITS)						
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	5,038,392			TAXES	47,634.21	
TAXABLE	2,519,196			TOTAL	47,634.21	
EXEM.	2,519,196					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	45,728.84	46,205.18	46,681.53	47,157.87	47,634.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/09/2020	998 2020 0009323.0002		Pmt Posted	\$1905.37-	\$.00	\$45,728.84

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210338**

Initial Inspection Date: **02/26/2021**

Repeat Offender: **No**

Violation Address: **2525 TEXAS ST H130**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 5 IPMC Chapter 6, Section 605 ~ Electrical Equipment
- 6 IPMC Chapter 6, Section 607 ~ Duct Systems
- 7 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 8 IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The majority of the kitchen vinyl flooring is loose due to water damage. Re-install or replace the loose floor vinyl flooring. There is flooring that is damaged by the living room door. Replace the damaged flooring. Check all rooms for any additional flooring that may be loose, and repair or replace as required. Repair the vinyl flooring in the bathroom and seal along the bath tub.

There is water damage along the kitchen ceiling and in the west (small) bedroom. Repair all water damage as required. Repair all holes in all walls and seal around all wires as required. Inspect the unit for any additional water damage. There are areas along the ceiling throughout the unit that are discolored. Locate the cause and repair as required. There are sections of drywall that have been repaired, but not repainted. Provide a protective coating as required. Replace or repair the kitchen backsplash as required. Repair the water damage in the kitchen sink cabinet.

The drop ceiling in the hallway is in disrepair. Replace the damaged or missing drop ceiling tiles as required.

There was an access hole that was cut in the wall in the utility closet to access the plumbing on the tub. Complete the repairs as required and either repair the wall or install an access panel as required.

Replace the missing towel bar and toilet paper holder in bathroom. Repair or replace the door stop. Replace the missing or damaged mini blinds as required in all windows.

Repair all damaged doors and door hardware and replace or reinstall the living room closet door.

- 2 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

Insects were noted at the time of inspection. Eliminate the insects as required and provide documentation as to the method that was used and what is going to be done to prevent re-infestation in the future.

- 3 There had been a previous attempt or repair to the bath tub. Ensure that the repairs were completed and repair the wall or install an access panel as required.

There is no drain stopper for the bath tub. Provide a drain stopper.

The toilet seat is in disrepair. Repair or replace the toilet seat as required and ensure that it is fully functional.

- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

There is no refrigerator provided in the unit. Provide an appropriate refrigerator. Ensure the refrigerator is fully functional.

The tenant states that the dishwasher leaks onto the floor. Repair or replace the dishwasher as required. Ensure the dishwasher is fully functional.

The stove is missing three cooking surface elements. Replace the missing elements as required and ensure the stove and oven are fully functional.

The exhaust fan in the bathroom is disassembled. Repair or replace the exhaust fan as required. Ensure the exhaust fan is fully functional.

The doorbell and chime are not functioning. Repair or replace the doorbell as required and ensure it is fully functional.

The HVAC inside evaporator coil is dirty. Have the coil cleaned and also clean the door and room to the utility closet.

- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The tenant is down to one of the specialty light bulbs that are used on the circular light fixtures. Replace the missing light bulbs as required and ensure all of the light fixtures are fully functional and have protective globes covering the light bulbs. Ensure all of the light fixtures/ceiling fans are fully functional. The light fixture in the bathroom is in disrepair. Repair or replace the light fixture and ensure that it is fully functional.

The exterior light fixture by the living room exterior door does not function. Repair or replace the light fixture as required and ensure it is fully functional.

There have been electrical issues in this unit. There is a double listing in the power panel for the main switch. Ensure all circuits are properly identified. The receptacle on the wall in the living room (by kitchen) was not working. The receptacle in the main bedroom has apparently gotten hot and is damaged. Check the power in the kitchen and at the receptacles that are damaged or not functioning. Ensure all receptacles are fully functional and all of the GFI's are fully functional (bathroom GFI was not working). Ensure all receptacles and light switches have properly fitting cover plates as required. Ensure cables and phone cables have cover plates as required.

The ceiling fan/light was not working in the small bedroom. Repair or replace the ceiling fan as required.

- 6 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

There is duct work above the drop ceiling that needs to have the seams re-taped. Re-tape all of the duct work as required.

The duct work in the utility closet needs to be re-taped. Re-tape the duct work as required. Ensure all duct work is fully functional.

- 7 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There were no functioning smoke alarms in the unit. Provide a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the wall or the ceiling outside of each separate sleeping area in the immediate vicinity of bedrooms. A total of three smoke alarms are required. Be prepared to demonstrate the smoke alarms upon re-inspection.

- 8 The windows outside of both of the exterior doors is broken. Replace the broken glass as required and ensure the window and window hardware is fully functional. Ensure that there is a window screen on all openable windows.

The exterior living room door does not have a threshold and light is visible around the door. Install a threshold as required. Install door gasket material as required. The door hardware is not functioning properly. Repair or replace door hardware as required. Ensure the door and door hardware is fully functional and that the door is weather tight.

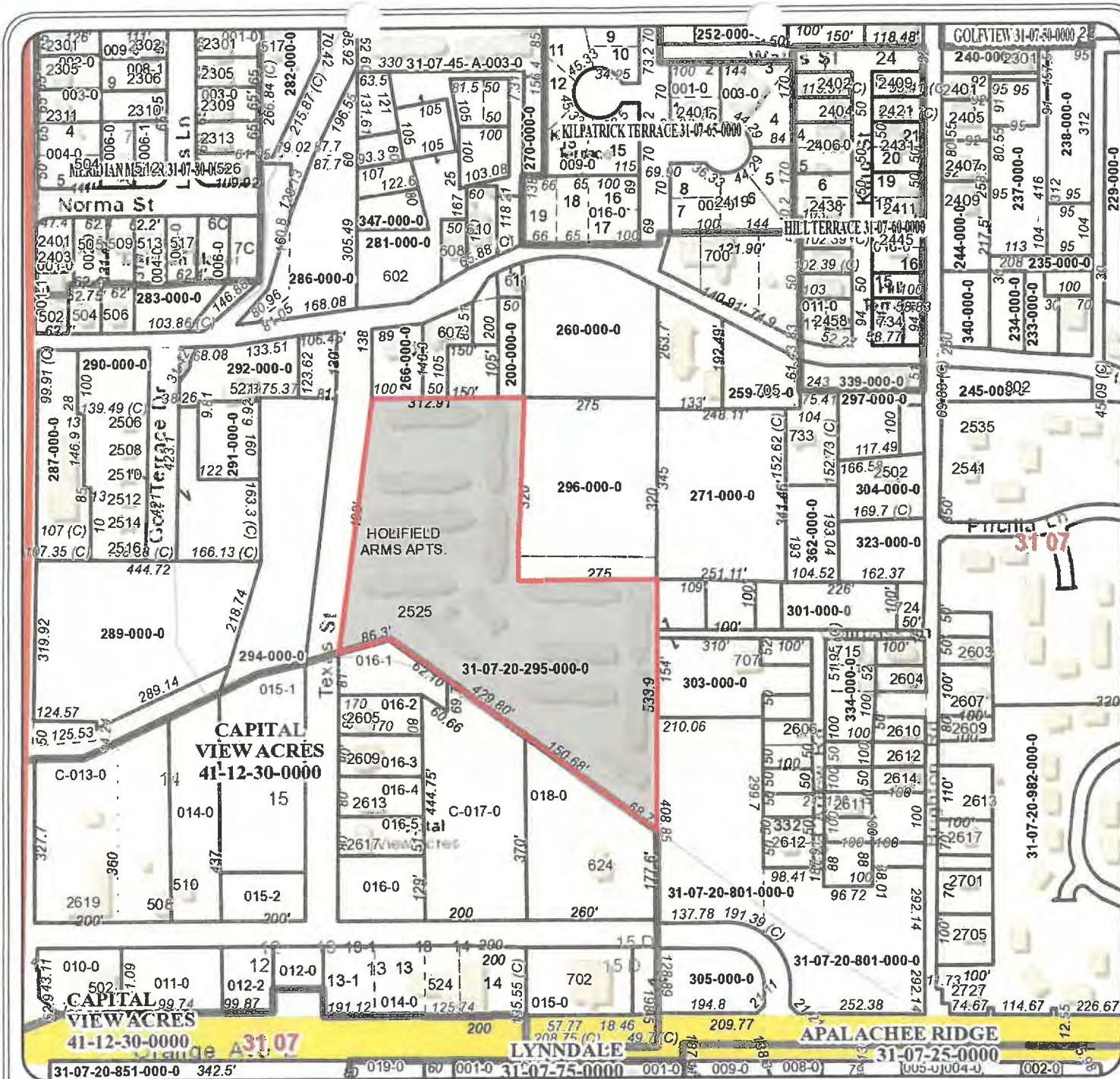
The kitchen door hardware and the door gasket are in need of repair or replacement. Repair the door as required and ensure it is fully functional and weather tight.

The window screen spline has come undone on the window screen of the small bedroom. Repair the screen as required and ensure it is fully functional.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

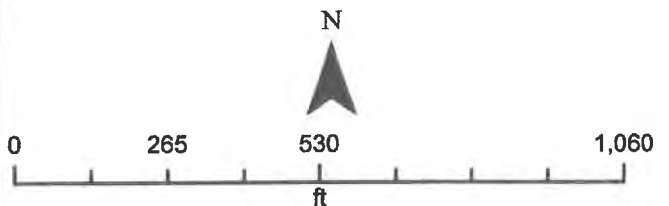
CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	BRESE GOAD City Manager	CASSANDRA R. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	



3107202950000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 02, 2021

ITEM 19 CASE NO. TCE210432

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210432**

Initial Inspection Date: **03/10/2021**

Violation Address: **500 CHAPEL DR Unit 209**

Tax Identification Number: **2134810002140**

Owner(s):

MICA CREEK-SAGAMORE MF VENTURE V:OSCEOLA LLC
4634 N 44TH ST
PHOENIX AZ 85018

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is water damage from a previous leak. Repair the remaining water damage in the closet, kitchen area and entry entryway (drywall tape has separated), and bathroom as required along the walls, ceilings, floor and cabinets to the applicable building codes. Repair the water damage in the kitchen cabinet and wall. Provide a protective coating on unprotected surfaces including repairs.

There are vent covers that have been wet and have water marks and are rusting. Repair the vent covers as required.

- 2 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The exhaust fan in the bathroom did not seem to be functioning properly. Ensure that the exhaust fan system in the bathroom is removing the required amount of air and is fully functioning.

- 3 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The smoke alarm was 'chirping' at the time of inspection. Have the smoke alarm serviced or replaced as required and ensure that it is fully functional. Be prepared to demonstrate that the smoke alarm is fully functional.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 3/24/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 17, 2021

**MICA CREEK-SAGAMORE MF VENTURE V:OSCEOLA LLC
4634 N 44TH ST
PHOENIX AZ 85018**

Re: CASE NUMBER TCE210432

LOCATION: 500 CHAPEL DR Unit 209

Tax ID #: 2134810002140

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 495 7931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 03/29/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 9120 33. Our records indicate that this item was delivered on 03/24/2021 at 12:29 p.m. in PHOENIX, AZ 85018. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210432 NOV NOH
MICA CREEK SAGAMORE MF VENTURE C: OSCEOLA LLC
4634 N 44TH ST
PHOENIX AZ 85018-3833

Customer Reference Number: C2581314.14854615

Parcel: 2134810002140
 Owner: MICA CREEK-SAGAMORE MF VENTURE V:OSCEOLA

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 420 CHAPEL DR APT 111

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2134810002140

Tax District: 1 - CITY

Owner(s): MICA CREEK-SAGAMORE MF VENTURE V:OSCEOLA

Legal Desc: WHITE SUB

LLC

27 34 & 35 1N 1W 4.77 A

PART OF LOT 2

OR 1158/628 1292/965 2014/58

(OSCEOLA HALL WEST)

Mailing Addr: 4634 N 44TH ST
 PHOENIX AZ 85018

Google Map

Location: 420 CHAPEL DR APT 111

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 4.770

Subdivision: WHITE SUB

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

Bldg Count: 5

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
03/08/2012	\$5,320,900	4348/1379	Warranty Deed	Improved
06/03/2010	\$3,227,000	4126/1468	Warranty Deed	Improved
07/22/2008	\$100	3886/1196	Cert of Title	Improved
11/24/2003	\$7,000,000	2996/2055	Quit Claim	Improved
05/15/1997	\$6,210,400	2014/0058	Warranty Deed	Improved
11/02/1987	\$299,500	1292/0965	Warranty Deed	Vacant
04/29/1985	\$2,275,000	1158/0628	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$3,332,000	\$14,637,117	\$17,969,117	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$17,969,117	\$17,969,117	\$0	\$17,969,117
	Leon County - Emergency Medical Service	0.50000	\$17,969,117	\$17,969,117	\$0	\$17,969,117
	School - State Law	3.71500	\$17,969,117	\$17,969,117	\$0	\$17,969,117
	School - Local Board	2.24800	\$17,969,117	\$17,969,117	\$0	\$17,969,117
	City of Tallahassee	4.10000	\$17,969,117	\$17,969,117	\$0	\$17,969,117
	NW FL Water Management	0.03110	\$17,969,117	\$17,969,117	\$0	\$17,969,117

Building Summary

Tax Year	Card	Bldgs Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1 Commercial	510 - Student Multi Lease	1966	96,728	2,555

3/12/2021

Leon County Property Appraiser

2020	3	1 Commercial	510 - Student Multi Lease	2005	16,086	9,954
2020	4	1 Commercial	510 - Student Multi Lease	2005	20,874	13,374
2020	7	1 Commercial	510 - Student Multi Lease	2005	16,086	9,954
2020	8	1 Commercial	510 - Student Multi Lease	2005	20,874	13,374
Total:		5			170,648	49,211

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2134810002140		Type	REAL ESTATE		Request E-Bill
Address		420 CHAPEL DR 111 TAL		Status			
Sec/Twn/Rng				Subdivision	WHITE SUB		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2134810002140	PAID	11/1994	73,808.74		Tax Bill
1995	R	1995 2134810002140	PAID	12/1995	94,625.30		Tax Bill
1996	R	1996 2134810002140	PAID	11/1996	93,053.14		Tax Bill
1997	R	1997 2134810002140	PAID	12/1997	92,432.67		Tax Bill
1998	R	1998 2134810002140	PAID	12/1998	94,605.27		Tax Bill
1999	R	1999 2134810002140	PAID	11/1999	93,198.12		Tax Bill
2000	R	2000 2134810002140	PAID	12/2000	91,708.33		Tax Bill
2001	R	2001 2134810002140	PAID	12/2001	93,104.39		Tax Bill
2002	R	2002 2134810002140	PAID	12/2002	95,689.03		Tax Bill
2003	R	2003 2134810002140	PAID	11/2003	102,302.52		Tax Bill
2004	R	2004 2134810002140	PAID	03/2005	108,798.03		Tax Bill
2005	R	2005 2134810002140	PAID	11/2005	128,435.42		Tax Bill
2006	R	2006 2134810002140	PAID	11/2006	257,090.73		Tax Bill
2007	R	2007 2134810002140	PAID	11/2007	184,308.58		Tax Bill
2008	R	2008 2134810002140	PAID	02/2009	233,356.79		Tax Bill
2009	R	2009 2134810002140	PAID	12/2009	168,124.02		Tax Bill
2010	R	2010 2134810002140	PAID	11/2010	67,244.40		Tax Bill
2011	R	2011 2134810002140	PAID	11/2011	76,995.53		Tax Bill
2012	R	2012 2134810002140	PAID	11/2012	78,500.34		Tax Bill
2013	R	2013 2134810002140	PAID	11/2013	105,165.06		Tax Bill
2014	R	2014 2134810002140	PAID	11/2014	278,712.77		Tax Bill
2015	R	2015 2134810002140	PAID	11/2015	315,990.03		Tax Bill
2016	R	2016 2134810002140	PAID	11/2016	297,023.13		Tax Bill
2017	R	2017 2134810002140	PAID	11/2017	307,062.26		Tax Bill
2018	R	2018 2134810002140	PAID	11/2018	308,871.88		Tax Bill
2019	R	2019 2134810002140	PAID	11/2019	314,841.90		Tax Bill
2020	R	2020 2134810002140	PAID	12/2020	326,178.30		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2134810002140	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
WHITE SUB 27 34 & 35 1N 1W 4.77 A PART OF LOT 2 OR 1158/628 1292/965 2014/58 (OSCEOLA HALL WEST)				MICA CREEK- SAGAMORE MF VENTURE V:OSCEOLA LLC 4634 N 44TH ST PHOENIX,AZ 85018		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT 17,969,117				TAXES 339,769.06		
TAXABLE 17,969,117				TOTAL 339,769.06		
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	326,178.30	329,575.99	332,973.68	336,371.37	339,769.06	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/02/2020	461 2020 0037423.0000	Full	Pmt Posted	\$13590.76-	\$.00	\$326,178.30

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210432**

Initial Inspection Date: **03/10/2021**

Repeat Offender: **No**

Violation Address: **500 CHAPEL DR Unit 209**

Tax Identification Number: **2134810002140**

Owner(s):

MICA CREEK-SAGAMORE MF VENTURE V:OSCEOLA LLC
4634 N 44TH ST
PHOENIX AZ 85018

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is water damage from a previous leak. Repair the remaining water damage in the closet, kitchen area and entry entryway (drywall tape has separated), and bathroom as required along the walls , ceilings, floor and cabinets to the applicable building codes. Repair the water damage in the kitchen cabinet and wall. Provide a protective coating on unprotected surfaces including repairs.

There are vent covers that have been wet and have water marks and are rusting. Repair the vent covers as required.

- 2 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The exhaust fan in the bathroom did not seem to be functioning properly. Ensure that the exhaust fan system in the bathroom is removing the required amount of air and is fully functioning.

- 3 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The smoke alarm was 'chirping' at the time of inspection. Have the smoke alarm serviced or replaced as required and ensure that it is fully functional. Be prepared to demonstrate that the smoke alarm is fully functional.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

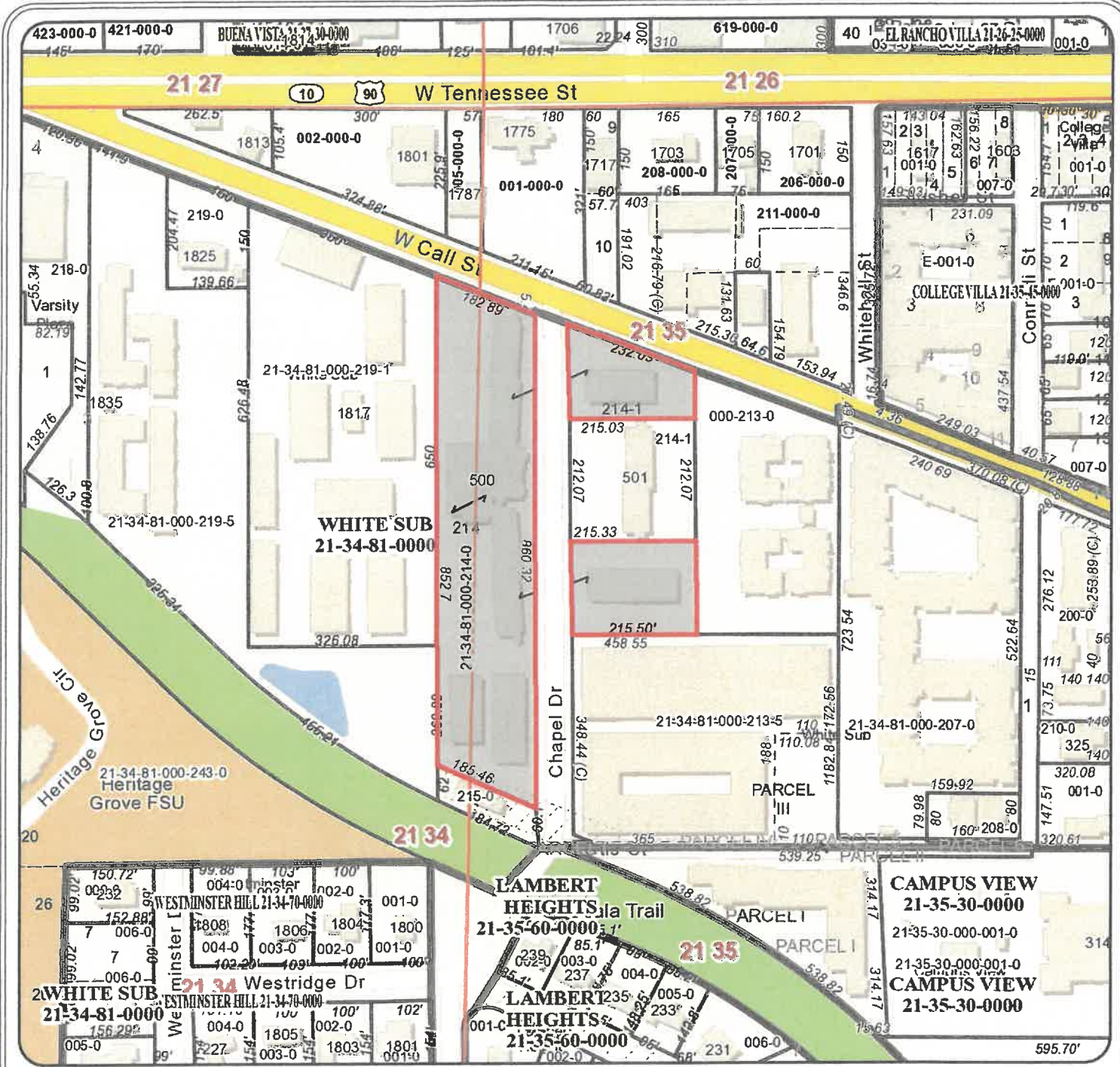
DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

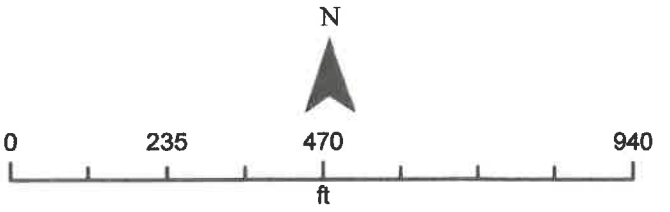
DENNIS R. SUTTON
City Auditor



2134810002140

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 12, 2021

ITEM 20 CASE NO. TCE210449

CODE MAGISTRATE CITY OF TALLAHASSEE, FLORIDA

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210449**

Initial Inspection Date: **03/12/2021**

Violation Address: **625 KISSIMMEE ST APT B**

Tax Identification Number: **410156 C0060**

Owner(s):

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 4, Section 403 ~ Ventilation
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7 IPMC Chapter 6, Section 605 ~ Electrical Equipment
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 10 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Land Development Code

- 11 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 12 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers
- 13 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 14 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

CASE FACTS

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The two bedrooms have a possible organic type of film on the walls, windows, and furniture. Some of the walls in the bedrooms and closets also have grey/black discoloration on the walls. There is also an issue with condensation on the walls and windows. Locate the cause of the issues as described and repair as required to the applicable building code. A building permit and a licensed contractor may be required.

The floor in the kitchen is 'soft' and uneven when walked upon. Repair the flooring and subflooring as required to the applicable building code. A building permit and a licensed contractor may be required.

There is a hole on the ceiling by the light fixture. Repair as required. Seal around all pipes and wires as required.

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The handrail for the stairs leading to the upstairs unit is in disrepair and is too low. Contact the building department for the correct placement, height, and diameter of the required handrail.

- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

There is an issue with squirrels (rodents) having entered the unit. Various traps have been set out. Provide this office with documentation of what is being done to address the squirrel (rodents) issue and the corrective actions being taken.

- 4 Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

The majority of the windows did not have any screens on the windows. Install screens as required and ensure they are fully functional.

Ensure that the bathroom has a screen and a openable window or ensure that it has a mechanical type of ventilation capable of providing sufficient air flow in the bathroom.

- 5 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms. The heater in unit 'B' (upstairs), does not function. Repair or replace the heater as required and ensure it is capable of providing a sufficient quantity of heat in all habitable rooms.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The gas heater does not function. Repair the gas heater as required.

The installation of the water heater has resulted in electrical issues in the kitchen. Locate the cause of the electrical issues and repair as required. A building permit and a licensed contractor may be required.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The electrical system in the southwest bedroom has had electrical issues and the ceiling fan and receptacles are damaged. Repair the electrical issues as required to the applicable building codes and ensure that they are fully functional. A building permit and a licensed contractor may be required.

There are also electrical issues in the kitchen resulting in circuit breakers tripping. Locate the cause of the issues and repair as required.

The power panel does not have any of the circuits identified. Identify all circuits as required. Identify the main circuit breaker. Ensure that there is enough power to supply the imposed electrical load. Provide documentation to this office with regards to the power panel.

The weather head and the top section of the mast have separated from the building. Have the weather head and the upper section of the mast re-attached to the building. A building permit and a licensed contractor may be required.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the ceiling or the wall outside of each separate sleeping area in the immediate vicinity of the bedrooms. Install a smoke alarm on each story. A total of four smoke alarms will be required.

- 9 There are missing window screens on the openable windows. Install screens as required and ensure that they are fully functional.

The screen door for Apt. B is broken. Repair or replace the screens and install or attach a self closing device on the door.

The exterior door at the base of the stairs has a double keyed dead bolt door lock. Install the type of dead bolt lock that is readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch. The door hardware is loose at this door. Repair as required to the applicable building code and ensure that the door and door hardware is fully functional.

The carport roof/ceiling is caving in or collapsing throughout the structure including rafters. One of the structural support posts has been changed out with a wooden post support. There are sections of the soffit/fascia that are caving in or collapsing as well. Inspect the habitable living space roof as well to ensure that it is in good repair. Repair roof, sub-roof as required to the applicable building code. A building permit and a licensed contractor will be required.

- 10 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are vines growing over some of the windows. Remove the vines and ensure that the windows and window hardware is fully functional.

The handrail for the staircase is in disrepair and not of the proper height. Repair the handrail as required to the applicable building code.

- 11 Remove all trash, litter and debris from property. Including from the roof areas. Store construction materials inside.
- 12 Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

In addition to the placement of the building numbers being installed on the building and visible from the street, each unit must be marked with a unit number of at least three inches in height.

- 13 The building is dangerous due to the dilapidated condition of the building/carport.
- 14 The building is dangerous due to the partial collapse of the building/carport area roof.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 17, 2021

**KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301**

**Re: CASE NUMBER TCE210449
LOCATION: 625 KISSIMMEE ST APT B
Tax ID #: 410156 C0060**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 495 7931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210449**

Owner(s): **KINGDON FIRST REALTY INC**

Violation Address: **625 KISSIMMEE ST APT B**

I, **JENCY PROBERT**, City of Tallahassee, Code Enforcement Division, hereby state that on 04/02/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04/02/2021


Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-5-2021, by **JENCY PROBERT** who is personally known to me and who did not take an oath.



NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210449

Owner(s): KINGDON FIRST REALTY INC

Violation Address: 625 KISSIMMEE ST APT B

I, Marley Hunter City of Tallahassee, Code Enforcement Division, hereby state that on 4/1/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/1/21

Posted at the violation address listed above on _____

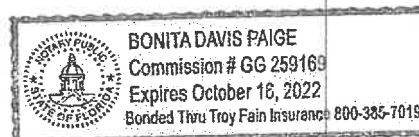
Hand served to _____ at the violation address listed above on [date hand served]

Marley Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/1/21 by Marley Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410156 C0060
 Owner: KINGDON FIRST REALTY INC

Property Use: 0100 - SINGLE FAMILY
 623 KISSIMMEE ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 C0060
 Owner(s): KINGDON FIRST REALTY INC

Tax District: 1 - CITY
 Legal Desc: NORMAL SCHOOL
 LOT 6 BLOCK C
 DB 135/41 OR 967/1793

Mailing Addr: 1315 LAFAYETTE ST A
 TALLAHASSEE FL 32301

Google Map

Location: 623 KISSIMMEE ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.180 - ESTIMATED
 Subdivision: NORMAL SCHOOL
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 2

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/14/2016	\$45,000	4974/1279	Warranty Deed	Improved
06/18/2014	\$100	4688/713	Estate Deed	Improved
05/22/2014	\$0	4671/1310	Final Judgement	Improved
05/22/2014	\$0	4670/1220	Final Judgement	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$91,318	\$106,318	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$106,318	\$106,318	\$0	\$106,318
	Leon County - Emergency Medical Service	0.50000	\$106,318	\$106,318	\$0	\$106,318
	School - State Law	3.71500	\$106,318	\$106,318	\$0	\$106,318
	School - Local Board	2.24800	\$106,318	\$106,318	\$0	\$106,318
	City of Tallahassee	4.10000	\$106,318	\$106,318	\$0	\$106,318
	NW FL Water Management	0.03110	\$106,318	\$106,318	\$0	\$106,318

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1948	666	90

2020	2	1 Resider	MF - Multi Family	1967	1,380	501
Total:		2			2,046	591

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 C0060		Type	REAL ESTATE		Request E-Bill	
Address		623 KISSIMMEE ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 C0060	PAID	11/1994	864.77		Tax Bill	
1995	R	1995 410156 C0060	PAID	12/1995	866.41		Tax Bill	
1996	R	1996 410156 C0060	PAID	12/1996	888.21		Tax Bill	
1997	R	1997 410156 C0060	PAID	01/1998	899.92		Tax Bill	
1998	R	1998 410156 C0060	PAID	11/1998	906.58		Tax Bill	
1999	R	1999 410156 C0060	PAID	11/1999	877.43		Tax Bill	
2000	R	2000 410156 C0060	PAID	12/2000	914.76		Tax Bill	
2001	R	2001 410156 C0060	PAID	11/2001	1,074.57		Tax Bill	
2002	R	2002 410156 C0060	PAID	12/2002	1,279.77		Tax Bill	
2003	R	2003 410156 C0060	PAID	12/2003	1,446.90		Tax Bill	
2004	R	2004 410156 C0060	PAID	12/2004	1,638.51		Tax Bill	
2005	R	2005 410156 C0060	PAID	12/2005	1,945.57		Tax Bill	
2006	R	2006 410156 C0060	PAID	11/2006	2,539.81		Tax Bill	
2007	R	2007 410156 C0060	PAID	11/2007	2,310.54		Tax Bill	
2008	R	2008 410156 C0060	PAID	03/2009	2,375.61		Tax Bill	
2009	R	2009 410156 C0060	PAID	01/2010	2,160.82		Tax Bill	
2010	R	2010 410156 C0060	PAID	05/2011	2,298.26		Tax Bill	
2011	R	2011 410156 C0060	PAID	02/2012	1,524.77		Tax Bill	
2012	R	2012 410156 C0060	PAID	01/2013	1,483.14		Tax Bill	
2013	R	2013 410156 C0060	PAID	01/2014	1,607.45		Tax Bill	
2014	R	2014 410156 C0060	PAID	01/2015	1,670.40		Tax Bill	
2015	R	2015 410156 C0060	PAID	02/2016	1,723.07		Tax Bill	
2016	R	2016 410156 C0060	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00004681-00	REDEEMED	12/2018	2,065.75		Certificate	
2017	R	2017 410156 C0060	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004494-00	REDEEMED	12/2018	2,080.85		Certificate	
2018	R	2018 410156 C0060	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004650-00	UNPAID			2,126.68	<input type="checkbox"/> Certificate	
2019	R	2019 410156 C0060	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005215-00	UNPAID			2,208.22	<input type="checkbox"/> Certificate	
2020	R	2020 410156 C0060	UNPAID			2,010.32	<input type="checkbox"/> Tax Bill	

Year Roll Account Number Status Date Paid Amount Paid Balance Due Pay Online



CURRENT ACCOUNT DETAILS

Account Number 2020 410156 C0060 [Tax Bill](#)

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL LOT 6 BLOCK C DB 135/41 OR 967/1793		KINGDON FIRST REALTY INC 1315 LAFAYETTE ST A TALLAHASSEE, FL 32301				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	106,318	TAXES	2,010.32			
TAXABLE	106,318	TOTAL	2,010.32			
MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON			
2,010.32	2,080.63	APRIL 1	JUNE 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE210449**

Initial Inspection Date: **03/12/2021** Repeat Offender: **No**

Violation Address: **625 KISSIMMEE ST APT B**

Tax Identification Number: **410156 C0060**

Owner(s):

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 4, Section 403 ~ Ventilation
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 10 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Land Development Code

- 11 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 12 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

- 13 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 14 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The two bedrooms have a possible organic type of film on the walls, windows, and furniture. Some of the walls in the bedrooms and closets also have grey/black discoloration on the walls. There is also an issue with condensation on the walls and windows. Locate the cause of the issues as described and repair as required to the applicable building code. A building permit and a licensed contractor may be required.

The floor in the kitchen is 'soft' and uneven when walked upon. Repair the flooring and subflooring as required to the applicable building code. A building permit and a licensed contractor may be required.

There is a hole on the ceiling by the light fixture. Repair as required. Seal around all pipes and wires as required.

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The handrail for the stairs leading to the upstairs unit is in disrepair and is too low. Contact the building department for the correct placement, height, and diameter of the required handrail.

- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

There is an issue with squirrels (rodents) having entered the unit. Various traps have been set out. Provide this office with documentation of what is being done to address the squirrel (rodents) issue and the corrective actions being taken.

- 4 Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

The majority of the windows did not have any screens on the windows. Install screens as required and ensure they are fully functional.

Ensure that the bathroom has a screen and a openable window or ensure that it has a mechanical type of ventilation capable of providing sufficient air flow in the bathroom.

- 5 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms. The heater in unit 'B' (upstairs), does not function. Repair or replace the heater as required and ensure it is capable of providing a sufficient quantity of heat in all habitable rooms.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The gas heater does not function. Repair the gas heater as required.

The installation of the water heater has resulted in electrical issues in the kitchen. Locate the cause of the electrical issues and repair as required. A building permit and a licensed contractor may be required.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The electrical system in the southwest bedroom has had electrical issues and the ceiling fan and receptacles are damaged. Repair the electrical issues as required to the applicable building codes and ensure that they are fully functional. A building permit and a licensed contractor may be required.

There are also electrical issues in the kitchen resulting in circuit breakers tripping. Locate the cause of the issues and repair as required.

The power panel does not have any of the circuits identified. Identify all circuits as required. Identify the main circuit breaker. Ensure that there is enough power to supply the imposed electrical load. Provide documentation to this office with regards to the power panel.

The weather head and the top section of the mast have separated from the building. Have the weather head and the upper section of the mast re-attached to the building. A building permit and a licensed contractor may be required.

- 8 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the ceiling or the wall outside of each separate sleeping area in the immediate vicinity of the bedrooms. Install a smoke alarm on each story. A total of four smoke alarms will be required.

- 9 There are missing window screens on the openable windows. Install screens as required and ensure that they are fully functional.

The screen door for Apt. B is broken. Repair or replace the screens and install or attach a self closing device on the door.

The exterior door at the base of the stairs has a double keyed dead bolt door lock. Install the type of dead bolt lock that is readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch. The door hardware is loose at this door. Repair as required to the applicable building code and ensure that the door and door hardware is fully functional.

The carport roof/ceiling is caving in or collapsing throughout the structure including rafters. One of the structural support posts has been changed out with a wooden post support. There are sections of the soffit/fascia that are caving in or collapsing as well. Inspect the habitable living space roof as well to ensure that it is in good repair. Repair roof, sub-roof as required to the applicable building code. A building permit and a licensed contractor will be required.

- 10 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are vines growing over some of the windows. Remove the vines and ensure that the windows and window hardware is fully functional.

The handrail for the staircase is in disrepair and not of the proper height. Repair the handrail as required to the applicable building code.

- 11 Remove all trash, litter and debris from property. Including from the roof areas. Store construction materials inside.
- 12 Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

In addition to the placement of the building numbers being installed on the building and visible from the street, each unit must be marked with a unit number of at least three inches in height.

- 13 The building is dangerous due to the dilapidated condition of the building/carport.
- 14 The building is dangerous due to the partial collapse of the building/carport area roof.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

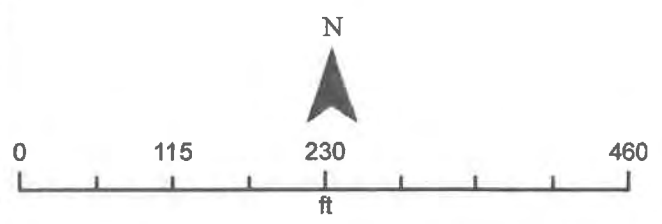
DIANNE WILLIAMS-COX
Commissioner



410156 C0060

Legend

- Township (Red outline)
- Section (Red outline)
- Subdivision (Grey outline)
- Tax Parcel (Black outline)
- Lot (Dashed line)
- Access Easement (Dotted line)
- River (Blue line)
- Waterbody (Blue fill)
- Building (Green fill)
- Park (Light Green fill)
- City Limit (Dashed line)
- Imagery 1/2015



Akin Akinyemi, R.A. 315 S. Calhoun St, Third Floor Phone: (850) 606-6200 Email: admin@leonpa.org
 Leon County Property Appraiser Tallahassee, FL 32301 Fax: (850) 606-6201 Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 15, 2021

ITEM 21 CASE NO. TCE210238

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE210238**

Initial Inspection Date: **02/04/2021**

Violation Address: **1618 STANLEY AVE**

Tax Identification Number: **410480 D0110**

Owner(s):

**BOOKER WILLIAM WESLEY
1618 STANLEY AVE
TALLAHASSEE FL 32310**

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth**

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/13/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 03, 2021

**BOOKER WILLIAM WESLEY
1618 STANLEY AVE
TALLAHASSEE FL 32310**

**Re: CASE NUMBER TCE210238
LOCATION: 1618 STANLEY AVE
Tax ID #: 410480 D0110**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on April 27, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
DDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MALLOW
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210238

Owner(s): BOOKER WILLIAM WESLEY

Violation Address: 1618 STANLEY AVE

I, Martin Henderson, City of Tallahassee, Code Enforcement Division, hereby state that on 4-13-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4-13-21

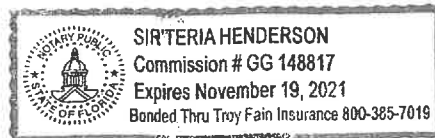
Hand served to _____ at the violation address listed above on [date hand served]

Martin Henderson
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-13-21, by Martin who is personally known to me and who did not take an oath.

Sirteria Henderson
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210238

Owner(s): BOOKER WILLIAM WESLEY

Violation Address: 1618 STANLEY AVE

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/7/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/7/21

Posted at the violation address listed above on _____

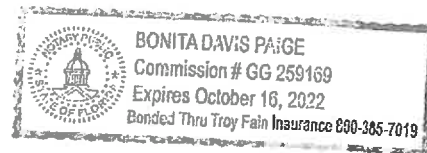
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/21 by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410480 D0110
 Owner: BOOKER WILLIAM WESLEY

Property Use: 0100 - SINGLE FAMILY
 1618 STANLEY AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410480 D0110
Owner(s): BOOKER WILLIAM WESLEY

Tax District: 1 - CITY
Legal Desc: SEMINOLE MANOR UNIT 1
 LOT 11 BLOCK D
 OR 960/1302 2124/1577 2212/1570

Mailing Addr: 1618 STANLEY AVE
 TALLAHASSEE FL 32310

Google Map

Location: 1618 STANLEY AVE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.270 - ESTIMATED
Subdivision: SEMINOLE MANOR
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/28/2016	\$58,500	4922/1634	Warranty Deed	Improved
07/20/2015	\$53,000	4823/1107	Warranty Deed	Improved
08/18/2004	\$59,900	3146/2122	Warranty Deed	Improved
01/01/1999	\$45,500	2212/1570	Warranty Deed	Improved
05/01/1998	\$32,000	2124/1577	Warranty Deed	Improved
01/01/1980	\$27,000	0960/1302	Warranty Deed	Improved
01/01/1979	\$25,000	0941/1783	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$49,860	\$61,860	\$4,699		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$61,860	\$57,161	\$32,161	\$25,000
	Leon County - Emergency Medical Service	0.50000	\$61,860	\$57,161	\$32,161	\$25,000
	School - State Law	3.71500	\$61,860	\$57,161	\$25,000	\$32,161
	School - Local Board	2.24800	\$61,860	\$57,161	\$25,000	\$32,161
	City of Tallahassee	4.10000	\$61,860	\$57,161	\$32,161	\$25,000
	NW FL Water Management	0.03110	\$61,860	\$57,161	\$32,161	\$25,000

Building Summary

Tax Year	Card	Bldgs Building Us.	Building Type	Yr Built	Le SqFt	Auxiliary SqFt
2020	1	1 Residential	SF - Single Family	1950	952	480
Total:		1			952	480

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410480 D0110		Type	REAL ESTATE		Request E-Bill
Address		1618 STANLEY AVE TAL		Status			
Sec/Twn/Rng		Subdivision					SEMINOLE MANOR
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410480 D0110	PAID	11/1994	701.28	Tax Bill	
1995	R	1995 410480 D0110	PAID	11/1995	668.77	Tax Bill	
1996	R	1996 410480 D0110	PAID	11/1996	750.08	Tax Bill	
1997	R	1997 410480 D0110	PAID	12/1997	823.59	Tax Bill	
1998	R	1998 410480 D0110	PAID	12/1998	831.63	Tax Bill	
1999	R	1999 410480 D0110	PAID	12/1999	885.94	Tax Bill	
2000	R	2000 410480 D0110	PAID	11/2000	408.16	Tax Bill	
2001	R	2001 410480 D0110	PAID	11/2001	435.17	Tax Bill	
2002	R	2002 410480 D0110	PAID	12/2002	451.86	Tax Bill	
2003	R	2003 410480 D0110	PAID	11/2003	446.59	Tax Bill	
2004	R	2004 410480 D0110	PAID	11/2004	463.92	Tax Bill	
2005	R	2005 410480 D0110	PAID	11/2005	805.72	Tax Bill	
2006	R	2006 410480 D0110	PAID	11/2006	810.95	Tax Bill	
2007	R	2007 410480 D0110	PAID	11/2007	768.31	Tax Bill	
2008	R	2008 410480 D0110	PAID	11/2008	612.52	Tax Bill	
2009	R	2009 410480 D0110	PAID	11/2009	621.63	Tax Bill	
2010	R	2010 410480 D0110	PAID	11/2010	648.40	Tax Bill	
2011	R	2011 410480 D0110	PAID	11/2011	569.15	Tax Bill	
2012	R	2012 410480 D0110	PAID	11/2012	435.08	Tax Bill	
2013	R	2013 410480 D0110	PAID	11/2013	423.11	Tax Bill	
2014	R	2014 410480 D0110	PAID	11/2014	437.42	Tax Bill	
2015	R	2015 410480 D0110	PAID	03/2016	1,020.09	Tax Bill	
2016	R	2016 410480 D0110	PAID	11/2016	480.27	Tax Bill	
2017	R	2017 410480 D0110	PAID	11/2017	491.92	Tax Bill	
2018	R	2018 410480 D0110	PAID	11/2018	492.43	Tax Bill	
2019	R	2019 410480 D0110	PAID	11/2019	493.53	Tax Bill	
2020	R	2020 410480 D0110	PAID	12/2020	494.80	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410480 D0110	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
SEMINOLE MANOR UNIT 1 LOT 11 BLOCK D OR 960/1302 2124/1577 2212/1570				BOOKER WILLIAM WESLEY 1618 STANLEY AVE TALLAHASSEE, FL 32310		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	57,161			TAXES		515.42
TAXABLE	25,000			TOTAL		515.42
EXEM.	25,000					
EXEM.	7,161					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	494.80	499.96	505.11	510.27	515.42	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0037074.0000	Full	Pmt Posted	\$20.62-	\$.00	\$494.80

Links of Interest[TALLAHASSEE - LEON GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti Case No.: TCE210238
Initial Inspection Date: 02/04/2021 Repeat Offender: No
Violation Address: 1618 STANLEY AVE
Tax Identification Number: 410480 D0110

Owner(s):
BOOKER WILLIAM WESLEY
1618 STANLEY AVE
TALLAHASSEE FL 32310

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REFSE GOAD
City Manager

JEREMY MATHOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

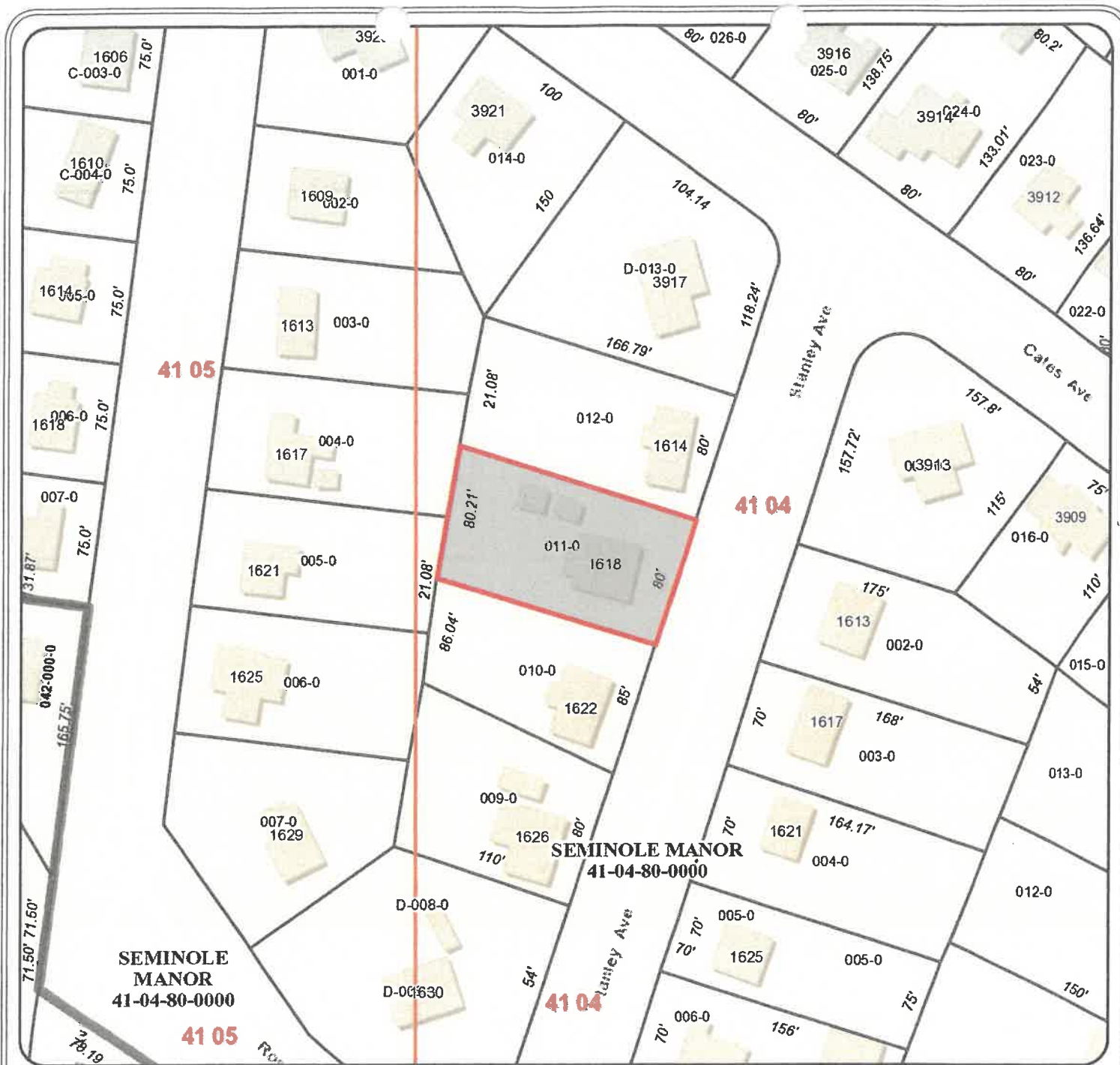
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
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DENNIS R. SUTTON
City Auditor

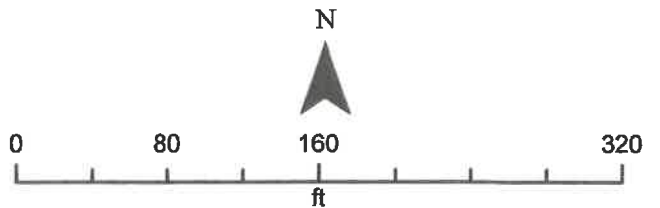
DIANNE WILLIAMS-COX
Commissioner



410480 D0110

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Feb 25, 2021

ITEM 22 CASE NO. TCE202430

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE202430**

Initial Inspection Date: **10/15/2020**

Violation Address: **4005 ROBERTS AVE**

Tax Identification Number: **410480 B0180**

Owner(s):

SMITH KATHRYN E
41 BELVEDERE AVE
BELVEDERE CA 94920

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor storage is not permitted.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/13/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 06, 2021

SMITH KATHRYN E
41 BELVEDERE AVE
BELVEDERE CA 94920

Re: CASE NUMBER TCE202430

LOCATION: 4005 ROBERTS AVE

Tax ID #: 410480 B0180

New Hearing Date

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on May 04, 2021 at 1:00p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1794957931 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202430

Owner(s): SMITH KATHRYN E

Violation Address: 4005 ROBERTS AVE

I, MARTIN ATORRESAGASTI City of Tallahassee, Code Enforcement Division, hereby state that on 4.13.21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked), Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing (checked), Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on

Hand served to Johnny Lee Smith at the violation address listed above on 4-13-2021

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/13/2021, by MARTIN ATORRESAGASTI who is personally known to me and who did not take an oath.

NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202430

Owner(s): SMITH KATHRYN E

Violation Address: 4005 ROBERTS AVE

I, SIR'TERIA HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on 4-7-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation / Notice of Hearing (checked)
Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-7-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Handwritten signature of Sir'Teria Henderson

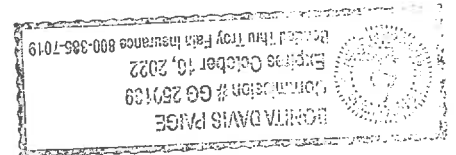
AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/7/2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Handwritten signature of Bonita Davis Paige

NOTARY PUBLIC



Parcel: 410480 B0180
 Owner: SMITH KATHRYN E

Property Use: 0100 - SINGLE FAMILY
 4005 ROBERTS AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410480 B0180
 Owner(s): SMITH KATHRYN E

Tax District: 1 - CITY
 Legal Desc: SEMINOLE MANOR 1
 LOT 18 BLOCK B
 OR 1034/1525 2001/1291

Mailing Addr: 41 BELVEDERE AVE
 BELVEDERE CA 94920

Google Map

Location: 4005 ROBERTS AVE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.230 - ESTIMATED
 Subdivision: SEMINOLE MANOR
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/19/2018	\$50,000	5154/18	Warranty Deed	Improved
01/27/2016	\$30,000	4891/241	Warranty Deed	Improved
11/16/2015	\$25,200	4865/1586	Cert of Title	Improved
05/05/2006	\$40,000	3502/2110	Warranty Deed	Improved
05/23/2002	\$28,000	2673/1676	Warranty Deed	Improved
04/01/1997	\$28,300	2001/1291	Warranty Deed	Improved
01/01/1982	\$34,500	1034/1525	Warranty Deed	Improved
01/01/1979	\$21,500	0942/0483	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$31,753	\$43,753	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$43,753	\$43,753	\$0	\$43,753
	Leon County - Emergency Medical Service	0.50000	\$43,753	\$43,753	\$0	\$43,753
	School - State Law	3.71500	\$43,753	\$43,753	\$0	\$43,753
	School - Local Board	2.24800	\$43,753	\$43,753	\$0	\$43,753
	City of Tallahassee	4.10000	\$43,753	\$43,753	\$0	\$43,753
	NW FL Water Management	0.03110	\$43,753	\$43,753	\$0	\$43,753

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1950	816	84
Total:		1				816	84

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links[Leon County Tax Collector](#)[Permits Online \(City / County\)](#)[Property Info Sheet](#)**County Map Links**[Land Information](#)[\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)[Flood Zone \(FEMA\)](#)[Zoning Map](#)[Fire Hydrant Map](#)[More TLCGIS Maps](#)**Other Map Links**[Google Map](#)[Map](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	410480 B0180	Type	REAL ESTATE			Request E-Bill	
Address	4005 ROBERTS AVE TAL		Status				
Sec/Twn/Rng	Subdivision SEMINOLE MANOR						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 410480 B0180	PAID	12/1994	550.70		Tax Bill
1995	R	1995 410480 B0180	PAID	11/1995	517.75		Tax Bill
1996	R	1996 410480 B0180	PAID	12/1996	583.80		Tax Bill
1997	R	1997 410480 B0180	PAID	11/1997	611.55		Tax Bill
1998	R	1998 410480 B0180	PAID	12/1998	606.72		Tax Bill
1999	R	1999 410480 B0180	PAID	11/1999	610.61		Tax Bill
2000	R	2000 410480 B0180	PAID	12/2000	631.23		Tax Bill
2001	R	2001 410480 B0180	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00004261-00	REDEEMED	06/2002	794.93		Certificate
2002	R	2002 410480 B0180	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00004096-00	REDEEMED	05/2005	762.04		Certificate
2003	R	2003 410480 B0180	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00003664-00	REDEEMED	05/2006	898.64		Certificate
2004	R	2004 410480 B0180	CER SOLD	05/2005			Tax Bill
2004	CER	2005-00003846-00	REDEEMED	05/2006	776.56		Certificate
2005	R	2005 410480 B0180	PAID	05/2006	795.16		Tax Bill
2006	R	2006 410480 B0180	PAID	04/2007	856.44		Tax Bill
2007	R	2007 410480 B0180	PAID	04/2008	1,012.94		Tax Bill
2008	R	2008 410480 B0180	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00006314-00	REDEEMED	07/2009	1,266.36		Certificate
2009	R	2009 410480 B0180	PAID	11/2009	896.92		Tax Bill
2010	R	2010 410480 B0180	PAID	11/2010	904.03		Tax Bill
2011	R	2011 410480 B0180	PAID	11/2011	948.28		Tax Bill
2012	R	2012 410480 B0180	PAID	11/2012	671.96		Tax Bill
2013	R	2013 410480 B0180	PAID	11/2013	661.38		Tax Bill
2014	R	2014 410480 B0180	PAID	11/2014	674.24		Tax Bill
2015	R	2015 410480 B0180	PAID	11/2015	706.77		Tax Bill
2016	R	2016 410480 B0180	PAID	05/2017	775.62		Tax Bill
2017	R	2017 410480 B0180	PAID	01/2018	736.61		Tax Bill
2018	R	2018 410480 B0180	PAID	12/2018	759.05		Tax Bill
2019	R	2019 410480 B0180	PAID	11/2019	769.87		Tax Bill
2020	R	2020 410480 B0180	UNPAID			794.22	Tax Bill



Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
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CURRENT ACCOUNT DETAILS

Account Number	2020	410480 B0180	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
SEMINOLE MANOR 1 LOT 18 BLOCK B OR 1034/1525 2001/1291				SMITH KATHRYN E 41 BELDERE AVE BELVEDERE,CA 94920		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	43,753			TAXES	827.31	
TAXABLE	43,753			TOTAL	827.31	
IF PAID BY	NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	794.22	802.49	810.76	819.04	827.31	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case No.: **TCE202430**

Initial Inspection Date: **10/15/2020**

Repeat Offender: **No**

Violation Address: **4005 ROBERTS AVE**

Tax Identification Number: **410480 B0180**

Owner(s):

SMITH KATHRYN E
41 BELDERE AVE
BELVEDERE CA 94920

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor storage is not permitted.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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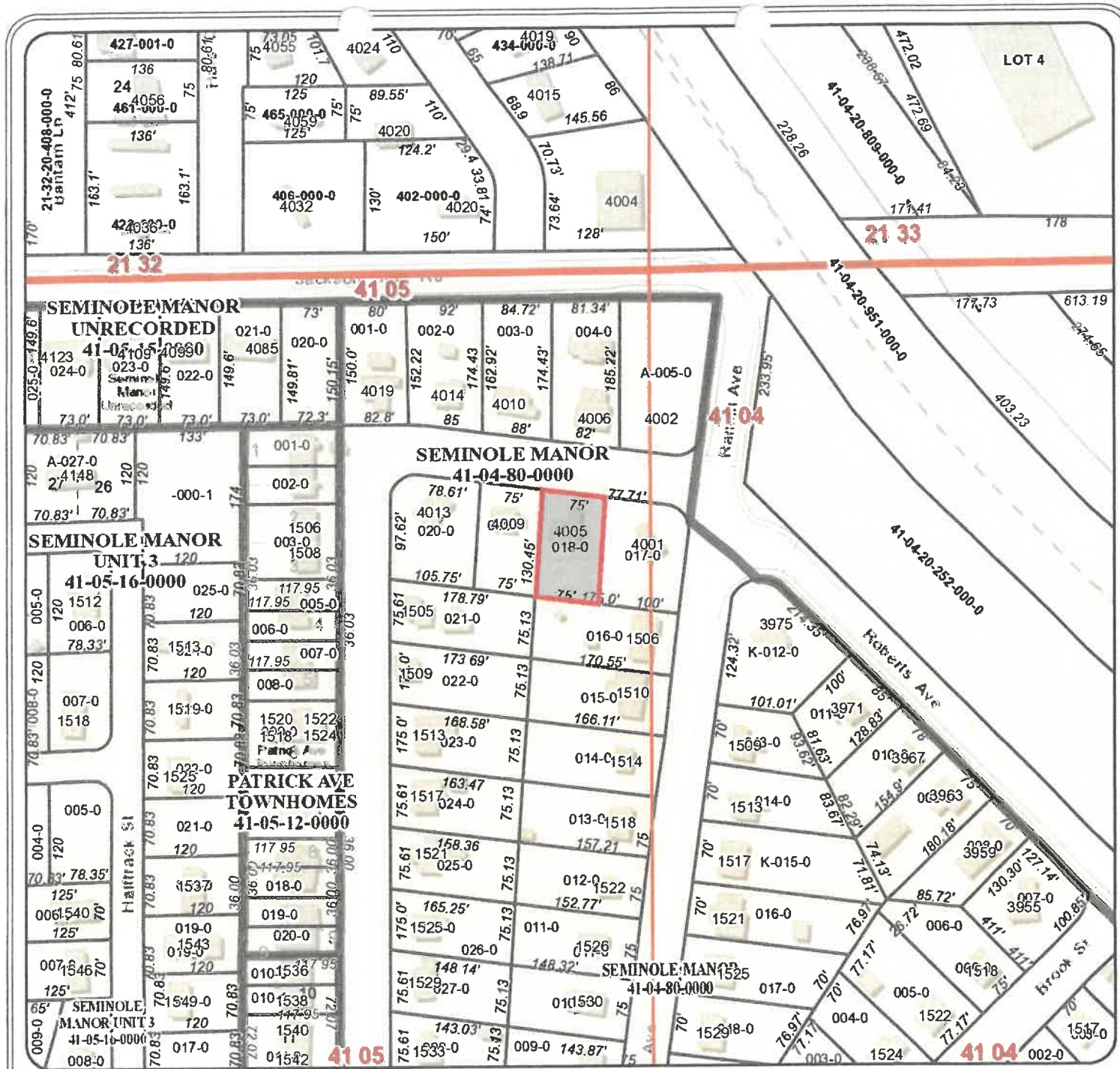
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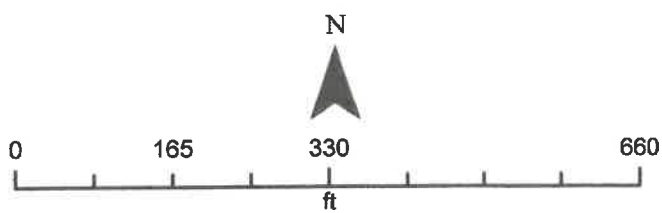
JEREMY MATLOW
Commissioner



410480 B0180

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



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Date Drawn: Nov 18, 2020

ITEM 23 CASE NO. TCE202807

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE202807**

Initial Inspection Date: 12/16/2020

Violation Address: **1709 MAHAN DR**

Tax Identification Number: **1129206200000**

Owner(s):

1709 MAHAN TALLAHASSEE LLC
7420 SPARKLING LAKE RD
ORLANDO FL 32819

CITYWALK-URBAN MISSION INC.
C/O MRS. RENEE MILLER, PRES., PASTOR
1105 N MONROE ST
TALLAHASSEE, FL 32303

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections
3. TLDC Chapter 3, Section 3-52(5)
4. TLDC Chapter 10, Section 10-6(b)

CASE FACTS

Corrective Actions Required:

1. Obtain all applicable permits for this location by a licensed contractor
2. Obtain all applicable approvals on all required inspections
3. It shall be a violation of this chapter for any person, individual, partnership, corporation, firm, association or entity to: (5) Engage in any activity requiring a permit without having obtained the appropriate permits

The above violations are related to the change of use/occupancy of the property; allegation of construction without permits was dismissed. Changing the use/occupancy of the building from any use other than the currently approved general office use (including changing the use to a church) requires a building permit, whether or not construction is proposed. Building Code requirements may necessitate improvements for some use/occupancy changes.)

4. A valid site plan approval is required for a Transitional Residential Facility. Cease the Transitional Residential Facility use.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4-15-2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 14, 2021

**1709 MAHAN TALLAHASSEE LLC
7420 Sparkling LAKE RD
ORLANDO, FL 32819**

CITYWALK-URBAN MISSION INC.
C/O MS. RENEE MILLER, PRESIDENT, PASTOR
1105 N MONORE ST
TALLAHASSEE, FL 32303

Re: CASE NUMBER **TCE202807**

LOCATION: **1709 MAHAN DR**

Tax ID #: **1129206200000**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on April 1, 2021. **This final hearing will be held on May 4, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1794957931** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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TDD: 711 • Talgov.com

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DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202807**

Owner(s): **1709 MAHAN TALLAHASSEE LLC**

Violation Address: **1709 MAHAN DR**

I, JUSTIN LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4/15/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: Final NOH CM (GM)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/15/2021

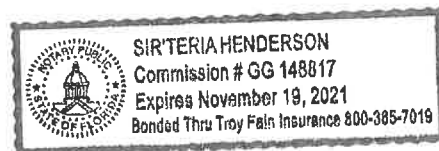
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-16-2021, by JUSTIN LAND who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202807**

Owner(s): **1709 MAHAN TALLAHASSEE LLC**

Violation Address: **1709 MAHAN DR**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 4-14-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NOH - CM (GM)**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-14-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

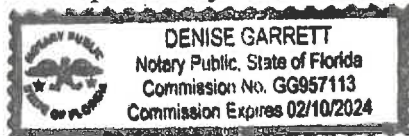
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-14-2021, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



FINAL HEARING

ITEM # 1 CASE NO. TCE202137

CASE PROFILE

Code Officer: **Ray Wilkinson**

Case No.: **TCE202137**

Initial Inspection Date: 09/09/2020

Violation Address: **2706 PEACHTREE DR**

Tax Identification Number: **2128700000490**

Owner(s):

MCNEALY FREDDIE L
2706 PEACHTREE DR
TALLAHASSEE FL 32304

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Construction and/or renovations without applicable permits. (2 accessory structures / sheds).
- 2 Obtain all applicable permits for work performed at this location along with approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/27/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 26, 2021

Final

**MCNEALY FREDDIE L
2706 PEACHTREE DR
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE202137

LOCATION: 2706 PEACHTREE DR

Tax ID #: 2128700000490

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 6/1/2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 5/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

JUSTIN LAND
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202137**

Owner(s): **MCNEALY FREDDIE L**

Violation Address: **2706 PEACHTREE DR**

I, JUSTIN LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Renotice CM Final*
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/27/21


Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by JUSTIN LAND who is personally known to me and who did not take an oath.



NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202137**

Owner(s): **MCNEALY FREDDIE L**

Violation Address: **2706 PEACHTREE DR**

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4-26-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Renotice on Final* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-26-2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC





**Growth Management
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Ray Wilkinson**

Case No.: **TCE202137**

Initial Inspection Date: **09/09/2020**

Repeat Offender: **No**

Violation Address: **2706 PEACHTREE DR**

Tax Identification Number: **2128700000490**

Owner(s):

MCNEALY FREDDIE L / MCNEALY JACQUELINE Y
2706 PEACHTREE DR
TALLAHASSEE FL 32304

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1** FBC Chapter 1 Section 105.1 - Permit Required
- 2** FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1** Construction and/or renovations without applicable permits. (2 accessory structures / sheds).
- 2** Obtain all applicable permits for work performed at this location along with approval on all missed and required inspections.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7001 Option 3.

ITEM # 2 CASE NO. TCE201330

CASE PROFILE

Code Officer: Justin Land

Case No.: TCE201330

Initial Inspection Date: 06/11/2020

Violation Address: 410 VICTORY GARDEN DR (unit 106 Bldg. K)

Tax Identification Number: 1133206010000

Owner(s):

WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Electrical work performed at Building K unit 106 requires a permit.
- 2 Obtain all applicable permits for work performed at this location along with approval on missed and required inspections.

FINAL NOTICE POSTED: 4/20/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 22, 2021

**WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045**

Re: CASE NUMBER **TCE201330**

LOCATION: **410 VICTORY GARDEN DR (UNIT 106; BLDG K)**

Tax ID #: **1133206010000**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on February 2, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
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Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

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Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
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City Attorney

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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE201330**

Owner(s): **WINDRUSH VILLAGE APARTMENTS LLC**

(unit 106 Bldg K)

Violation Address: **410 VICTORY GARDEN DR**

I, **JUSTIN LAND**, City of Tallahassee, Code Enforcement Division, hereby state that on 4/26/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final Renotice**
 Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/26/21 *Left in office drop box*


Hand served to _____ at the violation address listed above on _____



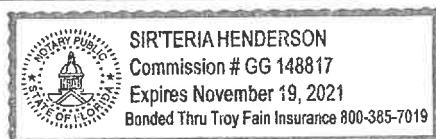
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by JUSTIN LAND who is personally known to me and who did not take an oath.



NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE201330**

Owner(s): **WINDRUSH VILLAGE APARTMENTS LLC**

Violation Address: **410 VICTORY GARDEN DR Unit 106 Bldg K**

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-22-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final Renotice** Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-22-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-22-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.


NOTARY PUBLIC





**CITY OF
TALLAHASSEE**

**Growth Management
Code Enforcement**

Notice of Violation

Code Officer: Justin Land

Case No.: **TCE201330**

Initial Inspection Date: 6-11-20

Repeat Offender: No

Violation Address: **410 VICTORY GARDEN DR**

Tax Identification Number: **1133206010000**

Owner(s):

WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Electrical work performed at Building K unit 106 requires a permit.
- 2 Obtain all applicable permits for work performed at this location along with approval on missed and required inspections.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7077/ 879-4564.

ITEM # 3 CASE NO. TCE202033

CASE PROFILE

Code Officer: Justin Land

Case No.: TCE202033

Initial Inspection Date: 8/31/2020

Violation Address: 717 E TENNESSEE ST

Tax Identification Number: 113150 B0090

Owner(s):

SPENCER PHILLIP FAMILY PARTNERS LLC

725 E TENNESSEE ST

TALLAHASSEE FL 32308

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Installation of tiny home will require permits.
- 2 Obtain all applicable permits for tiny house installed at this location along with approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/27/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 15, 2021

**SPENCER PHILLIP FAMILY PARTNERS LLC
SPENCER FAMILY ENTERPRISES LLC
725 E TENNESSEE ST
TALLAHASSEE, FL 32308**

Re: CASE NUMBER **TCE202033**
LOCATION: **717 E TENNESSEE ST**
Tax ID #: **113150 B0090**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on April 1, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
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Tallahassee, FL 32301-1731
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Mayor

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City Manager

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City Treasurer-Clerk

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Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202033**

Owner(s): **SPENCER PHILLIP FAMILY PARTNERS LLC**

Violation Address: **717 E TENNESSEE ST**

I, JUSTIN LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- cm renoteice* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/27/21

Hand served to _____ at the violation address listed above

Justin Land
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by JUSTIN LAND who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202033**

Owner(s): **SPENCER PHILLIP FAMILY PARTNERS LLC**

Violation Address: **717 E TENNESSEE ST**

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-26-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above

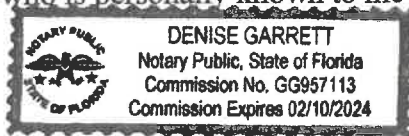


AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/26/2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.


NOTARY PUBLIC





CITY OF
TALLAHASSEE

Growth Management
Code Enforcement

Notice of Violation

Code Officer: Justin Land

Case No.: TCE202033

Initial Inspection Date: 8/31/2020

Repeat Offender: No

Violation Address: 717 E TENNESSEE ST

Tax Identification Number: 113150 B0090

Owner(s):

SPENCER PHILLIP FAMILY PARTNERS LLC
725 E TENNESSEE ST
TALLAHASSEE FL 32308

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Installation of tiny home will require permits.
- 2 Obtain all applicable permits for tiny house installed at this location along with approval on all missed and required inspections OR remove structure from property.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7077/ 879-4564.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

ITEM # 4 CASE NO. TCE201873

CASE PROFILE

Code Officer: **Justin Land**

Case No.: **TCE201873**

Initial Inspection Date: 8/11/2020

Violation Address: **207 WESTRIDGE DR**

Tax Identification Number: **213560 B0180**

Owner(s):

SIMY HOUSE LLC

7220 SW 52ND CT

MIAMI FL 33143

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Construction of addition on rear of house requires a permit.
- 2 Obtain all applicable permits for work performed at this location along with approval on missed and required inspections.

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 04/26/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 15, 2021

**SIMY HOUSE LLC
7220 SW 52ND CT
MIAMI, FL 33143**

**Re: CASE NUMBER TCE201873
LOCATION: 207 WESTRIDGE DR
Tax ID #: 213560 B0180**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on April 1, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

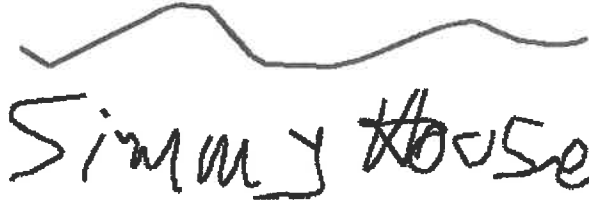


Date Produced: 04/26/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8337 7226 22. Our records indicate that this item was delivered on 04/19/2021 at 11:24 a.m. in MIAMI, FL 33143. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that reads "Jimmy House". Above the signature is a wavy line, likely representing a signature strip or a decorative flourish.

Address of Recipient :

A handwritten address in black ink that reads "7220 SW 52nd Ct".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GMFINAL/TCE201873
SIMY HOUSE LLC
7220 SW 52ND CT
MIAMI FL 33143-5913

Customer Reference Number: C2639302.15213678



Growth Management Code Enforcement

Notice of Violation

Code Officer: Justin Land

Case No.: **TCE201873**

Initial Inspection Date: 8-11-20

Repeat Offender: No

Violation Address: **207 WESTRIDGE DR**

Tax Identification Number: **213560 B0180**

Owner(s):

SIMY HOUSE LLC
7220 SW 52ND CT
MIAMI FL 33143

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Construction of addition on rear of house requires a permit.
- 2 Obtain all applicable permits for work performed at this location along with approval on missed and required inspections.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7077/ 879-4564.

ITEM # 5 CASE NO. TCE202664

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE202664**

Initial Inspection Date: 11/12/2020

Violation Address: **2401 W PENSACOLA ST**

Tax Identification Number: **2134220000060**

Owner(s):

MOAYAD PATRICIA A
8104 LANTERN LIGHT LN
TALLAHASSEE FL 32312

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
- 2 Obtain approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/22/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 5, 2021

**MOAYAD PATRICIA A
8104 LANTERN LIGHT LN
TALLAHASSEE, FL 32312**

Re: CASE NUMBER **TCE202664**

LOCATION: **2401 W PENSACOLA ST**

Tax ID #: **2134220000060**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on April 1, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
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JOHN E. DAILEY
Mayor

REESE GOAD
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DIANNE WILLIAMS-COX
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Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202664**

Owner(s): **MOAYAD PATRICIA A**

Violation Address: **2401 W PENSACOLA ST**

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4/22/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NOH-GM**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/22/21

Hand served to _____ at the violation address listed above on _____



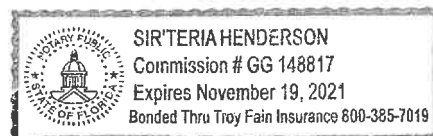
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/22/2021, by RAY WILKINSON who is personally known to me and who did not take an oath.



NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202664**

Owner(s): **MOAYAD PATRICIA A**

Violation Address: **2401 W PENSACOLA ST**

I, Sir Teria Henderson, City of Tallahassee, Code Enforcement Division, hereby state that on 4-19-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Code Magistrate Order
- Dangerous Building Placard
- Notice of Violation / Notice of Hearing
- Code Board Order
- Board / Seal Order
- Notice of Hearing
- Order to Vacate
- Other: **Final NOH-GM**

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-19-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

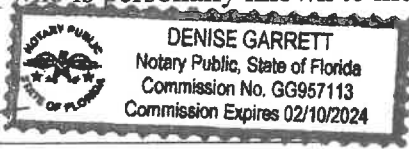
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-20-2021, by _____ who is personally known to me and who did not take an oath.

Denise Garrett
NOTARY PUBLIC





**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 11/12/2020
Violation Address: **2401 W PENSACOLA ST - (Unit-D)**
Tax Identification Number: **2134220000060**

Case No.: **TCE202664**
Repeat Offender: No

Owner(s):
MOAYAD PATRICIA A
8104 LANTERN LIGHT LN
TALLAHASSEE FL 32312

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
- 2 Obtain approval on all missed and required inspections.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson, 850-445-8763.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
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DIANNE WILLIAMS-COX
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City Treasurer-Clerk

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Commissioner

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City Auditor

JEREMY MATLOW
Commissioner

ITEM # 6 CASE NO. TCE202554

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202554**

Initial Inspection Date: **10/27/2020**

Violation Address: **412 GREAT LAKES ST**

Tax Identification Number: **411316 B0140**

Owner(s):

JONES RITA ESTATE

PO BOX 6942

TALLAHASSEE FL 32314

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

Code of General Ordinances

- 4 Chapter 9, Article III- Offensive Accumulations & Growth

CASE FACTS

Corrective Actions Required:

- 1 The Shed is in a state of disrepair. Repair the shed as required to the applicable building code. A building permit and a licensed contractor may be required.
- 2 The stairs are in a state of disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.
- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

The handrails and guardrails are in a state of disrepair. Repair the handrails and guardrails as required to the applicable building code. A building permit and a licensed contractor may be required.

4 Mow lawn removing all high grass, weeds and overgrowth.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/29/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 15, 2021

**JONES RITA ESTATE
C/O ROY BROWN
PO BOX 6942
TALLAHASSEE, FL 32314**

Re: CASE NUMBER **TCE202554**
LOCATION: **412 GREAT LAKES ST**
Tax ID #: **411316 B0140**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202554

Owner(s): JONES RITA ESTATE

Violation Address: 412 GREAT LAKES ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-29-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Final CM Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 04-29-21
Hand served to at the violation address listed above on

Jency Probert (signature)

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 5/4/2021, by Jency Probert who is personally known to me and who did not take an oath.

(Signature)

NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202554

Owner(s): JONES RITA ESTATE

Violation Address: 412 GREAT LAKES ST

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Final CM Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Denise Garrett AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

Signature of Notary Public





**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE202554**

Initial Inspection Date: **10/27/2020**

Repeat Offender: **No**

Violation Address: **412 GREAT LAKES ST**

Tax Identification Number: **411316 B0140**

Owner(s):

JONES RITA ESTATE

C/O ROY BROWN

PO BOX 6942

TALLAHASSEE FL 32314

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

2 IPMC Chapter 3, Section 304 ~ Exterior Structure

3 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

Code of General Ordinances

4 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

1 The Shed is in a state of disrepair. Repair the shed as required to the applicable building code. A building permit and a licensed contractor may be required.

2 The stairs are in a state of disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

The handrails and guardrails are in a state of disrepair. Repair the handrails and guardrails as required to the applicable building code. A building permit and a licensed contractor may be required.

- 4 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

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Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

ITEM # 7 CASE NO. TCE202553

CODE MAGISTRATE CITY OF TALLAHASSEE, FLORIDA

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202553**

Initial Inspection Date: **10/26/2020**

Violation Address: **410 GREAT LAKES ST**

Tax Identification Number: **411316 B0130**

Owner(s):

JONES RITA ESTATE / C/O ROY BROWN
PO BOX 6942
TALLAHASSEE FL 32314

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
 - 2** IPMC Chapter 3, Section 304 ~ Exterior Structure
 - 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- ### **Code of General Ordinances**

- 4** Chapter 9, Article III- Offensive Accumulations & Growth

CASE FACTS

Corrective Actions Required:

- 1** The shed is in a state of disrepair. Repair the shed as required to the applicable building code. A building permit and a licensed contractor may be required.
- 2** The stairs to the structure are in disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.
- 3** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The handrails and guards are in a state of disrepair. Repair the handrails and guardrails as required to the applicable building code. A building permit and a licensed contractor may be required.

4 Mow lawn removing all high grass, weeds and overgrowth.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/29/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

APRIL 15, 2021

**JONES RITA ESTATE /
C/O ROY BROWN
PO BOX 6942
TALLAHASSEE, FL 32314**

**Re: CASE NUMBER TCE202553
LOCATION: 410 GREAT LAKES ST
Tax ID #: 411316 B0130**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on March 2, 2021. **This final hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202553

Owner(s): JONES RITA ESTATE / C/O ROY BROWN

Violation Address: 410 GREAT LAKES ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-29-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (with handwritten 'Final CM')
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 04-29-21
Hand served to at the violation address listed above on

Handwritten signature of Jency Probert

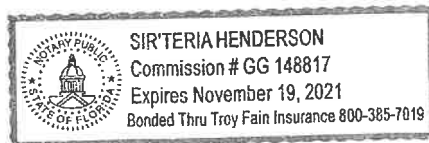
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 5/4/2021, by Jency Probert who is personally known to me and who did not take an oath.

Handwritten signature of Notary Public

NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202553

Owner(s): JONES RITA ESTATE / C/O ROY BROWN

Violation Address: 410 GREAT LAKES ST

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Denise Garrett AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

Signature of Notary Public





**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE202553**

Initial Inspection Date: **10/26/2020**

Repeat Offender: **No**

Violation Address: **410 GREAT LAKES ST**

Tax Identification Number: **411316 B0130**

Owner(s):

JONES RITA ESTATE &
C/O ROY BROWN
PO BOX 6942
TALLAHASSEE FL 32314

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

Code of General Ordinances

- 4** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** The shed is in a state of disrepair. Repair the shed as required to the applicable building code. A building permit and a licensed contractor may be required.
- 2** The stairs to the structure are in disrepair. Repair the stairs as required to the applicable building code. A building permit and a licensed contractor may be required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The handrails and guards are in a state of disrepair. Repair the handrails and guardrails as required to the applicable building code. A building permit and a licensed contractor may be required.

- 4 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
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REESE GOAD
City Manager

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ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

INITIAL HEARING

ITEM # 1 CASE NO. TCE210527

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE210527**

Initial Inspection Date: 03/26/2021

Violation Address: **625 KISSIMMEE ST**

Tax Identification Number: **410156 C0060**

Owner(s):

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permits Required
(plumbing and electric)
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location by licensed contractors.
- 2 Obtain approvals on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/27/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 13, 2021

**KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301**

Re: CASE NUMBER **TCE210527**

LOCATION: **625 KISSIMMEE ST**

Tax ID #: **410156 C0060**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Ray Wilkinson

Sincerely,
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210527**

Owner(s): **KINGDON FIRST REALTY INC**

Violation Address: **625 KISSIMMEE ST**

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/21, I personally received a copy of the following documents for the above-referenced property

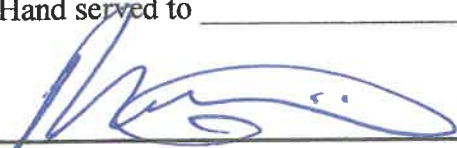
- Notice of Violation
- Renotice C/m*
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by RAY WILKINSON who is personally known to me and who did not take an oath.



NOTARY PUBLIC



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210527**

Owner(s): **KINGDON FIRST REALTY INC**

Violation Address: **625 KISSIMMEE ST**

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/26/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Renotice CM* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/26/21, by DENISE GARRETT who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



- Home
- Search
- E-File
- Exemptions
- Downloads
- Forms
- FAQ
- General Info
- About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 410156 C0060
 Owner: KINGDON FIRST REALTY INC
 Property Use: 0100 - SINGLE FAMILY
 623 KISSIMMEE ST

1 of 2
 Return to Search Results

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

- Actions
- Neighborhood Sales
- Printable Summary
- Printable Version

Parcel Information

Parcel ID: 410156 C0060
 Owner(s): KINGDON FIRST REALTY INC
 Tax District: 1 - CITY
 Legal Desc: NORMAL SCHOOL
 LOT 6 BLOCK C
 DB 135/41 OR 967/1793

- Reports
- Mailing List
- Property Data Export

Mailing Addr: 1315 LAFAYETTE ST A
 TALLAHASSEE FL 32301

Google Map
 Location: 623 KISSIMMEE ST
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.180 - ESTIMATED
 Subdivision: NORMAL SCHOOL
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 2

Go

- Help Links
- Data Dictionary
- Search Instructions
- Property Use Codes

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/14/2016	\$45,000	4974/1279	Warranty Deed	Improved
06/18/2014	\$100	4688/713	Estate Deed	Improved
05/22/2014	\$0	4671/1310	Final Judgement	Improved
05/22/2014	\$0	4670/1220	Final Judgement	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$91,318	\$106,318	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$106,318	\$106,318	\$0	\$106,318
	Leon County - Emergency Medical Service	0.50000	\$106,318	\$106,318	\$0	\$106,318
	School - State Law	3.71500	\$106,318	\$106,318	\$0	\$106,318
	School - Local Board	2.24800	\$106,318	\$106,318	\$0	\$106,318
	City of Tallahassee	4.10000	\$106,318	\$106,318	\$0	\$106,318
	NW FL Water Management	0.03110	\$106,318	\$106,318	\$0	\$106,318

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1948	666	90
2020	2	1	Residential	MF - Multi Family	1967	1,380	501
Total:		2				2,046	591

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|--------------------------------|---|------------------------|
| County Links | County Map Links | Other Map Links |
| Leon County Tax Collector | Land Information | Google Map |
| Permits Online (City / County) | (Contains FEMA, Zoning, Fire Hydrant, etc.) | Map |
| Property Info Sheet | Flood Zone (FEMA) | |
| | Zoning Map | |
| | Fire Hydrant Map | |
| | More TLCGIS Maps | |

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 C0060		Type	REAL ESTATE		Request E-Bill	
Address		623 KISSIMMEE ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 C0060	PAID	11/1994	864.77		Tax Bill	
1995	R	1995 410156 C0060	PAID	12/1995	866.41		Tax Bill	
1996	R	1996 410156 C0060	PAID	12/1996	888.21		Tax Bill	
1997	R	1997 410156 C0060	PAID	01/1998	899.92		Tax Bill	
1998	R	1998 410156 C0060	PAID	11/1998	906.58		Tax Bill	
1999	R	1999 410156 C0060	PAID	11/1999	877.43		Tax Bill	
2000	R	2000 410156 C0060	PAID	12/2000	914.76		Tax Bill	
2001	R	2001 410156 C0060	PAID	11/2001	1,074.57		Tax Bill	
2002	R	2002 410156 C0060	PAID	12/2002	1,279.77		Tax Bill	
2003	R	2003 410156 C0060	PAID	12/2003	1,446.90		Tax Bill	
2004	R	2004 410156 C0060	PAID	12/2004	1,638.51		Tax Bill	
2005	R	2005 410156 C0060	PAID	12/2005	1,945.57		Tax Bill	
2006	R	2006 410156 C0060	PAID	11/2006	2,539.81		Tax Bill	
2007	R	2007 410156 C0060	PAID	11/2007	2,310.54		Tax Bill	
2008	R	2008 410156 C0060	PAID	03/2009	2,375.61		Tax Bill	
2009	R	2009 410156 C0060	PAID	01/2010	2,160.82		Tax Bill	
2010	R	2010 410156 C0060	PAID	05/2011	2,298.26		Tax Bill	
2011	R	2011 410156 C0060	PAID	02/2012	1,524.77		Tax Bill	
2012	R	2012 410156 C0060	PAID	01/2013	1,483.14		Tax Bill	
2013	R	2013 410156 C0060	PAID	01/2014	1,607.45		Tax Bill	
2014	R	2014 410156 C0060	PAID	01/2015	1,670.40		Tax Bill	
2015	R	2015 410156 C0060	PAID	02/2016	1,723.07		Tax Bill	
2016	R	2016 410156 C0060	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00004681-00	REDEEMED	12/2018	2,065.75		Certificate	
2017	R	2017 410156 C0060	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004494-00	REDEEMED	12/2018	2,080.85		Certificate	
2018	R	2018 410156 C0060	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004650-00	UNPAID			2,126.68	<input type="checkbox"/> Certificate	
2019	R	2019 410156 C0060	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005215-00	UNPAID			2,208.22	<input type="checkbox"/> Certificate	
2020	R	2020 410156 C0060	UNPAID			2,010.32	<input type="checkbox"/> Tax Bill	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
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CURRENT ACCOUNT DETAILS

Account Number	2020	410156 C0060	Tax Bill
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BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL LOT 6 BLOCK C DB 135/41 OR 967/1793		KINGDON FIRST REALTY INC 1315 LAFAYETTE STA TALLAHASSEE,FL 32301				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	106,318	TAXES	2,010.32			
TAXABLE	106,318	TOTAL	2,010.32			
MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON			
2,010.32	2,080.63	APRIL 1	JUNE 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: *3/26/2021*
Violation Address: **625 KISSIMMEE ST**
Tax Identification Number: **410156 C0060**

Case No.: **TCE210527**
Repeat Offender: No

Owner(s):
KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

You are required to correct the following code violations within **10** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permits Required
(plumbing and electric)
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location by licensed contractors.
- 2 Obtain approvals on all missed and required inspections.

Call for inspection when property is in compliance.

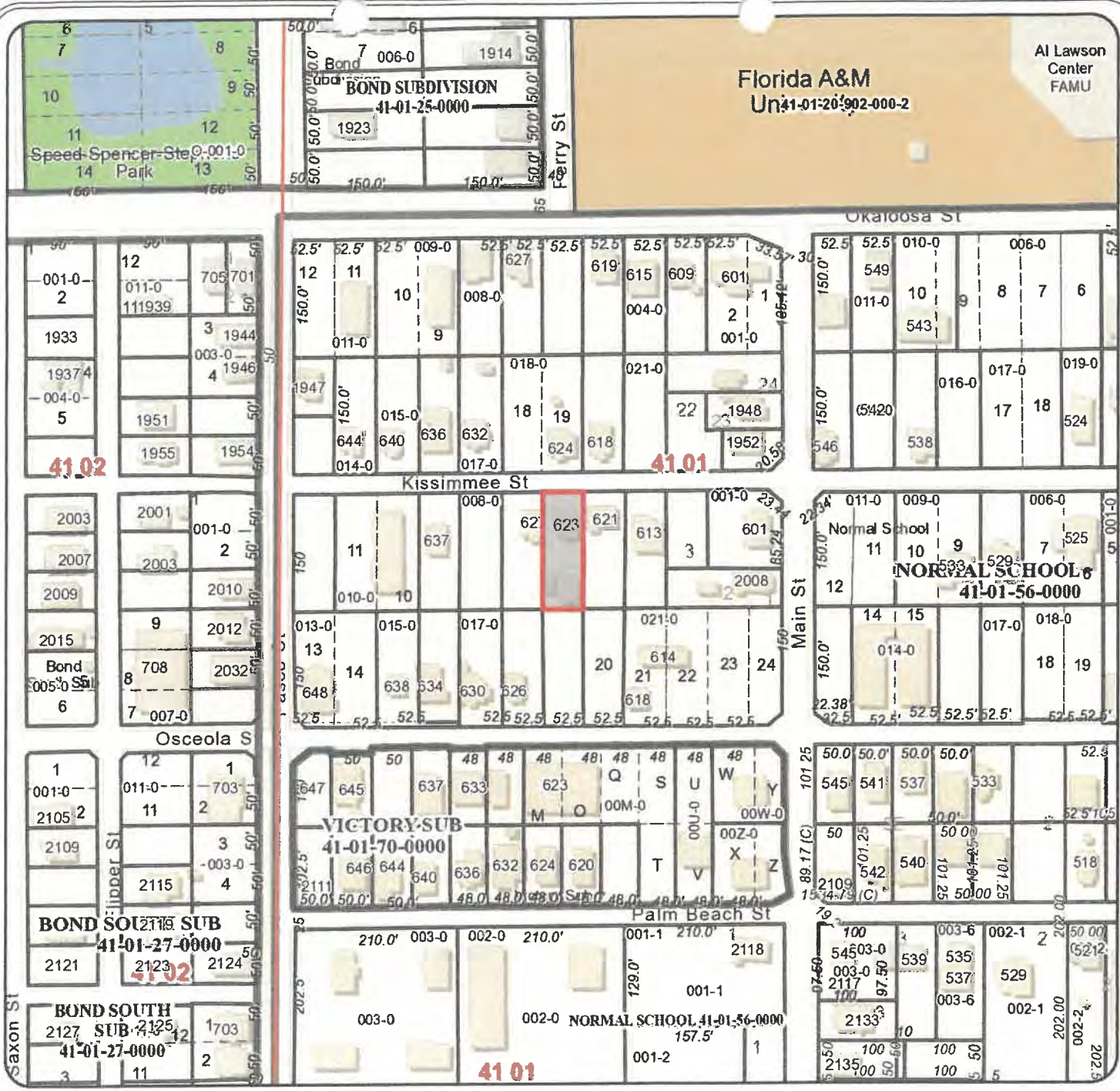
If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson, 850-445-8763.

CITY HALL 300 South Adams Street Tallahassee, Fl. 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Florida A&M
Un41-01-20-902-000-2

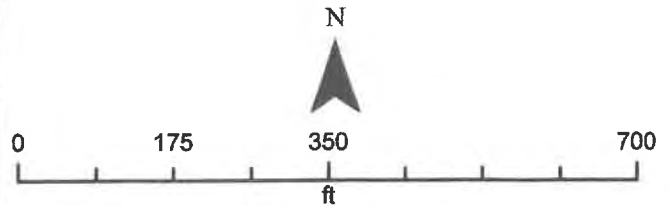
Al Lawson
Center
FAMU



410156 C0060

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 26, 2021

ITEM # 2 CASE NO. TCE192351

CASE PROFILE

Code Officer: Justin land

Case No.: TCE192351

Initial Inspection Date: June 25, 2019

Violation Address: 727 W BREVARD ST

Tax Identification Number: 2135750010080

Owner(s):

S & V HOLDINGS OF TALLAHASSEE LLC

3169 HUTTERSFIELD

TALLAHASSEE FL 32303

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Construction/ Renovations of structure without permits.
- 2 Obtain building permit along with all other applicable permits for remodel and approval on all missed and required inspections.

OWNER CONTACT: YES/NO

Posted on: 4/29/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 28, 2021

**S & V HOLDINGS OF TALLAHASSEE LLC
C/O AGENT PHIFER, SAMUEL
3169 HUTTERSFIELD
TALLAHASSEE FL 32303**

Re: CASE NUMBER **TCE192351**
LOCATION: **727 W BREVARD ST**
Tax ID #: **2135750010080**

New Notice of Hearing

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 1st at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 5/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

JUSTIN LAND

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE192351**

Owner(s): **S & V HOLDINGS OF TALLAHASSEE LLC**

Violation Address: **727 W BREVARD ST**

I, JUSTIN LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4/29/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Initial CM* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 4/29/21

Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2021 (year), by

Sir' Teria Henderson (name of person acknowledging) by Justin Land, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



**Growth Management
Code Enforcement Division**

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE192351**

Owner(s): **S & V HOLDINGS OF TALLAHASSEE LLC**

Violation Address: **727 W BREVARD ST**

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/28/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing *Initial CM*
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/28/2021

Posted at the violation address listed above on _____

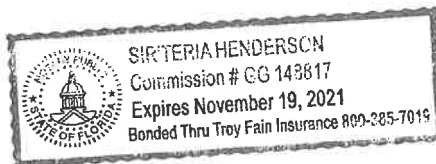
Hand served to _____ at the violation address listed above on _____

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2021 (year), by Sir' Teria Henderson (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



Parcel: 2135750010080
 Owner: S & V HOLDINGS OF TALLAHASSEE LLC

Prop Use: 0100 - SINGLE FAMILY
 727 W BREVARD ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2135750010080
Owner(s): S & V HOLDINGS OF TALLAHASSEE LLC
Tax District: 1 - CITY
Legal Desc: SAXON
 LOT 8 BLOCK 1
 DB 50/354 OR 1118/2219-2221
 PR 77-197 2340/841

Mailing Addr: 3169 HUTTERSFIELD
 TALLAHASSEE FL 32303

Google Map

Location: 727 W BREVARD ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.170 - ESTIMATED
Subdivision: SAXON ADD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/14/2018	\$62,500	5238/1800	Warranty Deed	Improved
03/24/2017	\$53,000	5043/950	Warranty Deed	Improved
01/07/2015	\$18,000	4752/18	Warranty Deed	Improved
08/22/2014	\$11,000	4705/1336	Warranty Deed	Improved
08/11/2014	\$300	4699/1511	Cert of Title	Improved
07/26/2013	\$0	4577/41	Probate	Improved
06/11/2013	\$100	4540/1851	Warranty Deed	Improved
10/09/2001	\$100	2572/1195	Warranty Deed	Improved
01/01/2000	\$100	2340/0841	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2018	\$18,000	\$56,439	\$74,439	\$0		\$0 2018 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2018	Leon County	8.31440	\$74,439	\$74,439	\$0	\$74,439
	Leon County - Emergency Medical Service	0.50000	\$74,439	\$74,439	\$0	\$74,439
	School - State Law	4.09500	\$74,439	\$74,439	\$0	\$74,439
	School - Local Board	2.24800	\$74,439	\$74,439	\$0	\$74,439
	City of Tallahassee	4.10000	\$74,439	\$74,439	\$0	\$74,439

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2018	1	1	Residential	SF - Single Family	1941	864	400
Total:		1				864	400

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2135750010080		Type		REAL ESTATE	
Address		727 W BREVARD ST TAL		Status			
Sec/Twn/Rng				Subdivision		SAXON ADD	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2135750010080	PAID	04/1995	496.23	Tax Bill	
1995	R	1995 2135750010080	PAID	04/1996	528.02	Tax Bill	
1996	R	1996 2135750010080	PAID	05/1997	506.19	Tax Bill	
1997	R	1997 2135750010080	PAID	05/1998	581.67	Tax Bill	
1998	R	1998 2135750010080	PAID	05/1999	541.33	Tax Bill	
1999	R	1999 2135750010080	PAID	03/2000	370.47	Tax Bill	
2000	R	2000 2135750010080	PAID	03/2001	345.88	Tax Bill	
2001	R	2001 2135750010080	PAID	03/2002	38.15	Tax Bill	
2002	R	2002 2135750010080	PAID	03/2003	272.40	Tax Bill	
2003	R	2003 2135750010080	PAID	04/2004	311.87	Tax Bill	
2004	R	2004 2135750010080	PAID	03/2005	316.24	Tax Bill	
2005	R	2005 2135750010080	PAID	03/2006	334.41	Tax Bill	
2006	R	2006 2135750010080	PAID	03/2007	345.92	Tax Bill	
2007	R	2007 2135750010080	PAID	11/2007	321.30	Tax Bill	
2008	R	2008 2135750010080	PAID	03/2009	369.88	Tax Bill	
2009	R	2009 2135750010080	PAID	11/2009	363.52	Tax Bill	
2010	R	2010 2135750010080	PAID	12/2010	395.85	Tax Bill	
2011	R	2011 2135750010080	PAID	03/2012	416.40	Tax Bill	
2012	R	2012 2135750010080	PAID	04/2013	473.05	Tax Bill	
2013	R	2013 2135750010080	PAID	05/2014	481.26	Tax Bill	
2014	R	2014 2135750010080	PAID	11/2014	1,362.77	Tax Bill	
2015	R	2015 2135750010080	PAID	10/2015	1,459.77	Tax Bill	
2016	R	2016 2135750010080	PAID	01/2017	1,504.17	Tax Bill	
2017	R	2017 2135750010080	CER SOLD	06/2018		Tax Bill	
2017	CER	2018-00002643-00	REDEEMED	09/2018	1,608.70	Certificate	
2018	R	2018 2135750010080	PAID	11/2018	1,378.59	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2018	2135750010080	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
SAXON LOT 8 BLOCK 1 DB 50/354 OR 1118/2219-2221 PR 77-197 2340/841				S & V HOLDINGS OF TALLAHASSEE LLC 3169 HUTTERSFIELD TALLAHASSEE, FL 32303		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	74,439			TAXES	1,436.03	
TAXABLE	74,439			TOTAL	1,436.03	
IF PAID BY	NOV 1-NOV 30	DEC 1-JAN 2	JAN 3-JAN 31	FEB 1-FEB 28	MAR 1-APR 1	
PLEASE PAY	1,378.59	1,392.95	1,407.31	1,421.67	1,436.03	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/29/2018	995 2018 0003717.0001	Full	Pmt Posted	\$57.44-	\$.00	\$1,378.59

Links of Interest

[LEON COUNTY GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement**

Notice of Violation

Code Officer: **Justin Land**

Case No.: **TCE192351**

Initial Inspection Date: 6-25-19

Repeat Offender: **No**

Violation Address: **727 W. BREVARD ST**

Tax Identification Number: **2135750010080**

Owner(s):

**S & V HOLDINGS OF TALLAHASSEE LLC
3169 HUTTERSFIELD
TALLAHASSEE FL 32303**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required**
- 2 FBC Chapter 1 Section 110.3 Required Inspections**

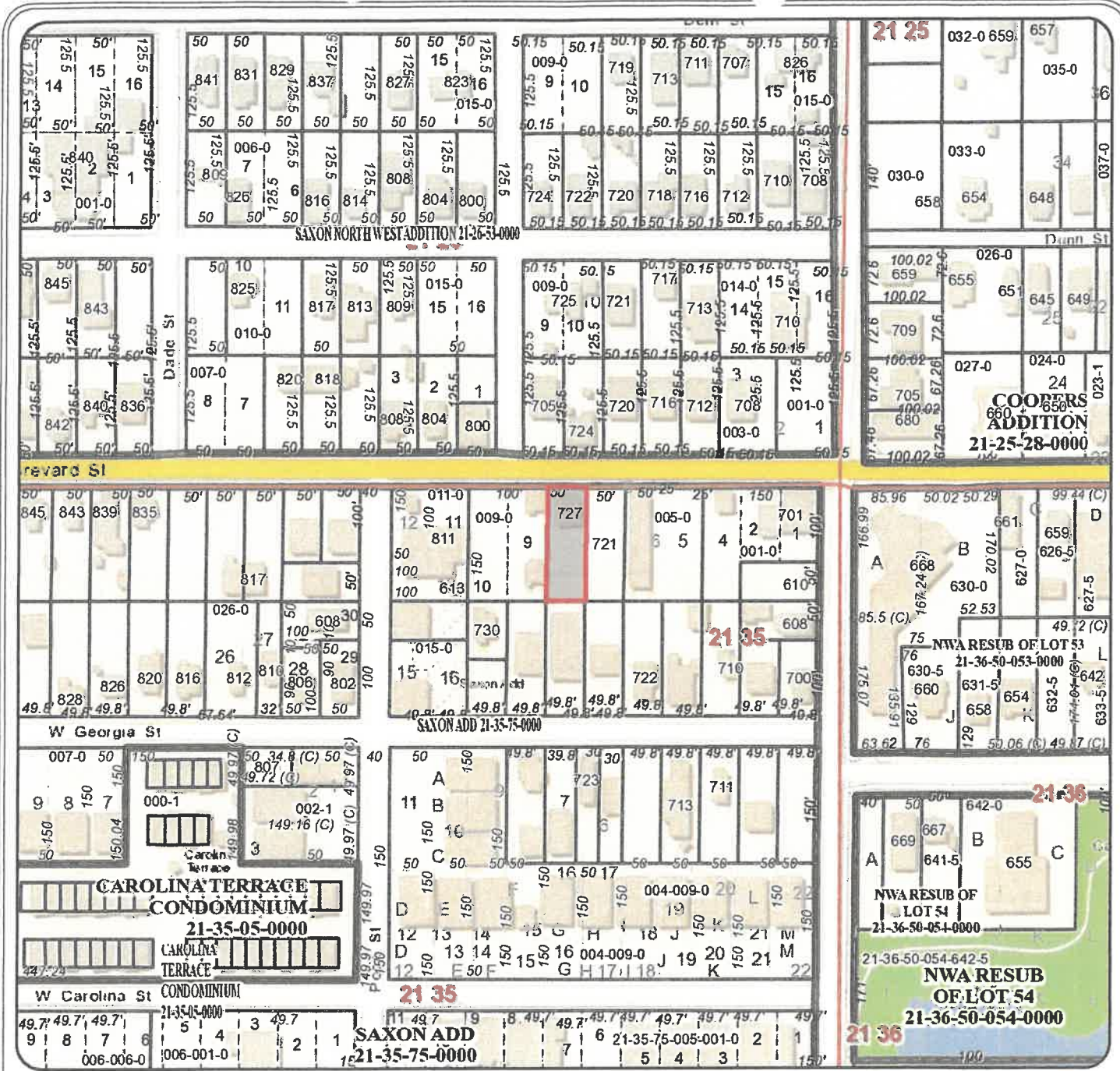
Corrective Actions Required:

- 1 Construction/ Renovations of structure without permits.**
- 2 Obtain building permit along with all other applicable permits for remodel and approval on all missed and required inspections.**

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

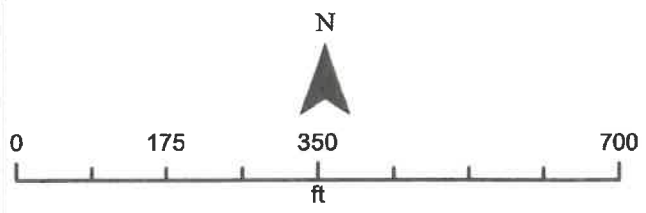
Call for inspection when property is in compliance, 891-7077/ 879-4564.



2135750010080

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Aug 08, 2019

ITEM # 3 CASE NO. TCE210394

CASE PROFILE

Code Officer: *Justin Land*

Case No.: **TCE210394**

Initial Inspection Date: *2/26/2021*

Violation Address: **1236 MCCASKILL AVE**

Tax Identification Number: **410230 10050**

Owner(s):

GIDDENS ANTONIO

1228 MCCASKILL AVE

TALLAHASSEE FL 32310

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10-31 Violations (4) To erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation or contravention of any zoning, subdivision or general regulation of this chapter or any amendment thereto.**

CASE FACTS

Corrective Actions Required:

- 1 All tree debris on property shall be removed and lot fully stabilized with grass seed and mulch or hay. Tree debris stockpiles are prohibited at this location.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 5/4/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

May 04, 2021

**GIDDENS ANTONIO
1228 MCCASKILL AVE
TALLAHASSEE FL 32310**

Re: CASE NUMBER **TCE210394**

LOCATION: **1236 MCCASKILL AVE**

Tax ID #: **410230 I0050**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on _05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Justin Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REFSE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division** Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210394**

Owner(s): **GIDDENS ANTONIO**

Violation Address: **1236 MCCASKILL AVE**

I, **JUSTIN LAND**, City of Tallahassee, Code Enforcement Division, hereby state that on 5/4/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- CM-CM initial* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 5/4/21

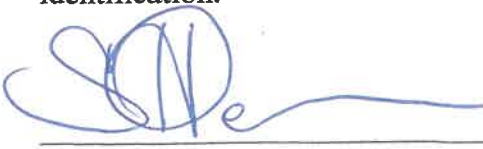
Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2021 (year), by S. Henderson (name of person acknowledging) by **JUSTIN LAND**, who is personally known to me or has produced _____ (type of identification) as identification.





Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Growth Management
Code Enforcement Division** Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210394**

Owner(s): **GIDDENS ANTONIO**

Violation Address: **1236 MCCASKILL AVE**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 5-4-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- GM-CM initial*
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-4-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May, 2021 (year), by Denise Garrett (name of person acknowledging) by **SIR'TERIA HENDERSON**, who is personally known to me or has produced N/A (type of identification) as identification.



Denise Garrett



AKIN AKINYEMI, PhD, RA, CFA

LEON COUNTY PROPERTY APPRAISER

"We VALUE our community"



- Home
- Search**
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Summary

- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 410230 I0050 Property Use: 0000 - VACANT RESIDENTIAL
 Owner: GIDDENS ANTONIO 1236 MCCASKILL AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410230 I0050
 Owner(s): GIDDENS ANTONIO

Tax District: 1 - CITY
 Legal Desc: BLOXHAM HEIGHTS
 E 30 FT OF S 15 FT OF
 LOT 5 E 30 FT OF LOT 8 &
 W 40 FT OF LOT 9 BLOCK I
 OR 1112/844 1836/786W 95-563PR
 OR 1966/1775 1987/835

Mailing Addr: 1228 MCCASKILL AVE
 TALLAHASSEE FL 32310

Google Map

Location: 1236 MCCASKILL AVE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.250 - ESTIMATED
 Subdivision: BLOXHAM HEIGHTS RESUB
 Property Use: 0000 - VACANT RESIDENTIAL
 Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/25/2017	\$100	5102/1163	Quit Claim	Vacant
10/15/2016	\$6,000	5019/2120	Quit Claim	Improved
04/24/2015	\$7,000	4805/1868	Quit Claim	Improved
09/17/2014	\$3,000	4715/1256	Quit Claim	Improved
04/04/2014	\$100	4651/896	Cert of Title	Improved
07/10/2006	\$87,700	3542/1797	Warranty Deed	Improved
07/06/2001	\$112,600	2527/412	Warranty Deed	Improved
01/01/1984	\$18,200	1112/0844	Warranty Deed	Improved
01/01/1980	\$16,000	0977/1747	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$9,563	\$0	\$9,563	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$9,563	\$8,168	\$0	\$8,168
	Leon County - Emergency Medical Service	0.50000	\$9,563	\$8,168	\$0	\$8,168
	School - State Law	3.71500	\$9,563	\$9,563	\$0	\$9,563
	School - Local Board	2.24800	\$9,563	\$9,563	\$0	\$9,563
	City of Tallahassee	4.10000	\$9,563	\$8,168	\$0	\$8,168
	NW FL Water Management	0.03110	\$9,563	\$8,168	\$0	\$8,168

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- Leon County Tax Collector
- Permits Online (City / County)
- Property Info Sheet

County Map Links

- Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- Flood Zone (FEMA)
- Zoning Map
- Fire Hydrant Map
- More TCGIS Maps

Other Map Links

- Google Map
- Map

1 of 1

[Return to Search Results](#)

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Mailing List
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Go

Help Links

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- Search Instructions
- Property Use Codes

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	410230 I0050			Type	REAL ESTATE		Request E-Bill	
Address	1236 MCCASKILL AVE TAL			Status				
Sec/Twn/Rng	02 1S 1W		Subdivision	BLOXHAM HEIGHTS RESUB				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410230 I0050	PAID	05/1995	408.53		Tax Bill	
1995	R	1995 410230 I0050	PAID	03/1996	398.51		Tax Bill	
1996	R	1996 410230 I0050	PAID	03/1997	389.00		Tax Bill	
1997	R	1997 410230 I0050	PAID	05/1998	445.35		Tax Bill	
1998	R	1998 410230 I0050	PAID	12/1998	384.58		Tax Bill	
1999	R	1999 410230 I0050	PAID	12/1999	404.01		Tax Bill	
2000	R	2000 410230 I0050	PAID	11/2000	374.36		Tax Bill	
2001	R	2001 410230 I0050	PAID	04/2002	503.22		Tax Bill	
2002	R	2002 410230 I0050	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00003967-00	REDEEMED	06/2004	804.95		Certificate	
2003	R	2003 410230 I0050	CER SOLD	05/2004			Tax Bill	
2003	CER	2004-00003562-00	REDEEMED	06/2004	868.34		Certificate	
2004	R	2004 410230 I0050	PAID	11/2004	817.89		Tax Bill	
2005	R	2005 410230 I0050	PAID	11/2005	1,010.03		Tax Bill	
2006	R	2006 410230 I0050	PAID	11/2006	1,236.71		Tax Bill	
2007	R	2007 410230 I0050	PAID	11/2007	1,365.69		Tax Bill	
2008	R	2008 410230 I0050	PAID	11/2008	1,440.60		Tax Bill	
2009	R	2009 410230 I0050	PAID	11/2009	1,290.31		Tax Bill	
2010	R	2010 410230 I0050	PAID	11/2010	1,300.12		Tax Bill	
2011	R	2011 410230 I0050	PAID	11/2011	935.88		Tax Bill	
2012	R	2012 410230 I0050	PAID	11/2012	427.76		Tax Bill	
2013	R	2013 410230 I0050	PAID	11/2013	418.96		Tax Bill	
2014	R	2014 410230 I0050	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00005334-00	REDEEMED	03/2016	524.66		Certificate	
2015	R	2015 410230 I0050	PAID	03/2016	394.06		Tax Bill	
2016	R	2016 410230 I0050	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00004771-00	REDEEMED	06/2019	612.02		Certificate	
2017	R	2017 410230 I0050	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004580-00	UNPAID			382.74	<input type="checkbox"/> Certificate	
2018	R	2018 410230 I0050	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004729-00	UNPAID			234.45	<input type="checkbox"/> Certificate	

2019	R	2019 410230 10050	CER SOLD	06/2020				Tax Bill
2019	CER	2020-00005324-00	UNPAID			217.02	<input type="checkbox"/>	Certificate
2020	R	2020 410230 10050	UNPAID			162.75	<input type="checkbox"/>	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

 [Add to Cart](#)

CURRENT ACCOUNT DETAILS

Account Number	2020	410230 10050	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
BLOXHAM HEIGHTS E 30 FT OF S 15 FT OF LOT 5 E 30 FT OF LOT 8 & W 40 FT OF LOT 9 BLOCK I OR 1112/844 1836/786W 95-563PR OR 1966/1775 1987/835		GIDDENS ANTONIO 1228 MCCASKILL AVE TALLAHASSEE, FL 32310				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	8,168	TAXES	162.75			
COUNTY TXBL	8,168	TOTAL	162.75			
SCHOOL ASMT	9,563					
SCHOOL TXBL	9,563					
MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON			
162.75	177.63	APRIL 1	JUNE 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Growth Management Code Enforcement

Notice of Violation

Code Officer: Justin Land

Case No.: TCE210394

Initial Inspection Date: 2/26/2021

Repeat Offender: No

Violation Address: 1236 MCCASKILL AVE

Tax Identification Number: 410230 I0050

Owner(s):

GIDDENS ANTONIO
1228 MCCASKILL AVE
TALLAHASSEE FL 32310

You are required to correct the following code violations within 10 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10-31 Violations (4) To erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation or contravention of any zoning, subdivision or general regulation of this chapter or any amendment thereto.

Corrective Actions Required:

- 1 All tree debris on property shall be removed and lot fully stabilized with grass seed and mulch or hay. Tree debris stockpiles are prohibited at this location.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7077.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

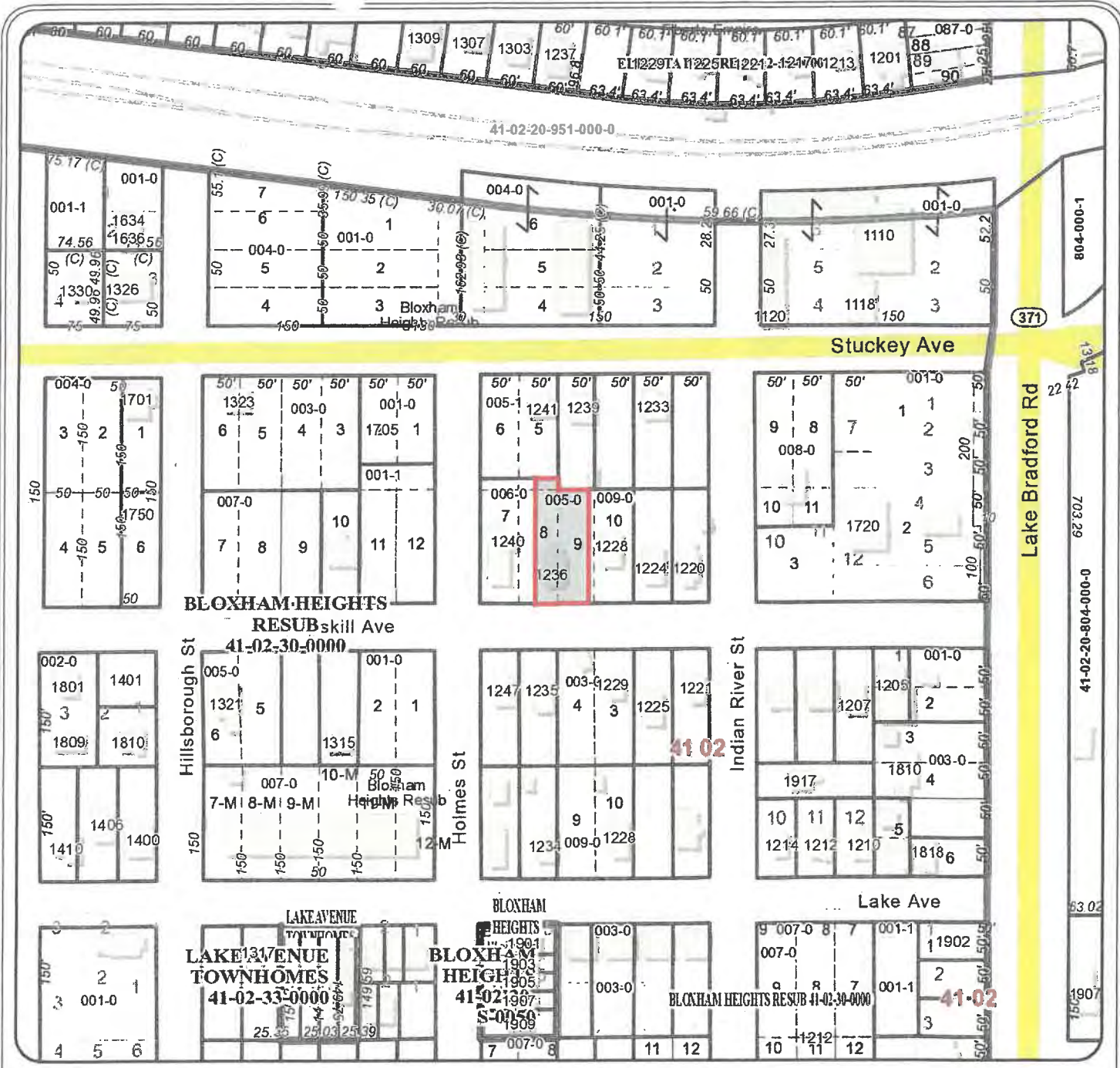
JOHN E. DAILEY
Mayor
REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
City Auditor

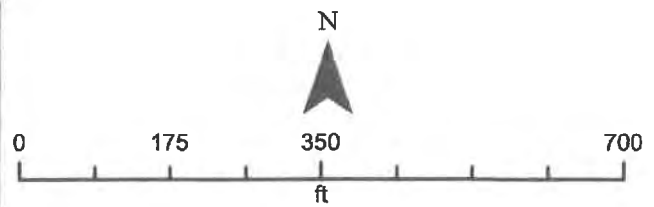
DIANNE WILLIAMS-COX
Commissioner



410230 I0050

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 17, 2021

ITEM # 4 CASE NO. TCE202315

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202315**

Initial Inspection Date: **10/01/2020**

Violation Address: **612 CAMPBELL ST**

Tax Identification Number: **410156 G0061**

Owner(s):

**JOHNSON JOSEPH P & CAMILLE E COLEY
118 RIDGE RD
TALLAHASSEE FL 32305**

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

CASE FACTS

Corrective Actions Required:

1 Repair all damaged window screens.

Repair the fascia and roof line along the front of the house. A building permit and a licensed contractor may be required.

Provide a protective coating, paint or the like, on unprotected surfaces, including repairs.

**2 Repair the damaged brick work on the front of the house.
Mow lawn removing all high grass, weeds and overgrowth.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/15/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 31, 2021

**JOHNSON JOSEPH P & CAMILLE E COLEY
118 RIDGE RD
TALLAHASSEE FL 32305**

Re: CASE NUMBER **TCE202315**
LOCATION: **612 CAMPBELL ST**
Tax ID #: **410156 G0061**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202315

Owner(s): JOHNSON JOSEPH P & CAMILLE E COLEY

Violation Address: 612 CAMPBELL ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-14-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with 'cm initial')
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-15-21

Hand served to at the violation address listed above on

Jency Probert (signature)

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-20-2021 by JENCY PROBERT who is personally known to me and who did not take an oath.

(Signature) NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202315

Owner(s): JOHNSON JOSEPH P & CAMILLE E COLEY

Violation Address: 612 CAMPBELL ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-14-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with 'cm initial')
Code Magistrate Order
Dangerous Building Placard
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-14-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

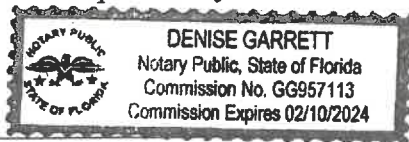
[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-14-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Handwritten signature]
NOTARY PUBLIC



Parcel: 410156 G0061
 Owner: JOHNSON JOSEPH P

Property Use: 0100 - SINGLE FAMILY
 612 CAMPBELL ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 G0061
Owner(s): JOHNSON JOSEPH P
 CAMILLE E COLEY

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 W 52 1/2 FT OF S BLOCK G
 108 FT OF LOT 6
 DB 201/341 DB 133/197 2126/423(98-408PR) 2127/2032 2254/669

Mailing Addr: 118 RIDGE RD
 TALLAHASSEE FL 32305

Google Map

Location: 612 CAMPBELL ST
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.130 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/01/1999	\$5,000	2254/0669	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$12,000	\$26,313	\$38,313	\$0		\$0 2019 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$38,313	\$38,313	\$0	\$38,313
	Leon County - Emergency Medical Service	0.50000	\$38,313	\$38,313	\$0	\$38,313
	School - State Law	3.91900	\$38,313	\$38,313	\$0	\$38,313
	School - Local Board	2.24800	\$38,313	\$38,313	\$0	\$38,313
	City of Tallahassee	4.10000	\$38,313	\$38,313	\$0	\$38,313
	NW FL Water Management	0.03270	\$38,313	\$38,313	\$0	\$38,313

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Residential	SF - Single Family	1951	690	126
Total:		1				690	126

Quick Links - (Note: Clicking links below will navigate away from our website.)

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- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links


- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 G0061		Type	REAL ESTATE		Request E-Bill	
Address		612 CAMPBELL ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 G0061	PAID	11/1994	296.87		Tax Bill	
1995	R	1995 410156 G0061	PAID	11/1995	293.26		Tax Bill	
1996	R	1996 410156 G0061	PAID	12/1996	292.30		Tax Bill	
1997	R	1997 410156 G0061	PAID	12/1997	331.23		Tax Bill	
1998	R	1998 410156 G0061	PAID	12/1998	304.10		Tax Bill	
1999	R	1999 410156 G0061	CER SOLD	05/2000			Tax Bill	
1999	CER	2000-00003700-00	REDEEMED	02/2001	261.59		Certificate	
2000	R	2000 410156 G0061	CER SOLD	05/2001			Tax Bill	
2000	CER	2001-00003997-00	REDEEMED	06/2002	263.46		Certificate	
2001	R	2001 410156 G0061	CER SOLD	05/2002			Tax Bill	
2001	CER	2002-00004063-00	REDEEMED	03/2003	282.82		Certificate	
2002	R	2002 410156 G0061	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00003901-00	REDEEMED	10/2003	282.90		Certificate	
2003	R	2003 410156 G0061	CER SOLD	05/2004			Tax Bill	
2003	CER	2004-00003505-00	REDEEMED	03/2005	320.17		Certificate	
2004	R	2004 410156 G0061	CER SOLD	05/2005			Tax Bill	
2004	CER	2005-00003686-00	REDEEMED	09/2005	345.23		Certificate	
2005	R	2005 410156 G0061	CER SOLD	05/2006			Tax Bill	
2005	CER	2006-00003226-00	REDEEMED	10/2006	498.18		Certificate	
2006	R	2006 410156 G0061	CER SOLD	05/2007			Tax Bill	
2006	CER	2007-00003335-00	REDEEMED	01/2008	885.64		Certificate	
2007	R	2007 410156 G0061	CER SOLD	06/2008			Tax Bill	
2007	CER	2008-00005557-00	REDEEMED	08/2008	877.37		Certificate	
2008	R	2008 410156 G0061	CER SOLD	06/2009			Tax Bill	
2008	CER	2009-00006104-00	REDEEMED	01/2010	931.40		Certificate	
2009	R	2009 410156 G0061	CER SOLD	06/2010			Tax Bill	
2009	CER	2010-00007060-00	REDEEMED	01/2011	838.50		Certificate	
2010	R	2010 410156 G0061	CER SOLD	06/2011			Tax Bill	
2010	CER	2011-00007080-00	REDEEMED	08/2013	1,044.69		Certificate	
2011	R	2011 410156 G0061	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00005820-00	REDEEMED	06/2014	735.79		Certificate	
2012	R	2012 410156 G0061	CER SOLD	06/2013			Tax Bill	

2012	CER	2013-00005774-00	REDEEMED	01/2015	586.54		Certificate
2013	R	2013 410156 G0061	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00005429-00	REDEEMED	02/2016	631.48		Certificate
2014	R	2014 410156 G0061	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00005260-00	REDEEMED	03/2017	708.98		Certificate
2015	R	2015 410156 G0061	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00004978-00	REDEEMED	12/2017	760.20		Certificate
2016	R	2016 410156 G0061	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00004697-00	REDEEMED	08/2018	812.32		Certificate
2017	R	2017 410156 G0061	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00004509-00	REDEEMED	05/2019	819.13		Certificate
2018	R	2018 410156 G0061	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00004665-00	REDEEMED	03/2020	850.94		Certificate
2019	R	2019 410156 G0061	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00005232-00	UNPAID			870.96	Certificate
							 Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2019	410156 G0061	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL W 52 1/2 FT OF S BLOCK G 108 FT OF LOT 6 DB 201/341 DB 133/197 2126/423(98- 408PR) 2127/2032 2254/669		JOHNSON JOSEPH P CAMILLE E COLEY 118 RIDGE RD TALLAHASSEE, FL 32305				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	38,313	TAXES	732.32			
TAXABLE	38,313	INT. 4.5000%	32.95			
		SALE 5%	38.26			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	823.53			
CERTIFICATE - ISSUED FOR		823.53	- GROSS TAX 732.32			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/07/2020	460 2019 0001730.0001	Full	Pmt Posted			

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE202315**

Initial Inspection Date: **10/01/2020 (was given 60 day to comply)**

Repeat Offender: No

Violation Address: **612 CAMPBELL ST**

Tax Identification Number: **410156 G0061**

Owner(s):

**JOHNSON JOSEPH P & CAMILLE E COLEY
118 RIDGE RD
TALLAHASSEE FL 32305**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

1 Repair all damaged window screens.

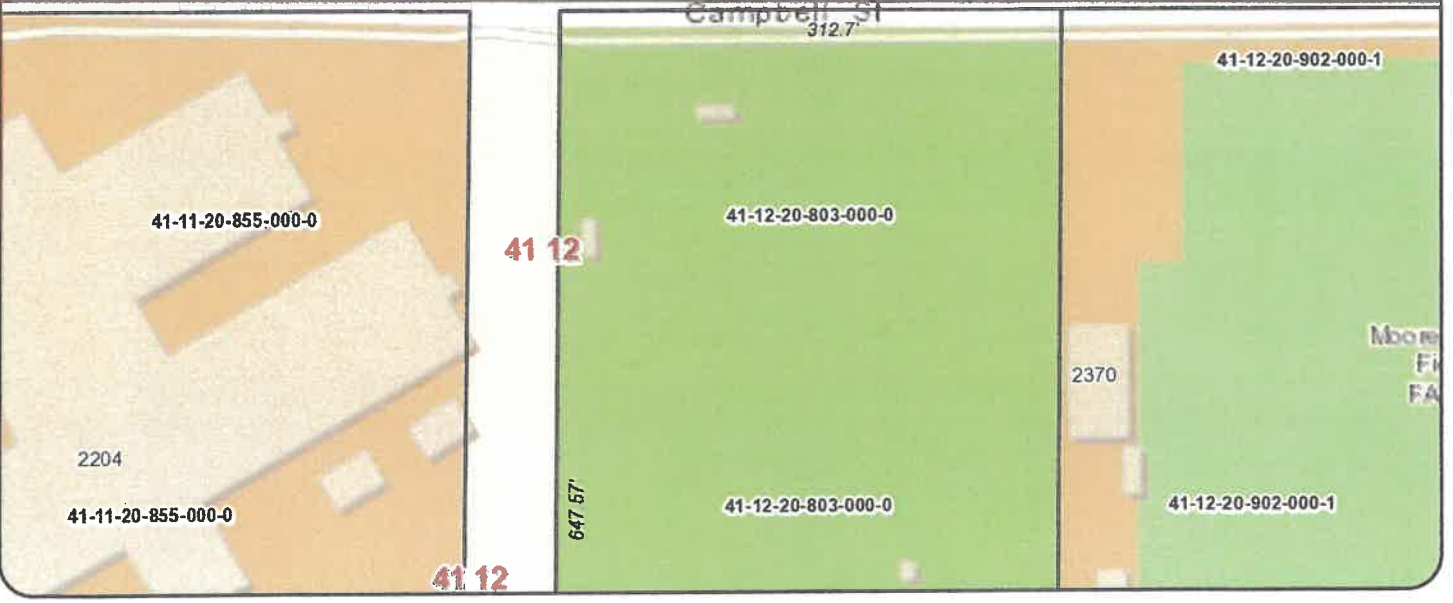
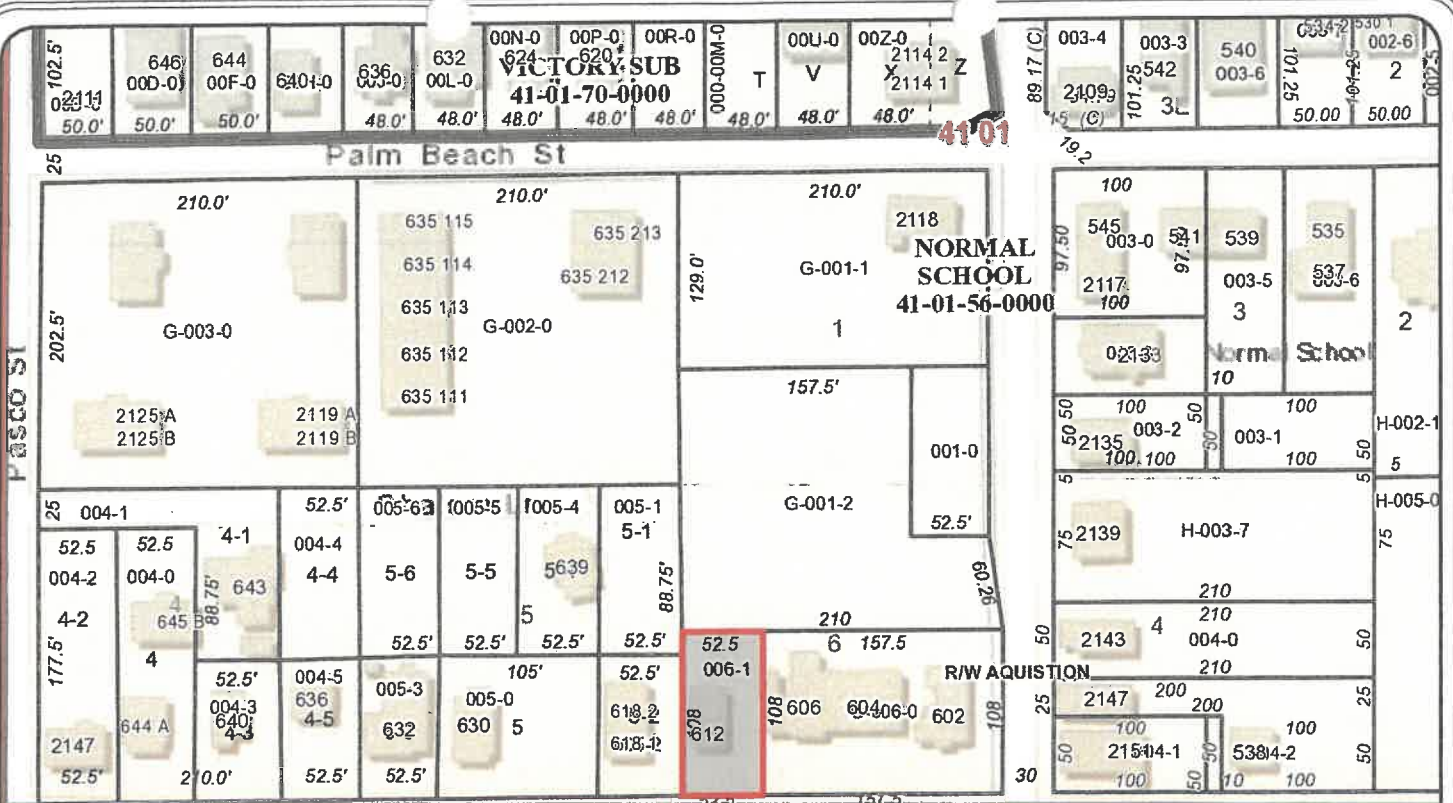
Repair the fascia and roof line along the front of the house. A building permit and a licensed contractor may be required.

Provide a protective coating, paint or the like, on unprotected surfaces, including repairs.

**2 Repair the damaged brick work on the front of the house.
Mow lawn removing all high grass, weeds and overgrowth.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

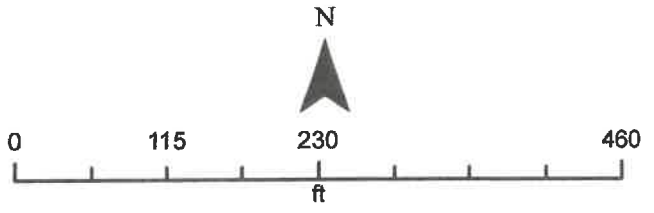
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.



410156 G0061

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Oct 05, 2020

ITEM # 5 CASE NO. TCE210071

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210071**

Initial Inspection Date: **01/21/2021**

Violation Address: **3494 SUNBURST LOOP**

Tax Identification Number: **411480 E0160**

Owner(s):

NAWALANY BELINDA JOY
120 SINCLAIRE RD
TALLAHASSEE FL 32312

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 8 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 9 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

- 1 There are missing or damaged window screens. Repair or replace window screens as required. There are window screens that are too small for the window opening, repair or replace the window screens as required. There are window screens that are installed on the wrong side of the window. Ensure all screens are properly installed, fit properly, and are fully functional on all openable windows.

There are roof leaks in the roof of the trailer and front porch. Locate the causes and repair as required to the applicable building code. There are areas where the fascia, roof and soffit on the addition are in disrepair. Repair roof, fascia, and soffit as required to the applicable building code. There are sections of exterior trim/ drip line that is missing along the sides of the trailer. Repair or replace as required and ensure the siding does not leak. There is a section of exterior paneling that has wood rot on the addition, repair as required. The front porch roof is not properly anchored/supported. Provide the proper anchoring/support as required.

The door separating the trailer from the addition has been removed. The exterior door to the addition is damaged/in disrepair and does not have a dead bolt. Repair the door as required and install a dead bolt as required. Ensure all exterior doors and door hardware is fully functioning and weather tight.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The tub surrounds are separating from the tubs. Locate the cause and repair as required. Seal around the tubs and surrounds as required. Seal around all pipes and wires as required.

The wall paneling is coming apart and is in disrepair throughout the trailer. There have been water leaks and there are holes in the paneling. Locate the cause of the water leaks and repair as required. Repair or replace the paneling as required. A building permit and a licensed contractor may be required.

The flooring throughout the trailer and addition is in disrepair, separating, and or missing transition strips between flooring types. Repair or replace the flooring and sub-flooring as required throughout the trailer and the addition as required. Ensure the sub-floor is capable of supporting the imposed loads. Install transition strips where required.

The kitchen ceiling is falling in above the stove and the refrigerator. Locate the cause and repair as required to the applicable building codes. There is a hole in the ceiling in the closet in the west bedroom. The ceiling is open in the closet where the heater is located. Locate the causes of the holes and repair as required to the applicable building codes.

The HVAC unit is not in use and the vents in the floors are open to the exterior. If the HVAC unit is not going to be utilized, have the vents properly closed and insulated from the weather.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are missing or damaged handrails. Repair or replace the handrails as required to the applicable building codes. Ensure all stairs and ramps have fully functioning handrails and guardrails as required.

- 4 The toilet tank in the hall bathroom is taped. Replace the tank if it is broken. Ensure all fixtures are fully functional.
- 5 Heating facilities shall be provided in structures as required by this section.

The central heater for the trailer is not functioning. Repair or replace the heater as required and ensure that the heater is capable of providing enough heat to maintain a room temperature of 68 degrees Fahrenheit in all habitable rooms.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The water heater is improperly installed and is falling through the floor in the addition. Repair the flooring and sub-flooring as required to the applicable building code and have the water heater properly installed. A building permit and a licensed contractor may be required.

The heater, central air conditioner, some wall air conditioners, and kitchen exhaust fan are not functioning. Locate the causes and repair or replace the units as required.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The power panel circuits have been previously identified but are no longer legible. Re-write which circuits are which. Ensure all of the current circuits are properly identified. Add a section of trim to the bottom of the power panel so that the wires are completely covered.

The electric drop pole is leaning against the metal front porch roof. Repair or re-install the drop pole so that it is not against the metal roof and has the proper spacing and is properly installed. A building permit and a licensed contractor may be required.

There are missing light globes. Replace all missing light globes. Ensure all light fixtures are fully functional.

The ceiling light fixture in the addition is not properly installed. Re-install the light fixture as required and ensure it is fully functional.

There are broken cover plates in the middle and west bedrooms. The living room receptacle that was used by the new window air conditioner caught on fire (per the tenant) and no longer functions. Locate the cause and repair the receptacle as required. Ensure all receptacles, light switches, and light fixtures in the trailer and the addition are fully functional.

- 8 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The front stairs are slightly higher than the porch deck, resulting in a trip hazard. Repair this area to make the top stair is level with the porch deck. Ensure that the ramp and the stairs are safe and unobstructed.

- 9 Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no functioning smoke alarms in the trailer or addition. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm on the ceiling or wall in the immediate vicinity of the bedrooms. Install a smoke alarm in the addition. A total of six (6) smoke alarms are required.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/29/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 27, 2021

NAWALANY BELINDA JOY
120 SINCLAIRE RD
TALLAHASSEE FL 32312

Re: CASE NUMBER TCE210071

LOCATION: 3494 SUNBURST LOOP

Tax ID #: 411480 E0160

NEW NOTICE OF HEARING

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1793212553 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210071

Owner(s): NAWALANY BELINDA JOY

Violation Address: 3494 SUNBURST LOOP

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-29-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with X)
Notice of Violation / Notice of Hearing (checked with X)
Notice of Hearing
Code Magistrate Order
Code Board Order
Order to Vacate
Dangerous Building Placard
Board / Seal Order
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-29-21

Hand served to at the violation address listed above on

Signature of Jency Probert

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 5/4/2021, by JENCY PROBERT who is personally known to me and who did not take an oath.

Signature of Notary Public

NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210071

Owner(s): NAWALANY BELINDA JOY

Violation Address: 3494 SUNBURST LOOP

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-27-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: (with handwritten 'Renotice CM' next to the first option)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-27-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

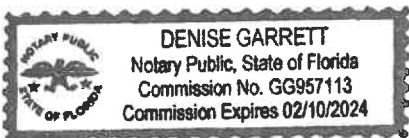
[Handwritten signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Handwritten signature] NOTARY PUBLIC



Parcel: 411480 E0160
 Owner: NAWALANY BELINDA JOY

Property Use: 0200 - MOBILE HOMES
 3494 SUNBURST LOOP

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411480 E0160
 Owner(s): NAWALANY BELINDA JOY

Tax District: 1 - CITY
 Legal Desc: SUNSHINE MOBILE HOME NEIGHBORHOOD
 LOT 16 BLOCK E
 OR 1192/17 1572/1524 1575/1116

Mailing Addr: 120 SINCLAIRE RD
 TALLAHASSEE FL 32312

Google Map

Location: 3494 SUNBURST LOOP
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 4114204200000
 Acreage: 0.200 - ESTIMATED
 Subdivision: SUNSHINE MOBILE HOME NEIGHBORHOOD
 Property Use: 0200 - MOBILE HOMES
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/31/2020	\$28,000	5408/582	Warranty Deed	Improved
12/19/2018	\$35,000	5268/1655	Warranty Deed	Improved
01/15/2013	\$100	4471/870	Corrective Deed	Improved
12/27/2012	\$76,900	4462/622	Warranty Deed	Improved
07/01/1992	\$6,400	1575/1116	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$8,000	\$2,685	\$10,685	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$10,685	\$10,685	\$0	\$10,685
	Leon County - Emergency Medical Service	0.50000	\$10,685	\$10,685	\$0	\$10,685
	School - State Law	3.71500	\$10,685	\$10,685	\$0	\$10,685
	School - Local Board	2.24800	\$10,685	\$10,685	\$0	\$10,685
	City of Tallahassee	4.10000	\$10,685	\$10,685	\$0	\$10,685
	NW FL Water Management	0.03110	\$10,685	\$10,685	\$0	\$10,685

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MH - Mobile Home	1972	480	176

Total:

1

480

176

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		411480 E0160		Type	REAL ESTATE		Request E-Bill
Address		3494 SUNBURST LOOP TAL		Status			
Sec/Twn/Rng	14 1S 1W		Subdivision	SUNSHINE MOBILE HOME NH			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 411480 E0160	CER SOLD	05/1995		Tax Bill	
1994	CER	1995-00004254-00	REDEEMED	03/1996	248.21	Certificate	
1995	R	1995 411480 E0160	PAID	03/1996	199.41	Tax Bill	
1996	R	1996 411480 E0160	CER SOLD	05/1997		Tax Bill	
1996	CER	1997-00005302-00	REDEEMED	03/1998	247.74	Certificate	
1997	R	1997 411480 E0160	CER SOLD	05/1998		Tax Bill	
1997	CER	1998-00004998-00	REDEEMED	06/1998	222.75	Certificate	
1998	R	1998 411480 E0160	PAID	01/1999	184.65	Tax Bill	
1999	R	1999 411480 E0160	PAID	12/1999	174.86	Tax Bill	
2000	R	2000 411480 E0160	PAID	11/2000	170.99	Tax Bill	
2001	R	2001 411480 E0160	PAID	11/2001	143.73	Tax Bill	
2002	R	2002 411480 E0160	PAID	11/2002	153.71	Tax Bill	
2003	R	2003 411480 E0160	PAID	11/2003	159.89	Tax Bill	
2004	R	2004 411480 E0160	PAID	11/2004	243.94	Tax Bill	
2005	R	2005 411480 E0160	PAID	11/2005	243.06	Tax Bill	
2006	R	2006 411480 E0160	PAID	12/2006	239.34	Tax Bill	
2007	R	2007 411480 E0160	PAID	12/2007	216.87	Tax Bill	
2008	R	2008 411480 E0160	PAID	12/2008	272.25	Tax Bill	
2009	R	2009 411480 E0160	PAID	02/2010	270.78	Tax Bill	
2010	R	2010 411480 E0160	PAID	12/2010	265.93	Tax Bill	
2011	R	2011 411480 E0160	PAID	12/2011	239.75	Tax Bill	
2012	R	2012 411480 E0160	PAID	11/2012	222.23	Tax Bill	
2013	R	2013 411480 E0160	PAID	11/2013	210.78	Tax Bill	
2014	R	2014 411480 E0160	PAID	11/2014	209.55	Tax Bill	
2015	R	2015 411480 E0160	PAID	11/2015	212.38	Tax Bill	
2016	R	2016 411480 E0160	PAID	11/2016	206.42	Tax Bill	
2017	R	2017 411480 E0160	PAID	11/2017	201.90	Tax Bill	
2018	R	2018 411480 E0160	PAID	12/2018	199.95	Tax Bill	
2019	R	2019 411480 E0160	PAID	12/2019	198.10	Tax Bill	
2020	R	2020 411480 E0160	PAID	01/2021	195.97	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

Property Tax - Property Summary
CURRENT ACCOUNT DETAILS

Account Number	2020	411480 E0160	<u>Tax Bill</u>
-----------------------	------	--------------	---------------------------------

Property Description				Owner Information		
SUNSHINE MOBILE HOME NEIGHBORHOOD LOT 16 BLOCK E OR 1192/17 1572/1524 1575/1116				NAWALANY BELINDA JOY 120 SINCLAIRE RD TALLAHASSEE,FL 32312		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	10,685			TAXES	202.03	
TAXABLE	10,685			TOTAL	202.03	
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
195.97	197.99	200.01	202.03	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/05/2021	995 2020 0009123.0001	Full	Pmt Posted	\$6.06--	\$.00	\$195.97

Links of Interest
[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210071**

Initial Inspection Date: **01/21/2021**

Repeat Offender: **No**

Violation Address: **3494 SUNBURST LOOP**

Tax Identification Number: **411480 E0160**

Owner(s):

**NAWALANY BELINDA JOY
120 SINCLAIRE RD
TALLAHASSEE FL 32312**

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure**
- 3 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails**
- 4 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities**
- 6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
- 7 IPMC Chapter 6, Section 605 ~Electrical Equipment**
- 8 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress**
- 9 IPMC Chapter 7, Section 704 ~ Fire Protection Systems**

Corrective Actions Required:

- 1 There are missing or damaged window screens. Repair or replace window screens as required. There are window screens that are too small for the window opening, repair or replace the window screens as required. There are window screens that are installed on the wrong side of the window. Ensure all screens are properly installed, fit properly, and are fully functional on all openable windows.

There are roof leaks in the roof of the trailer and front porch. Locate the causes and repair as required to the applicable building code. There are areas where the fascia, roof and soffit on the addition are in disrepair. Repair roof, fascia, and soffit as required to the applicable building code. There are sections of exterior trim/ drip line that is missing along the sides of the trailer. Repair or replace as required and ensure the siding does not leak. There is a section of exterior paneling that has wood rot on the addition, repair as required. The front porch roof is not properly anchored/supported. Provide the proper anchoring/support as required.

The door separating the trailer from the addition has been removed. The exterior door to the addition is damaged/in disrepair and does not have a dead bolt. Repair the door as required and install a dead bolt as required. Ensure all exterior doors and door hardware is fully functioning and weather tight.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The tub surrounds are separating from the tubs. Locate the cause and repair as required. Seal around the tubs and surrounds as required. Seal around all pipes and wires as required.

The wall paneling is coming apart and is in disrepair throughout the trailer. There have been water leaks and there are holes in the paneling. Locate the cause of the water leaks and repair as required. Repair or replace the paneling as required. A building permit and a licensed contractor may be required.

The flooring throughout the trailer and addition is in disrepair, separating, and or missing transition strips between flooring types. Repair or replace the flooring and sub-flooring as required throughout the trailer and the addition as required. Ensure the sub-floor is capable of supporting the imposed loads. Install transition strips where required.

The kitchen ceiling is falling in above the stove and the refrigerator. Locate the cause and repair as required to the applicable building codes. There is a hole in the ceiling in the closet in the west bedroom. The ceiling is open in the closet where the heater is located. Locate the causes of the holes and repair as required to the applicable building codes.

The HVAC unit is not in use and the vents in the floors are open to the exterior. If the HVAC unit is not going to be utilized, have the vents properly closed and insulated from the weather.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are missing or damaged handrails. Repair or replace the handrails as required to the applicable building code. Ensure all stairs and ramps have fully functioning handrails and guardrails as required.

- 4 The toilet tank in the hall bathroom is taped. Replace the tank if it is broken. Ensure all fixtures are fully functional.
- 5 Heating facilities shall be provided in structures as required by this section.

The central heater for the trailer is not functioning. Repair or replace the heater as required and ensure that the heater is capable of providing enough heat to maintain a room temperature of 68 degrees Fahrenheit in all habitable rooms.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The water heater is improperly installed and is falling through the floor in the addition. Repair the flooring and sub-flooring as required to the applicable building code and have the water heater properly installed. A building permit and a licensed contractor may be required.

The heater, central air conditioner, some wall air conditioners, and kitchen exhaust fan are not functioning. Locate the causes and repair or replace the units as required.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The power panel circuits have been previously identified, but are no longer legible. Re-write which circuits are which. Ensure all of the current circuits are properly identified. Add a section of trim to the bottom of the power panel so that the wires are completely covered.

The electric drop pole is leaning against the metal front porch roof. Repair or re-install the drop pole so that it is not against the metal roof and has the proper spacing and is properly installed. A building permit and a licensed contractor may be required.

There are missing light globes. Replace all missing light globes. Ensure all light fixtures are fully functional.

The ceiling light fixture in the addition is not properly installed. Re-install the light fixture as required and ensure it is fully functional.

There are broken cover plates in the middle and west bedrooms. The living room receptacle that was used by the new window air conditioner caught on fire (per the tenant) and no longer functions. Locate the cause and repair the receptacle as required. Ensure all receptacles, light switches, and light fixtures in the trailer and the addition are fully functional.

- 8 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

The front stairs are slightly higher than the porch deck, resulting in a trip hazard. Repair this area to make the top stair is level with the porch deck. Ensure that the ramp and the stairs are safe and unobstructed.

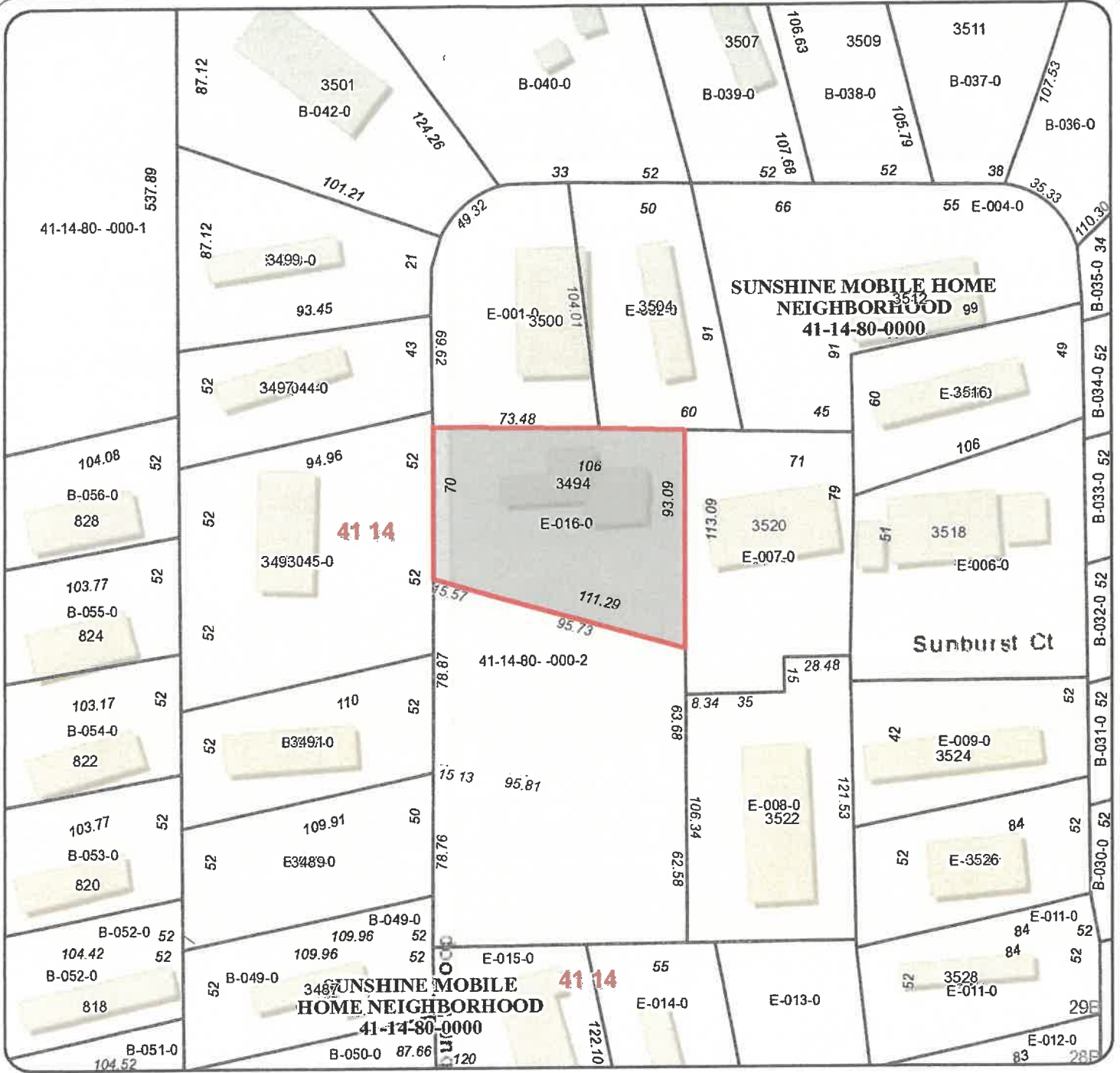
- 9 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no functioning smoke alarms in the trailer or addition. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm on the ceiling or wall in the immediate vicinity of the bedrooms. Install a smoke alarm in the addition. A total of six (6) smoke alarms are required.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

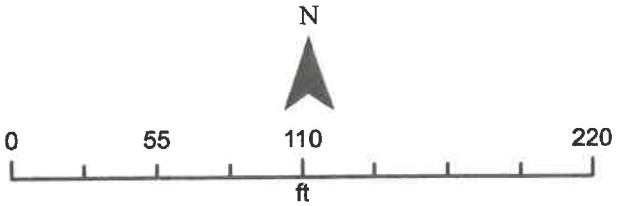
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Maccomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



411480 E0160

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jan 24, 2021

ITEM # 6 CASE NO. TCE210335

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210335**

Initial Inspection Date: **03/09/2021**

Violation Address: **809 BAHAMA DR**

Tax Identification Number: **311830 D0050**

Owner(s):

ZANDRA HENRY & JAMAAL CHARLES WILSON
809 BAHAMA DR
TALLAHASSEE FL 32305

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

CASE FACTS

Corrective Actions Required:

1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are sand bags across the front door. Remove the sand bags so that there is an unobstructed path of travel.

2 Mow lawn removing all high grass, weeds and overgrowth. Cut the yard, including the back yard, on your property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/16/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 11, 2021

**ZANDRA HENRY & JAMAAL CHARLES
809 BAHAMA DR
TALLAHASSEE FL 32305**

Re: CASE NUMBER TCE210335

LOCATION: 809 BAHAMA DR

Tax ID #: 311830 D0050

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REISE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210335

Owner(s): ZANDRA HENRY & JAMAAL CHARLES WILSON

Violation Address: 809 BAHAMA DR

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-16-21, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input checked="" type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-16-21

Hand served to _____ at the violation address listed above on [date hand served]

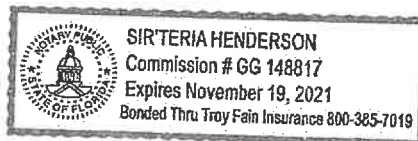
Jency Probert

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-20-2021, by Jency Probert who is personally known to me and who did not take an oath.

Sirteria Henderson
_____ NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210335

Owner(s): ZANDRA HENRY & JAMAAL CHARLES WILSON

Violation Address: 809 BAHAMA DR

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/13/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/13/21

Posted at the violation address listed above on _____

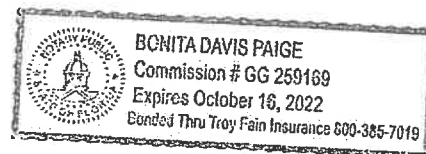
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/13/21 by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 311830 D0050
 Owner: WILSON ZANDRA HENRY

Property Use: 0100 - SINGLE FAMILY
 809 BAHAMA DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 311830 D0050
Owner(s): WILSON ZANDRA HENRY
 WILSON JAMAAL CHARLES

Tax District: 1 - CITY
Legal Desc: BEACON HILL
 LOT 5 BLOCK D
 OR 948/2276 1337/582

Mailing Addr: 809 BAHAMA DR
 TALLAHASSEE FL 32305

Google Map

Location: 809 BAHAMA DR
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.250 - ESTIMATED
Subdivision: BEACON HILL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/30/2017	\$100	5022/2381	Quit Claim	Improved
11/12/2010	\$100	4185/1237	Quit Claim	Improved
01/01/1979	\$39,000	0948/2276	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$74,104	\$89,104	\$856		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$89,104	\$88,248	\$25,000	\$63,248
	Leon County - Emergency Medical Service	0.50000	\$89,104	\$88,248	\$25,000	\$63,248
	School - State Law	3.71500	\$89,104	\$88,248	\$25,000	\$63,248
	School - Local Board	2.24800	\$89,104	\$88,248	\$25,000	\$63,248
	City of Tallahassee	4.10000	\$89,104	\$88,248	\$25,000	\$63,248
	NW FL Water Management	0.03110	\$89,104	\$88,248	\$25,000	\$63,248

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1966	1,378	620
Total:		1				1,378	620

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		311830 D0050		Type	REAL ESTATE		Request E-Bill
Address		809 BAHAMA DR TAL		Status			
Sec/Twn/Rng				Subdivision	BEACON HILL		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 311830 D0050	PAID	12/1994	529.19	Tax Bill	
1995	R	1995 311830 D0050	PAID	11/1995	562.73	Tax Bill	
1996	R	1996 311830 D0050	PAID	12/1996	580.64	Tax Bill	
1997	R	1997 311830 D0050	PAID	11/1997	616.00	Tax Bill	
1998	R	1998 311830 D0050	PAID	12/1998	629.94	Tax Bill	
1999	R	1999 311830 D0050	PAID	12/1999	632.54	Tax Bill	
2000	R	2000 311830 D0050	PAID	12/2000	656.08	Tax Bill	
2001	R	2001 311830 D0050	PAID	11/2001	690.11	Tax Bill	
2002	R	2002 311830 D0050	PAID	11/2002	711.74	Tax Bill	
2003	R	2003 311830 D0050	PAID	11/2003	764.10	Tax Bill	
2004	R	2004 311830 D0050	PAID	11/2004	786.62	Tax Bill	
2005	R	2005 311830 D0050	PAID	11/2005	1,078.43	Tax Bill	
2006	R	2006 311830 D0050	PAID	11/2006	1,170.71	Tax Bill	
2007	R	2007 311830 D0050	PAID	11/2007	1,335.61	Tax Bill	
2008	R	2008 311830 D0050	PAID	01/2009	1,075.64	Tax Bill	
2009	R	2009 311830 D0050	PAID	11/2009	1,234.41	Tax Bill	
2010	R	2010 311830 D0050	PAID	02/2011	1,295.10	Tax Bill	
2011	R	2011 311830 D0050	PAID	12/2011	941.94	Tax Bill	
2012	R	2012 311830 D0050	PAID	12/2012	669.01	Tax Bill	
2013	R	2013 311830 D0050	PAID	02/2014	658.12	Tax Bill	
2014	R	2014 311830 D0050	PAID	02/2015	667.88	Tax Bill	
2015	R	2015 311830 D0050	PAID	12/2015	661.75	Tax Bill	
2016	R	2016 311830 D0050	PAID	12/2016	646.12	Tax Bill	
2017	R	2017 311830 D0050	PAID	02/2018	1,040.68	Tax Bill	
2018	R	2018 311830 D0050	PAID	11/2018	1,089.62	Tax Bill	
2019	R	2019 311830 D0050	PAID	12/2019	1,121.94	Tax Bill	
2020	R	2020 311830 D0050	PAID	11/2020	1,148.09	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	311830 D0050	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
BEACON HILL LOT 5 BLOCK D OR 948/2276 1337/582				WILSON ZANDRA HENRY WILSON JAMAAL CHARLES 809 BAHAMA DR TALLAHASSEE, FL 32305		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	88,248			TAXES	1,195.93	
TAXABLE	63,248			TOTAL	1,195.93	
EXEM.	25,000					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,148.09	1,160.05	1,172.01	1,183.97	1,195.93	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/07/2020	998 2020 0008083.0001		Pmt Posted	\$47.84-	\$.00	\$1,148.09

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210335**

Initial Inspection Date: **03/09/2021**

Repeat Offender: **No**

Violation Address: **809 BAHAMA DR**

Tax Identification Number: **311830 D0050**

Owner(s):

**ZANDRA HENRY & JAMAAL CHARLES WILSON
809 BAHAMA DR
TALLAHASSEE FL 32305**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are sand bags across the front door. Remove the sand bags so that there is an unobstructed path of travel.

- 2** Mow lawn removing all high grass, weeds and overgrowth. Cut the yard, including the back yard, on your property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
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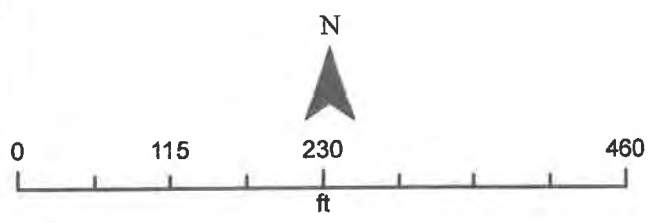
DENNIS R. SUTTON
City Auditor



311830 D0050

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
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Phone: (850) 606-6200
Fax: (850) 606-6201

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Date Drawn: Mar 10, 2021

ITEM # 7 CASE NO. TCE210449

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210449**

Initial Inspection Date: **03/12/2021**

Violation Address: **625 KISSIMMEE ST APT B**

Tax Identification Number: **410156 C0060**

Owner(s):

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 4, Section 403 ~ Ventilation
- 5 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 10 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Land Development Code

- 11 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 12 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers
- 13 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 14 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 28, 2021

**KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301**

Re: CASE NUMBER **TCE210449**

LOCATION: **625 KISSIMMEE ST APT B**

Tax ID #: **410156 C0060**

New Notice of Hearing

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on JUNE 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 5/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Housing and Community Resilience

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210449**

Owner(s): **KINGDON FIRST REALTY INC**

Violation Address: **625 KISSIMMEE ST APT B**

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 04-29-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Renotice CM* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-29-21

Hand served to _____ at the violation address listed above on _____

Jency Probert

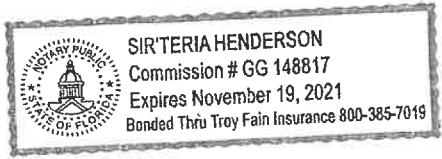
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2021 (year), by

Sir Teria Henderson (name of person acknowledging) by Jency Probert, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210449

Owner(s): KINGDON FIRST REALTY INC

Violation Address: 625 KISSIMMEE ST APT B

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/28/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/28/2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2021 (year), by Sir Teria Henderson (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Parcel: 410156 C0060
 Owner: KINGDON FIRST REALTY INC

Property Use: 0100 - SINGLE FAMILY
 623 KISSIMMEE ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 C0060
Owner(s): KINGDON FIRST REALTY INC

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 LOT 6 BLOCK C
 DB 135/41 OR 967/1793

Mailing Addr: 1315 LAFAYETTE ST A
 TALLAHASSEE FL 32301

Google Map

Location: 623 KISSIMMEE ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.180 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 2

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/14/2016	\$45,000	4974/1279	Warranty Deed	Improved
06/18/2014	\$100	4688/713	Estate Deed	Improved
05/22/2014	\$0	4671/1310	Final Judgement	Improved
05/22/2014	\$0	4670/1220	Final Judgement	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$91,318	\$106,318	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$106,318	\$106,318	\$0	\$106,318
	Leon County - Emergency Medical Service	0.50000	\$106,318	\$106,318	\$0	\$106,318
	School - State Law	3.71500	\$106,318	\$106,318	\$0	\$106,318
	School - Local Board	2.24800	\$106,318	\$106,318	\$0	\$106,318
	City of Tallahassee	4.10000	\$106,318	\$106,318	\$0	\$106,318
	NW FL Water Management	0.03110	\$106,318	\$106,318	\$0	\$106,318

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1948	666	90

2020	2	1 Resider	MF - Multi Family	1967	1,380	501
Total:		2			2,046	591

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 C0060		Type	REAL ESTATE		Request E-Bill	
Address		623 KISSIMMEE ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 C0060	PAID	11/1994	864.77		Tax Bill	
1995	R	1995 410156 C0060	PAID	12/1995	866.41		Tax Bill	
1996	R	1996 410156 C0060	PAID	12/1996	888.21		Tax Bill	
1997	R	1997 410156 C0060	PAID	01/1998	899.92		Tax Bill	
1998	R	1998 410156 C0060	PAID	11/1998	906.58		Tax Bill	
1999	R	1999 410156 C0060	PAID	11/1999	877.43		Tax Bill	
2000	R	2000 410156 C0060	PAID	12/2000	914.76		Tax Bill	
2001	R	2001 410156 C0060	PAID	11/2001	1,074.57		Tax Bill	
2002	R	2002 410156 C0060	PAID	12/2002	1,279.77		Tax Bill	
2003	R	2003 410156 C0060	PAID	12/2003	1,446.90		Tax Bill	
2004	R	2004 410156 C0060	PAID	12/2004	1,638.51		Tax Bill	
2005	R	2005 410156 C0060	PAID	12/2005	1,945.57		Tax Bill	
2006	R	2006 410156 C0060	PAID	11/2006	2,539.81		Tax Bill	
2007	R	2007 410156 C0060	PAID	11/2007	2,310.54		Tax Bill	
2008	R	2008 410156 C0060	PAID	03/2009	2,375.61		Tax Bill	
2009	R	2009 410156 C0060	PAID	01/2010	2,160.82		Tax Bill	
2010	R	2010 410156 C0060	PAID	05/2011	2,298.26		Tax Bill	
2011	R	2011 410156 C0060	PAID	02/2012	1,524.77		Tax Bill	
2012	R	2012 410156 C0060	PAID	01/2013	1,483.14		Tax Bill	
2013	R	2013 410156 C0060	PAID	01/2014	1,607.45		Tax Bill	
2014	R	2014 410156 C0060	PAID	01/2015	1,670.40		Tax Bill	
2015	R	2015 410156 C0060	PAID	02/2016	1,723.07		Tax Bill	
2016	R	2016 410156 C0060	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00004681-00	REDEEMED	12/2018	2,065.75		Certificate	
2017	R	2017 410156 C0060	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004494-00	REDEEMED	12/2018	2,080.85		Certificate	
2018	R	2018 410156 C0060	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004650-00	UNPAID			2,126.68	<input type="checkbox"/> Certificate	
2019	R	2019 410156 C0060	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005215-00	UNPAID			2,208.22	<input type="checkbox"/> Certificate	
2020	R	2020 410156 C0060	UNPAID			2,010.32	<input type="checkbox"/> Tax Bill	

Year Roll Account Number Status Date Paid Amount Paid Balance Due Pay Online



CURRENT ACCOUNT DETAILS

Account Number 2020 410156 C0060 [Tax Bill](#)

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL LOT 6 BLOCK C DB 135/41 OR 967/1793		KINGDON FIRST REALTY INC 1315 LAFAYETTE ST A TALLAHASSEE,FL 32301				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	106,318	TAXES	2,010.32			
TAXABLE	106,318	TOTAL	2,010.32			
MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON			
2,010.32	2,080.63	APRIL 1	JUNE 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210449**

Initial Inspection Date: **03/12/2021**

Repeat Offender: **No**

Violation Address: **625 KISSIMMEE ST APT B**

Tax Identification Number: **410156 C0060**

Owner(s):

**KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4** IPMC Chapter 4, Section 403 ~ Ventilation
- 5** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7** IPMC Chapter 6, Section 605 ~ Electrical Equipment
- 8** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 9** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 10** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Land Development Code

- 11** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 12** TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

- 13 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 14 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The two bedrooms have a possible organic type of film on the walls, windows, and furniture. Some of the walls in the bedrooms and closets also have grey/black discoloration on the walls. There is also an issue with condensation on the walls and windows. Locate the cause of the issues as described and repair as required to the applicable building code. A building permit and a licensed contractor may be required.

The floor in the kitchen is 'soft' and uneven when walked upon. Repair the flooring and subflooring as required to the applicable building code. A building permit and a licensed contractor may be required.

There is a hole on the ceiling by the light fixture. Repair as required. Seal around all pipes and wires as required.

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The handrail for the stairs leading to the upstairs unit is in disrepair and is too low. Contact the building department for the correct placement, height, and diameter of the required handrail.

- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

There is an issue with squirrels (rodents) having entered the unit. Various traps have been set out. Provide this office with documentation of what is being done to address the squirrel (rodents) issue and the corrective actions being taken.

- 4 Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

The majority of the windows did not have any screens on the windows. Install screens as required and ensure they are fully functional.

Ensure that the bathroom has a screen and a openable window or ensure that it has a mechanical type of ventilation capable of providing sufficient air flow in the bathroom.

- 5 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms. The heater in unit 'B' (upstairs), does not function. Repair or replace the heater as required and ensure it is capable of providing a sufficient quantity of heat in all habitable rooms.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The gas heater does not function. Repair the gas heater as required.

The installation of the water heater has resulted in electrical issues in the kitchen. Locate the cause of the electrical issues and repair as required. A building permit and a licensed contractor may be required.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The electrical system in the southwest bedroom has had electrical issues and the ceiling fan and receptacles are damaged. Repair the electrical issues as required to the applicable building codes and ensure that they are fully functional. A building permit and a licensed contractor may be required.

There are also electrical issues in the kitchen resulting in circuit breakers tripping. Locate the cause of the issues and repair as required.

The power panel does not have any of the circuits identified. Identify all circuits as required. Identify the main circuit breaker. Ensure that there is enough power to supply the imposed electrical load. Provide documentation to this office with regards to the power panel.

The weather head and the top section of the mast have separated from the building. Have the weather head and the upper section of the mast re-attached to the building. A building permit and a licensed contractor may be required.

- 8** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention. There are no smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional alarm on the ceiling or the wall outside of each separate sleeping area in the immediate vicinity of the bedrooms. Install a smoke alarm on each story. A total of four smoke alarms will be required.

- 9** There are missing window screens on the openable windows. Install screens as required and ensure that they are fully functional.

The screen door for Apt. B is broken. Repair or replace the screens and install or attach a self closing device on the door.

The exterior door at the base of the stairs has a double keyed dead bolt door lock. Install the type of dead bolt lock that is readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch. The door hardware is loose at this door. Repair as required to the applicable building code and ensure that the door and door hardware is fully functional.

The carport roof/ceiling is caving in or collapsing throughout the structure including rafters. One of the structural support posts has been changed out with a wooden post support. There are sections of the soffit/fascia that are caving in or collapsing as well. Inspect the habitable living space roof as well to ensure that it is in good repair. Repair roof, sub-roof as required to the applicable building code. A building permit and a licensed contractor will be required.

- 10** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are vines growing over some of the windows. Remove the vines and ensure that the windows and window hardware is fully functional.

The handrail for the staircase is in disrepair and not of the proper height. Repair the handrail as required to the applicable building code.

- 11** Remove all trash, litter and debris from property. Including from the roof areas. Store construction materials inside.
- 12** Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

In addition to the placement of the building numbers being installed on the building and visible from the street, each unit must be marked with a unit number of at least three inches in height.

- 13** The building is dangerous due to the dilapidated condition of the building/carport.
- 14** The building is dangerous due to the partial collapse of the building/carport area roof.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

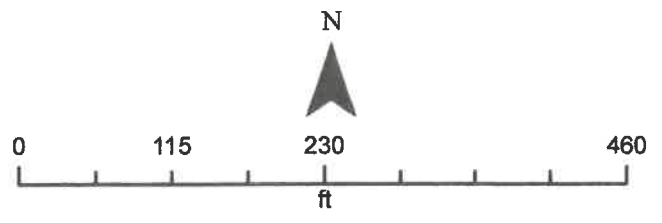
DIANNE WILLIAMS-COX
Commissioner



410156 C0060

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 15, 2021

ITEM # 8 CASE NO. TCE210437

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210437**

Initial Inspection Date: **03/15/2021**

Violation Address: **1400 HERNANDO DR**

Tax Identification Number: **410255 A0170**

Owner(s):

MURRAINE ROBBIE W & WILLIAMS ROBERT L
1526 S MERIDIAN ST
TALLAHASSEE FL 32301

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 6** IPMC Chapter 6, Section 605 ~Electrical Equipment

Land Development Code

- 7** TLDC Chapter 3,Section 3.488 - Maintenance (Residential)
- 8** TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

CASE FACTS

Corrective Actions Required:

- 1 There was damage to the roof from a tree that fell and landed on the roof. Repair roofing, fascia, and soffit as required to the applicable building code. A building permit and a licensed contractor may be required.

The bottom step on the side door stairs is broken. Repair the step as required to the applicable building code.

The screen doors are damaged. Repair the doors as required the applicable building code. Ensure the doors both have a self closing device on the door. Ensure all screens are fully functional. The exterior doors are damaged. Repair the doors as required and ensure the doors and door hardware is fully functional.

All openable windows are to have properly fitting screens. Install screens as required and ensure that they are fully functional.

Ensure all doors and windows are fully functional and weather tight.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There are areas of flooring throughout the unit that is 'soft' when walked on. Repair the flooring and the sub-flooring as required to the applicable building code. Also there is damaged flooring, repair as required. A building permit and a licensed contractor may be required.

The drywall ceiling in the kitchen, has separated and partially collapsed. A portion of the drywall ceiling remains separated and is hanging down. The wooden ceiling above appears to have gotten wet and will need to have the water damage repaired. Repair the ceiling as required to the applicable building code. A building permit and a licensed contractor may be required. Have the entire roof system professionally inspected and provide documentation to this office of the results.

There kitchen cabinet in the kitchen is in a state of disrepair. Repair the cabinet as required to the applicable building codes. Ensure that the drawers and doors are fully functional and that the surface area is capable of being used for the preparation of food. Ensure all cabinet doors are capable of being fully closed.

Seal around all pipes and wires as required. Seal around back splashes and plumbing fixtures as required.

Repair or remove damaged wall paper as required. Remove peeling paint from the ceiling and provide a protective coating as required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The side door stairs required a handrail be installed. Install a handrail as required to the stairs. A building permit and a licensed contractor may be required.

- 4 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms.

There is no heat in the building. Provide an appropriate source of heat able to provide a suitable amount of heat as described above.

- 5 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

There are no smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm on the ceiling or the wall outside of each separate sleeping area in the immediate vicinity of bedrooms. A total of four (4) smoke alarms are required.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

The electricity was not on at the time of inspection. Receptacles will be checked at the time of re-inspection. Ensure that all of the appliances are fully functional.

- 7 Remove all trash, litter and debris from property. Store construction materials inside. Cut up and remove the remainder of the fallen tree.

- 8 The building is dangerous due to the partial collapse of the ceiling drywall.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/22/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 18, 2021

**MURRAINE ROBBIE W & WILLIAMS
1526 S MERIDIAN ST
TALLAHASSEE FL 32301**

Re: CASE NUMBER **TCE210437**
LOCATION: **1400 HERNANDO DR**
Tax ID #: **410255 A0170**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
FDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESH GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTLER
Commissioner

JAMES O. COOKE IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210437

Owner(s): MURRAINE ROBBIE W & WILLIAMS ROBERT L

Violation Address: 1400 HERNANDO DR

I, JENCY PROBERT City of Tallahassee, Code Enforcement Division, hereby state that on _____, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-23-21

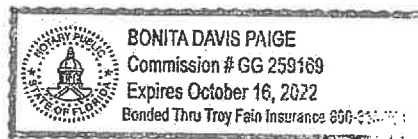
Hand served to _____ at the violation address listed above on [date hand served]

Jency Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/23/2021 by J. Probert who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210437

Owner(s): MURRAINE ROBBIE W & WILLIAMS ROBERT L

Violation Address: 1400 HERNANDO DR

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/22/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/22/21

Posted at the violation address listed above on _____

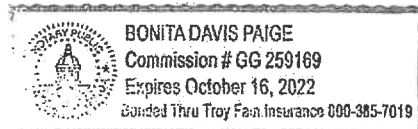
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/22/21, by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410255 A0170

Property Use: 0800 - MULTI-FAMILY(LESS THAN 10 UNITS)

Owner: PROFIT PLANET

1400 HERNANDO DR APT A

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410255 A0170
Owner(s): PROFIT PLANET

Tax District: 1 - CITY
Legal Desc: ELBERTA EMPIRE
 LOT 17 BLOCK A
 OR 1076/2386

Mailing Addr: 4175 S CONGRESS AVE # J
 PALM SPRINGS FL 33461

[Google Map](#)

Location: 1400 HERNANDO DR APT A

Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.140 - ESTIMATED
Subdivision: ELBERTA EMPIRE
Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/08/2021	\$40,000	5551/1150	Warranty Deed	Improved
12/18/2012	\$100	4459/905	Estate Deed	Improved
03/30/2010	\$0	4375/571	Probate	Improved
01/28/2010	\$100	4080/2016	Quit Claim	Improved
03/29/2007	\$100	3708/005	Quit Claim	Improved
01/01/1983	\$21,000	1076/2386	Warranty Deed	Improved
01/01/1974	\$1,000	0651/0378	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$20,000	\$33,680	\$53,680	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$53,680	\$53,680	\$0	\$53,680
	Leon County - Emergency Medical Service	0.50000	\$53,680	\$53,680	\$0	\$53,680
	School - State Law	3.71500	\$53,680	\$53,680	\$0	\$53,680
	School - Local Board	2.24800	\$53,680	\$53,680	\$0	\$53,680
	City of Tallahassee	4.10000	\$53,680	\$53,680	\$0	\$53,680
	NW FL Water Management	0.03110	\$53,680	\$53,680	\$0	\$53,680

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1947	912	0
Total:		1				912	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410255 A0170		Type	REAL ESTATE		Request E-Bill
Address		1400 HERNANDO DR A TAL		Status			
Sec/Twn/Rng	02 1S 1W		Subdivision	ELBERTA EMPIRE			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410255 A0170	PAID	04/1995	537.77	Tax Bill	
1995	R	1995 410255 A0170	PAID	04/1996	550.69	Tax Bill	
1996	R	1996 410255 A0170	PAID	03/1997	593.63	Tax Bill	
1997	R	1997 410255 A0170	PAID	05/1998	656.34	Tax Bill	
1998	R	1998 410255 A0170	PAID	03/1999	630.55	Tax Bill	
1999	R	1999 410255 A0170	PAID	05/2000	559.90	Tax Bill	
2000	R	2000 410255 A0170	PAID	03/2001	555.93	Tax Bill	
2001	R	2001 410255 A0170	PAID	03/2002	612.08	Tax Bill	
2002	R	2002 410255 A0170	PAID	03/2003	686.24	Tax Bill	
2003	R	2003 410255 A0170	PAID	03/2004	783.57	Tax Bill	
2004	R	2004 410255 A0170	PAID	03/2005	871.33	Tax Bill	
2005	R	2005 410255 A0170	PAID	03/2006	1,095.07	Tax Bill	
2006	R	2006 410255 A0170	PAID	03/2007	1,279.19	Tax Bill	
2007	R	2007 410255 A0170	PAID	11/2007	1,277.66	Tax Bill	
2008	R	2008 410255 A0170	PAID	11/2008	1,259.89	Tax Bill	
2009	R	2009 410255 A0170	PAID	01/2010	1,216.12	Tax Bill	
2010	R	2010 410255 A0170	PAID	01/2011	1,204.12	Tax Bill	
2011	R	2011 410255 A0170	PAID	11/2011	829.73	Tax Bill	
2012	R	2012 410255 A0170	PAID	11/2012	944.69	Tax Bill	
2013	R	2013 410255 A0170	CER SOLD	06/2014		Tax Bill	
2013	CER	2014-00005550-00	REDEEMED	12/2014	1,131.86	Certificate	
2014	R	2014 410255 A0170	PAID	03/2015	938.74	Tax Bill	
2015	R	2015 410255 A0170	CER SOLD	06/2016		Tax Bill	
2015	CER	2016-00005084-00	REDEEMED	10/2016	1,146.16	Certificate	
2016	R	2016 410255 A0170	PAID	03/2017	956.94	Tax Bill	
2017	R	2017 410255 A0170	PAID	04/2018	999.83	Tax Bill	
2018	R	2018 410255 A0170	PAID	01/2021	1,232.48	Tax Bill	
2019	R	2019 410255 A0170	PAID	01/2021	1,145.17	Tax Bill	
2020	R	2020 410255 A0170	PAID	01/2021	994.71	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number

2020

410255 A0170

[Tax Bill](#)

Property Description				Owner Information			
ELBERTA EMPIRE LOT 17 BLOCK A OR 1076/2386				MURRAINE ROBBIE W WILLIAMS ROBERT L WILLIAMS TOMMY ANTHONY 1526 S MERIDIAN ST TALLAHASSEE, FL 32301			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT		53,680		TAXES		1,015.01	
TAXABLE		53,680		TOTAL		1,015.01	
JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31		DELINQUENT ON			
994.71	1,004.86	1,015.01		APRIL 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
01/26/2021	369 2020 0001379.0003	Full	Pmt Posted	\$20.30-	\$.00	\$994.71	

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210437**

Initial Inspection Date: **03/15/2021**

Repeat Offender: **No**

Violation Address: **1400 HERNANDO DR**

Tax Identification Number: **410255 A0170**

Owner(s):

**MURRAINE ROBBIE W & WILLIAMS ROBERT L
1526 S MERIDIAN ST
TALLAHASSEE FL 32301**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 6** IPMC Chapter 6, Section 605 ~ Electrical Equipment

Land Development Code

- 7** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 8** TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

Corrective Actions Required:

- 1 There was damage to the roof from a tree that fell and landed on the roof. Repair roofing, fascia, and soffit as required to the applicable building code. A building permit and a licensed contractor may be required.

The bottom step on the side door stairs is broken. Repair the step as required to the applicable building code.

The screen doors are damaged. Repair the doors as required the applicable building code. Ensure the doors both have a self closing device on the door. Ensure all screens are fully functional. The exterior doors are damaged. Repair the doors as required and ensure the doors and door hardware is fully functional.

All openable windows are to have properly fitting screens. Install screens as required and ensure that they are fully functional.

Ensure all doors and windows are fully functional and weather tight.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There are areas of flooring throughout the unit that is 'soft' when walked on. Repair the flooring and the sub-flooring as required to the applicable building code. Also there is damaged flooring, repair as required. A building permit and a licensed contractor may be required.

The drywall ceiling in the kitchen, has separated and partially collapsed. A portion of the drywall ceiling remains separated and is hanging down. The wooden ceiling above appears to have gotten wet and will need to have the water damage repaired. Repair the ceiling as required to the applicable building code. A building permit and a licensed contractor may be required. Have the entire roof system professionally inspected and provide documentation to this office of the results.

There kitchen cabinet in the kitchen is in a state of disrepair. Repair the cabinet as required to the applicable building codes. Ensure that the drawers and doors are fully functional and that the surface area is capable of being used for the preparation of food. Ensure all cabinet doors are capable of being fully closed.

Seal around all pipes and wires as required. Seal around back splashes and plumbing fixtures as required.

Repair or remove damaged wall paper as required. Remove peeling paint from the ceiling and provide a protective coating as required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The side door stairs required a handrail be installed. Install a handrail as required to the stairs. A building permit and a licensed contractor may be required.

- 4 Heating facilities shall be provided in structures as required by this section.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms.

There is no heat in the building. Provide an appropriate source of heat able to provide a suitable amount of heat as described above.

- 5 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

There are no smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm on the ceiling or the wall outside of each separate sleeping area in the immediate vicinity of bedrooms. A total of four (4) smoke alarms are required.

- 6 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner

The electricity was not on at the time of inspection. Receptacles will be checked at the time of re-inspection. Ensure that all of the appliances are fully functional.

- 7 Remove all trash, litter and debris from property. Store construction materials inside.

Cut up and remove the remainder of the fallen tree.

- 8 The building is dangerous due to the partial collapse of the ceiling drywall.

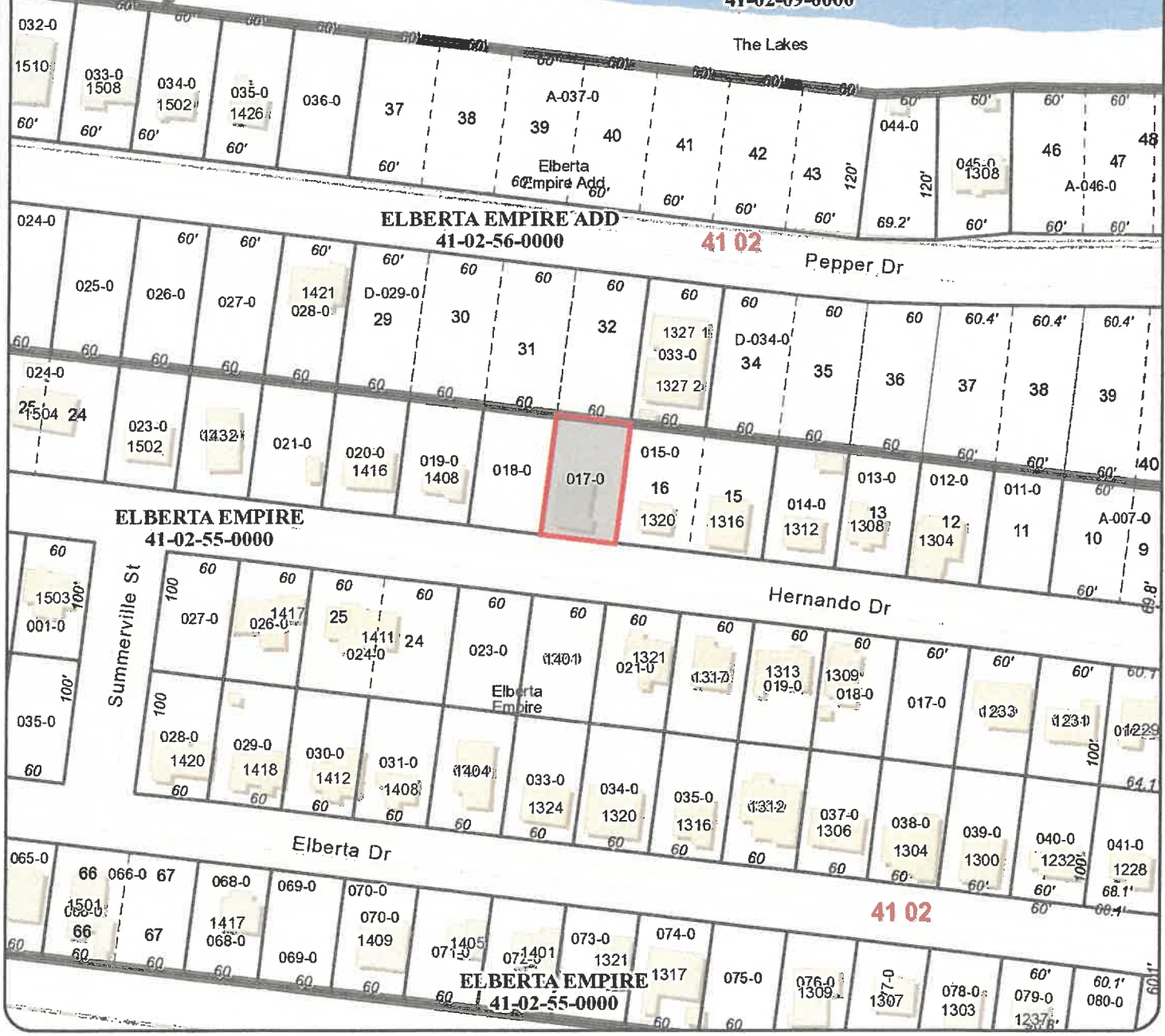
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

AZALEA PARK H-025-01 41-02-09--000-2
41-02-26-0000

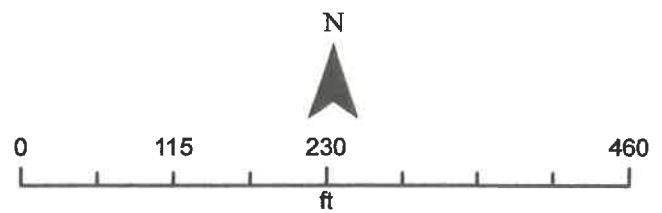
THE LAKES
41-02-09-0000



410255 A0170

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
 Leon County Property Appraiser

315 S. Calhoun St, Third Floor
 Tallahassee, FL 32301

Phone: (850) 606-6200
 Fax: (850) 606-6201

Email: admin@leonpa.org
 Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 17, 2021

ITEM # 9 CASE NO. TCE210470

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210470**

Initial Inspection Date: **03/16/2021**

Violation Address: **924 W PENSACOLA (APT 421) ST**

Tax Identification Number: **2135204110000**

Owner(s):

LMP OW TALLAHASSEE LLC

PO BOX 130339

CARLSBAD CA 92013

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure**
- 3 IPMC Chapter 6, Section 603 ~ Mechanical Equipment**

CASE FACTS

Corrective Actions Required:

- 1 There is discoloration on the sliding glass doors. Locate the cause and repair as required.**
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.**

There has been an apparent water leak in and around the air handler unit in the apartment. Complete the repairs as required to the applicable building code. There were three Hepa 1000 air cleaners and a dehumidifier in the unit in an attempt to remove the moisture and improve the air quality in the apartment. Provide documentation and information as to the completed repairs.

The metal vent cover was dirty and needs to be cleaned.

The window frame in bedroom 'C' has separated. Repair as required to the applicable building code.

Building permits and licensed contractors may be required.

- 3 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The central HVAC unit was not functioning at the time of inspection and a portable AC unit had been installed in the at the sliding glass door.

Locate the cause of the HVAC unit not functioning and repair the unit as required to the applicable building code. A building permit and a licensed contractor may be required.

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 04/05/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 31, 2021

**LMP OW TALLAHASSEE LLC
PO BOX 130339
CARLSBAD CA 92013**

Re: CASE NUMBER TCE210470

LOCATION: 924 W PENSACOLA (APT 421) ST

Tax ID #: 2135204110000

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

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CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTIER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-CI
Commissioner



Date Produced: 04/12/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 4084 80. Our records indicate that this item was delivered on 04/05/2021 at 11:41 a.m. in CARLSBAD, CA 92011. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	M. SIMMONS

Address of Recipient :

Delivery Address	PO BOX 131237
------------------	---------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210470 NOV NOH
LMPOW TALLAHASSEE LLC
PO BOX 130339
CARLSBAD CA 92013-0339

Customer Reference Number: C2611467.15041785

Parcel: 2135204110000
 Owner: LMP OW TALLAHASSEE LLC

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 901 W JEFFERSON ST APT A1

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2135204110000

Tax District: 1 - CITY

Owner(s): LMP OW TALLAHASSEE LLC

Legal Desc: SECTION 35 T1N R1W

UNITY OF TITLE OR 5112/146

OR 5366/156

C/O LANDMARK PROPERTIES

DB 255/579 OR 10/490 10/492 10/536 43/29 1774/48

Mailing Addr: PO BOX 130339

CARLSBAD CA 92013

Google Map

Location: 901 W JEFFERSON ST APT A1

Parent Parcel:

Acreage: 1.710

Location (Street) Addresses are provided

Subdivision:

by City Growth Management 850-891-7001

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

(option 4), and County DSEM 850-606-1300.

Bldg Count: 5

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/20/2019	\$61,464,800	5366/156	Warranty Deed	Improved
08/15/2017	\$6,250,000	5098/2215	Warranty Deed	Improved
11/01/1994	\$100	1774/0068	Trustee's Deed	Improved
11/01/1994	\$100	1774/0060	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$2,080,000	\$33,663,398	\$35,743,398	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$35,743,398	\$35,743,398	\$0	\$35,743,398
	Leon County - Emergency Medical Service	0.50000	\$35,743,398	\$35,743,398	\$0	\$35,743,398
	School - State Law	3.71500	\$35,743,398	\$35,743,398	\$0	\$35,743,398
	School - Local Board	2.24800	\$35,743,398	\$35,743,398	\$0	\$35,743,398
	City of Tallahassee	4.10000	\$35,743,398	\$35,743,398	\$0	\$35,743,398
	NW FL Water Management	0.03110	\$35,743,398	\$35,743,398	\$0	\$35,743,398

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	510 - Student Multi Lease	2019	28,997	
2020	2	1	Commercial	510 - Student Multi Lease	2019	38,582	
2020	3	1	Commercial	510 - Student Multi Lease	2019	77,615	

2020	4	1 Commercial	510 - Student Multi Lease	2019	54,141	
2020	5	1 Commercial	410 - Service/Parking Garage	2019	141,528	
Total:		5			340,863	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions	
Account Number		2135204110000		Type	REAL ESTATE		Request E-Bill	
Address		901 W JEFFERSON ST A1 TAL		Status				
Sec/Twn/Rng		Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due		
1994	R	1994 2135204110000	CER SOLD	05/1995			Tax Bill	
1994	CER	1995-00002567-00	REDEEMED	04/1996	19,281.73		Certificate	
1995	R	1995 2135204110000	CER SOLD	05/1996			Tax Bill	
1995	CER	1996-00003094-00	REDEEMED	05/1997	20,240.00		Certificate	
1996	R	1996 2135204110000	CER SOLD	05/1997			Tax Bill	
1996	CER	1997-00003411-00	REDEEMED	05/1998	20,235.48		Certificate	
1997	R	1997 2135204110000	CER SOLD	05/1998			Tax Bill	
1997	CER	1998-00002967-00	REDEEMED	12/1998	20,217.39		Certificate	
1998	R	1998 2135204110000	PAID	01/1999	17,753.56		Tax Bill	
1999	R	1999 2135204110000	CER SOLD	05/2000			Tax Bill	
1999	CER	2000-00002466-00	REDEEMED	04/2002	22,074.82		Certificate	
2000	R	2000 2135204110000	CER SOLD	05/2001			Tax Bill	
2000	CER	2001-00002536-00	REDEEMED	07/2003	21,687.51		Certificate	
2001	R	2001 2135204110000	CER SOLD	05/2002			Tax Bill	
2001	CER	2002-00002535-00	REDEEMED	05/2004	17,984.48		Certificate	
2002	R	2002 2135204110000	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00002424-00	REDEEMED	04/2005	18,522.46		Certificate	
2003	R	2003 2135204110000	CER SOLD	05/2004			Tax Bill	
2003	CER	2004-00002160-00	REDEEMED	04/2006	21,043.79		Certificate	
2004	R	2004 2135204110000	CER SOLD	05/2005			Tax Bill	
2004	CER	2005-00002281-00	REDEEMED	04/2007	22,103.20		Certificate	
2005	R	2005 2135204110000	CER SOLD	05/2006			Tax Bill	
2005	CER	2006-00002027-00	REDEEMED	04/2008	21,415.25		Certificate	
2006	R	2006 2135204110000	CER SOLD	05/2007			Tax Bill	
2006	CER	2007-00002114-00	REDEEMED	04/2009	25,167.65		Certificate	
2007	R	2007 2135204110000	CER SOLD	06/2008			Tax Bill	
2007	CER	2008-00003716-00	REDEEMED	04/2010	35,070.23		Certificate	
2008	R	2008 2135204110000	CER SOLD	06/2009			Tax Bill	
2008	CER	2009-00003916-00	REDEEMED	04/2010	30,712.70		Certificate	
2009	R	2009 2135204110000	CER SOLD	06/2010			Tax Bill	
2009	CER	2010-00004485-00	REDEEMED	05/2012	71,998.11		Certificate	
2010	R	2010 2135204110000	CER SOLD	06/2011			Tax Bill	

2010	CER	2011-00004350-00	REDEEMED	04/2012	24,294.52	Certificate
2011	R	2011 2135204110000	PAID	04/2012	22,466.19	Tax Bill
2012	R	2012 2135204110000	CER SOLD	06/2013		Tax Bill
2012	CER	2013-00003594-00	REDEEMED	12/2013	23,874.70	Certificate
2013	R	2013 2135204110000	CER SOLD	06/2014		Tax Bill
2013	CER	2014-00003290-00	REDEEMED	10/2014	22,211.68	Certificate
2014	R	2014 2135204110000	CER SOLD	06/2015		Tax Bill
2014	CER	2015-00003097-00	REDEEMED	12/2015	28,288.27	Certificate
2015	R	2015 2135204110000	CER SOLD	06/2016		Tax Bill
2015	CER	2016-00002900-00	REDEEMED	03/2017	30,178.02	Certificate
2016	R	2016 2135204110000	PAID	03/2017	26,777.61	Tax Bill
2017	R	2017 2135204110000	PAID	11/2017	27,329.54	Tax Bill
2018	R	2018 2135204110000	PAID	11/2018	38,520.66	Tax Bill
2019	R	2019 2135204110000	PAID	11/2019	38,167.04	Tax Bill
2020	R	2020 2135204110000	PAID	12/2020	648,819.88	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	2135204110000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
SECTION 35 T1N R1W UNITY OF TITLE OR 5112/146 OR 5366/156 DB 255/579 OR 10/490 10/492 10/536 43/29 1774/48				LMP OW TALLAHASSEE LLC C/O LANDMARK PROPERTIES 315 OCONEE ST ATHENS,GA 30601		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	35,743,398			TAXES	675,854.04	
TAXABLE	35,743,398			DISC .04%	27,034.16	
				TOTAL	648,819.88	
IF PAID BY	12/02/2020	01/05/2021	02/01/2021	03/01/2021	03/31/2021	
PLEASE PAY	648,819.88	655,578.42	662,336.96	669,095.50	675,854.04	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/02/2020	461 2020 0037427.0000	Full	Pmt Posted	\$27034.16-	\$.00	\$648,819.88

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210470**

Initial Inspection Date: **03/16/2021**

Repeat Offender: **No**

Violation Address: **924 W PENSACOLA (APT 421) ST**

Tax Identification Number: **2135204110000**

Owner(s):

**LMP OW TALLAHASSEE LLC
PO BOX 130339
CARLSBAD CA 92013**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure**
- 3 IPMC Chapter 6, Section 603 ~ Mechanical Equipment**

Corrective Actions Required:

- 1 There is discoloration on the sliding glass doors. Locate the cause and repair as required.**
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.**

There has been an apparent water leak in and around the air handler unit in the apartment. Complete the repairs as required to the applicable building code. There were three Hepa 1000 air cleaners and a dehumidifier in the unit in an attempt to remove the moisture and improve the air quality in the apartment. Provide documentation and information as to the completed repairs.

The metal vent cover was dirty and needs to be cleaned.

The window frame in bedroom 'C' has separated. Repair as required to the applicable building code.

Building permits and licensed contractors may be required.

- 3 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The central HVAC unit was not functioning at the time of inspection and a portable AC unit had been installed in the at the sliding glass door.

Locate the cause of the HVAC unit not functioning and repair the unit as required to the applicable building code. A building permit and a licensed contractor may be required.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the Board will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
 300 South Adams Street
 Tallahassee, FL 32301-1731
 850-891-0000
 TDD: 711 • Talgov.com

JOHN E. DAILEY
 Mayor
 REESE GOAD
 City Manager

JEREMY MATLOW
 Mayor Pro Tem
 CASSANDRA K. JACKSON
 City Attorney

JACQUELINE "JACK" PORTER
 Commissioner
 JAMES O. COOKE, IV
 City Treasurer-Clerk

CURTIS RICHARDSON
 Commissioner
 DENNIS R. SUTTON
 City Auditor

DIANNE WILLIAMS-COX
 Commissioner

21-35-20-901-000-2

Florida State University

Varsity Dr

Learning Way

Traditions Way

21-35-20-901-000-7

COLLEGE PARK UNIT 1
21-35-35-0000

Legiate Leon WALLACE ADD
Wallace ADD
21-35-85-0000

W Jefferson St

Varsity Dr

W Pensacola St

Walker St

S Woodward Ave

Woodward Ave

YEAGER SUB
21-35-95-0000

WILLIAMS SUB
21-35-90-0000

MOOR SUB
21-35-70-0000

W St Augustine St
COLLEGE PARK ADDITION
21-35-40-0000






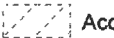


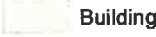


COLLEGE PARK ADDITION
21-35-40-0000

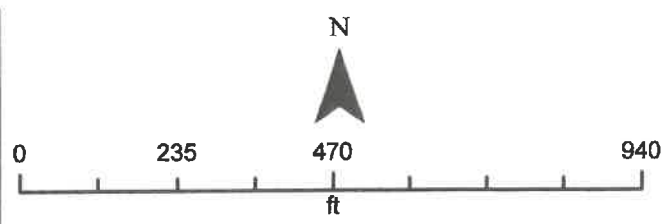
COLLEGE TOWN PHASE 2-MU. MOOR SUB
21-35-70-0000

Conv'A CONDOMINIUM
21-35-26-000-0000

2135204110000

Legend

-  Township
-  Section
-  Subdivision
-  Tax Parcel
-  Lot
-  Access Easement
-  River
-  Waterbody
-  Building
-  Park
-  City Limit
- Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 25, 2021

ITEM # 10 CASE NO. TCE210162

Closed

ITEM # 11 CASE NO. TCE210182

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210182**

Initial Inspection Date: **02/08/2021**

Violation Address: **1617 KELLY ST**

Tax Identification Number: **410450 P0050**

Owner(s):

HOSFORD LAYTON
2386 BASTROP ST
HOUSTON TX 77004

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

CASE FACTS

Corrective Actions Required:

1 Window boarded

2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/16/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 11, 2021

**HOSFORD LAYTON
2386 BASTROP ST
HOUSTON TX 77004**

**Re: CASE NUMBER TCE210182
LOCATION: 1617 KELLY ST
Tax ID #: 410450 P0050**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REISE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210182

Owner(s): HOSFORD LAYTON

Violation Address: 1617 KELLY ST

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-15-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-16-2021

Hand served to _____ at the violation address listed above on [date hand served]

David Thomas
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/16/2021 by David Thomas who is personally known to me and who did not take an oath.

Mandy Hunter
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING

Case No. TCE210182

Owner(s): HOSFORD LAYTON

Violation Address: 1617 KELLY ST

I, Manley Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/13/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/13/21

Posted at the violation address listed above on _____

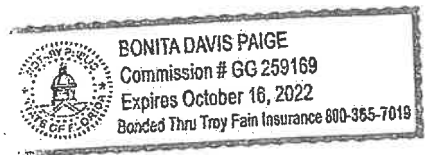
Hand served to _____ at the violation address listed above on [date hand served]

Manley Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/13/21, by Manley Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410450 P0050
 Owner: HOSFORD LAYTON

Property Use: 0100 - SINGLE FAMILY
 1617 KELLY ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410450 P0050
 Owner(s): HOSFORD LAYTON

Tax District: 1 - CITY
 Legal Desc: MABRY MANOR RESUB
 LOT 5 BLOCK P
 OR 69/123 1832/1945 2405/841

Mailing Addr: 2386 BASTROP ST
 HOUSTON TX 77004

Google Map

Location: 1617 KELLY ST

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.180 - ESTIMATED
 Subdivision: MABRY MANOR REVISED
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
12/22/2004	\$92,500	3224/609	Warranty Deed	Improved
08/01/2000	\$53,000	2405/0841	Warranty Deed	Improved
07/01/1995	\$47,900	1832/1945	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$13,500	\$50,336	\$63,836	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$63,836	\$63,836	\$0	\$63,836
	Leon County - Emergency Medical Service	0.50000	\$63,836	\$63,836	\$0	\$63,836
	School - State Law	3.71500	\$63,836	\$63,836	\$0	\$63,836
	School - Local Board	2.24800	\$63,836	\$63,836	\$0	\$63,836
	City of Tallahassee	4.10000	\$63,836	\$63,836	\$0	\$63,836
	NW FL Water Management	0.03110	\$63,836	\$63,836	\$0	\$63,836

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1962	864	264
Total:		1				864	264

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410450 P0050		Type	REAL ESTATE		Request E-Bill
Address		1617 KELLY ST TAL		Status			
Sec/Twn/Rng				Subdivision	MABRY MANOR REVISED		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410450 P0050	INST F-PD	03/1995	671.08		Installment
1995	R	1995 410450 P0050	INST F-PD	11/1995	670.28		Installment
1996	R	1996 410450 P0050	PAID	12/1996	249.28		Tax Bill
1997	R	1997 410450 P0050	PAID	11/1997	273.71		Tax Bill
1998	R	1998 410450 P0050	PAID	12/1998	284.94		Tax Bill
1999	R	1999 410450 P0050	PAID	12/1999	290.68		Tax Bill
2000	R	2000 410450 P0050	PAID	12/2000	309.01		Tax Bill
2001	R	2001 410450 P0050	PAID	12/2001	427.40		Tax Bill
2002	R	2002 410450 P0050	PAID	11/2002	443.94		Tax Bill
2003	R	2003 410450 P0050	PAID	12/2003	481.41		Tax Bill
2004	R	2004 410450 P0050	PAID	11/2004	499.32		Tax Bill
2005	R	2005 410450 P0050	PAID	12/2005	800.75		Tax Bill
2006	R	2006 410450 P0050	PAID	11/2006	797.89		Tax Bill
2007	R	2007 410450 P0050	PAID	11/2007	756.14		Tax Bill
2008	R	2008 410450 P0050	PAID	11/2008	607.32		Tax Bill
2009	R	2009 410450 P0050	PAID	11/2009	616.48		Tax Bill
2010	R	2010 410450 P0050	PAID	11/2010	642.91		Tax Bill
2011	R	2011 410450 P0050	PAID	11/2011	570.93		Tax Bill
2012	R	2012 410450 P0050	PAID	11/2012	158.24		Tax Bill
2013	R	2013 410450 P0050	PAID	11/2013	478.92		Tax Bill
2014	R	2014 410450 P0050	PAID	11/2014	988.50		Tax Bill
2015	R	2015 410450 P0050	PAID	11/2015	1,039.83		Tax Bill
2016	R	2016 410450 P0050	PAID	11/2016	1,044.00		Tax Bill
2017	R	2017 410450 P0050	PAID	11/2017	1,059.19		Tax Bill
2018	R	2018 410450 P0050	PAID	11/2018	1,098.47		Tax Bill
2019	R	2019 410450 P0050	PAID	12/2019	1,130.20		Tax Bill
2020	R	2020 410450 P0050	PAID	11/2020	1,158.77		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410450 P0050	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description		Owner Information	
MABRY MANOR RESUB LOT 5 BLOCK P OR 69/123 1832/1945 2405/841		HOSFORD LAYTON 2386 BASTROP ST HOUSTON, TX 77004	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	63,836	TAXES	1,207.05
TAXABLE	63,836	TOTAL	1,207.05

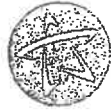
3/10/2021

Property Tax - Property Summary

IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,158.77	1,170.84	1,182.91	1,194.98	1,207.05	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/23/2020	461 2020 0002106.0000	Full	Pmt Posted	\$48.28-	\$.00	\$1,158.77

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210182**

Initial Inspection Date: **02/08/2021**

Repeat Offender: **No**

Violation Address: **1617 KELLY ST**

Tax Identification Number: **410450 P0050**

Owner(s):

**HOSFORD LAYTON
2386 BASTROP ST
HOUSTON TX 77004**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1 Window boarded**
- 2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

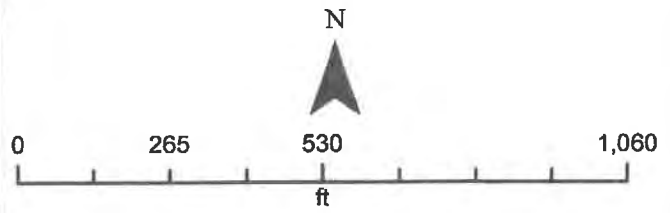
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



410450 P0050

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 10, 2021

ITEM # 12 CASE NO. TCE210191

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210191**

Initial Inspection Date: **02/08/2021**

Violation Address: **2702 BOATNER ST**

Tax Identification Number: **410450 L0060**

Owner(s):

JACKSON KIRK G SR & JACKSON RUTH L
2702 BOATNER ST
TALLAHASSEE FL 32310-5104

Code(s) in Violation:

Code of General Ordinances

1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.**
- 2 Remove all trash, litter and debris from property.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/02/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
REVISED NOTICE OF HEARING**

April 15, 2021

**JACKSON KIRK G SR & JACKSON RUTH L
2702 BOATNER ST
TALLAHASSEE FL 32310-5104**

**Re: CASE NUMBER TCE210191
LOCATION: 2702 BOATNER ST
Tax ID #: 410450 L0060**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210191

Owner(s): JACKSON KIRK G SR

Violation Address: 2702 BOATNER ST

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-02-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-02-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/2/21 by David Thomas who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210191

Owner(s): JACKSON KIRK G SR & JACKSON RUTH L

Violation Address: 2702 BOATNER ST

I, Marilyn Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/15/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/15/21

Posted at the violation address listed above on _____

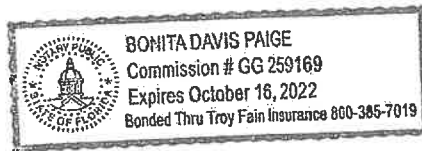
Hand served to _____ at the violation address listed above on [date hand served]

Marilyn Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/15/21 by Marilyn Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Parcel: 410450 L0060
 Owner: JACKSON KIRK G SR

Property: 0100 - SINGLE FAMILY
 2702 BOATNER ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410450 L0060
 Owner(s): JACKSON KIRK G SR
 JACKSON RUTH L

Tax District: 1 - CITY
 Legal Desc: MABRY MANOR RE SUB
 LOT 6 BLOCK L
 OR 1387/436 2295/1626

Mailing Addr: 2702 BOATNER ST
 TALLAHASSEE FL 32310-5104

Google Map

Location: 2702 BOATNER ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.230 - ESTIMATED
 Subdivision: MABRY MANOR REVISED
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/31/2018	\$85,000	5200/1347	Warranty Deed	Improved
02/08/2001	\$53,500	2637/1800	Warranty Deed	Improved
09/01/1999	\$100	2295/1626	Quit Claim	Improved
01/01/1989	\$42,000	1387/0436	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$13,500	\$58,595	\$72,095	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$72,095	\$72,095	\$0	\$72,095
	Leon County - Emergency Medical Service	0.50000	\$72,095	\$72,095	\$0	\$72,095
	School - State Law	3.71500	\$72,095	\$72,095	\$0	\$72,095
	School - Local Board	2.24800	\$72,095	\$72,095	\$0	\$72,095
	City of Tallahassee	4.10000	\$72,095	\$72,095	\$0	\$72,095
	NW FL Water Management	0.03110	\$72,095	\$72,095	\$0	\$72,095

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1962	1,000	300

Tax Roll Property Summary

Property Summary			Please click here for this page's Instructions
Account Number	410450 L0060	Type	REAL ESTATE Request E-Bill
Address	2702 BOATNER ST TAL	Status	
Sec/Twn/Rng		Subdivision	MABRY MANOR REVISED

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 410450 L0060	PAID	12/1994	365.70	Tax Bill
1995	R	1995 410450 L0060	PAID	11/1995	383.67	Tax Bill
1996	R	1996 410450 L0060	PAID	12/1996	391.52	Tax Bill
1997	R	1997 410450 L0060	PAID	11/1997	392.70	Tax Bill
1998	R	1998 410450 L0060	PAID	12/1998	414.08	Tax Bill
1999	R	1999 410450 L0060	PAID	12/1999	416.09	Tax Bill
2000	R	2000 410450 L0060	PAID	12/2000	426.66	Tax Bill
2001	R	2001 410450 L0060	PAID	04/2002	980.23	Tax Bill
2002	R	2002 410450 L0060	PAID	12/2002	1,017.76	Tax Bill
2003	R	2003 410450 L0060	PAID	12/2003	1,042.96	Tax Bill
2004	R	2004 410450 L0060	PAID	11/2004	1,150.38	Tax Bill
2005	R	2005 410450 L0060	PAID	11/2005	1,281.81	Tax Bill
2006	R	2006 410450 L0060	PAID	11/2006	1,388.42	Tax Bill
2007	R	2007 410450 L0060	PAID	11/2007	1,607.14	Tax Bill
2008	R	2008 410450 L0060	PAID	11/2008	1,718.55	Tax Bill
2009	R	2009 410450 L0060	PAID	11/2009	1,521.15	Tax Bill
2010	R	2010 410450 L0060	PAID	11/2010	1,530.22	Tax Bill
2011	R	2011 410450 L0060	PAID	11/2011	1,237.73	Tax Bill
2012	R	2012 410450 L0060	PAID	11/2012	1,214.56	Tax Bill
2013	R	2013 410450 L0060	PAID	11/2013	1,032.37	Tax Bill
2014	R	2014 410450 L0060	PAID	11/2014	1,072.91	Tax Bill
2015	R	2015 410450 L0060	PAID	11/2015	1,129.08	Tax Bill
2016	R	2016 410450 L0060	PAID	11/2016	1,146.24	Tax Bill
2017	R	2017 410450 L0060	PAID	11/2017	1,163.95	Tax Bill
2018	R	2018 410450 L0060	PAID	11/2018	1,225.32	Tax Bill
2019	R	2019 410450 L0060	PAID	12/2019	1,261.63	Tax Bill
2020	R	2020 410450 L0060	PAID	12/2020	1,308.68	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	410450 L0060	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
MABRY MANOR RE SUB LOT 6 BLOCK L OR 1387/436 2295/1626				JACKSON KIRK G SR JACKSON RUTH L 2702 BOATNER ST TALLAHASSEE,FL 32310-5104		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	72,095			TAXES	1,363.21	
TAXABLE	72,095			TOTAL	1,363.21	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,308.68	1,322.31	1,335.95	1,349.58	1,363.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0029945.0000	Full	Pmt Posted	\$54.53-	\$.00	\$1,308.68

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210191**

Initial Inspection Date: **02/08/2021**

Repeat Offender: **No**

Violation Address: **2702 BOATNER ST**

Tax Identification Number: **410450 L0060**

Owner(s):

JACKSON KIRK G SR
2702 BOATNER ST
TALLAHASSEE FL 32310-5104

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

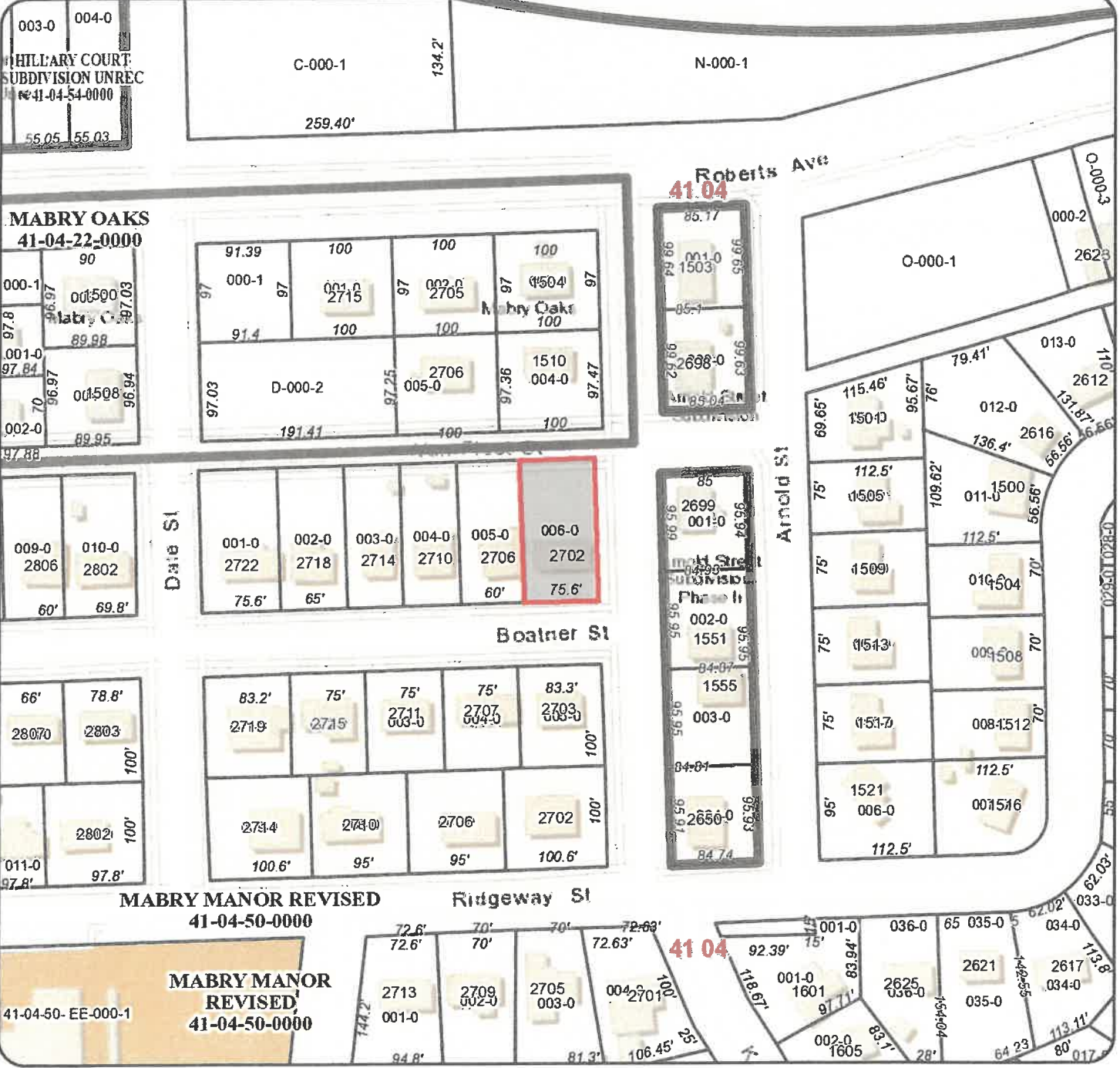
Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.
- 2 Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

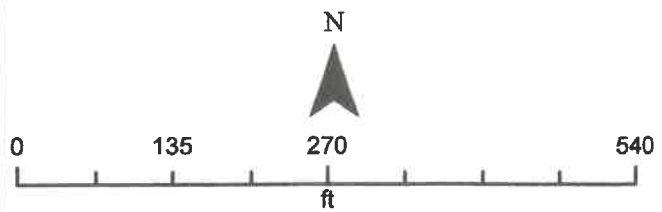
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



410450 L0060

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

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Date Drawn: Feb 24, 2021

ITEM # 13 CASE NO. TCE210222

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210222**

Initial Inspection Date: **02/10/2021**

Violation Address: **2606 MCELROY ST**

Tax Identification Number: **410450 X0001**

Owner(s):

STRICKLAND THOMAS G
629 BLOXHAM CUTOFF
CRAWFORDVILLE FL 32327

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

- 2 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.**

CASE FACTS

Corrective Actions Required:

- 1 Open windows at 2606 McElroy St. and damaged siding at 1802 Kelly St. Unit B.**
- 2 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Secure the house at 2606 McElroy St. (open windows) and repair the damaged siding on the building at 1802 Kelly St. Unit B.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 03/18/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
REVISED NOTICE OF HEARING**

April 07, 2021

**STRICKLAND THOMAS G
629 BLOXHAM CUTOFF
CRAWFORDVILLE FL 32327**

Re: CASE NUMBER **TCE210222**
LOCATION: **2606 MCELROY ST**
Tax ID #: **410450 X0001**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1290915491 and password "code" for access.

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For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

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CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILLY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210222**

Owner(s): **STRICKLAND THOMAS G**

Violation Address: **2606 MCELROY ST**

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 3/18/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/18/2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/18/2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING

Case No. TCE210222

Owner(s): STRICKLAND THOMAS G

Violation Address: 2606 MCELROY ST

I, David Thomas, City of Tallahassee, Code Enforcement Division, hereby state that on 03-18-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 03-18-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 3/18/21, by David Thomas who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Parcel: 410450 X0001

Property Use: 0800 MULTI-FAMILY(LESS THAN 10 UNITS)

Owner: STRICKLAND THOMAS G

1802 KELLY ST APT A

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410450 X0001
Owner(s): STRICKLAND THOMAS G

Tax District: 1 - CITY
Legal Desc: MABRY MANOR
4 1S 1W
BLOCK X
DB 221/469 1021/1793 1886/821 3685/785

Mailing Addr: 629 BLOXHAM CUTOFF
CRAWFORDVILLE FL 32327

Google Map

Location: 1802 KELLY ST APT A
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 3.380 - ESTIMATED
Subdivision: MABRY MANOR REVISED
Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL
Bldg Count: 3

Sales Information

Table with 5 columns: Sale Date, Sale Price, Book/Page, Instrument Type, Improved / Vacant. Row 1: 10/01/2015, \$100, 4851/2392, Quit Claim, Improved

Certified Value Detail

Table with 7 columns: Tax Year, Land Value, Improvement Value, Total Market Value, SOH Differential, Classified Use, Homestead. Row 1: 2020, \$86,895, \$157,971, \$244,866, \$0, \$0, 2020 - No

Certified Taxable Values

Table with 7 columns: Tax Year, Taxing Authority, Rate, Market, Assessed, Exempt, Taxable. Rows include Leon County, Leon County - Emergency Medical Service, School - State Law, School - Local Board, City of Tallahassee, NW FL Water Management.

Building Summary

Table with 7 columns: Tax Year, Card, Bldgs, Building Use, Building Type, Yr Built, Base SqFt, Auxiliary SqFt. Rows for 2020 showing 1 Residential MF - Multi Family and 2 Residential SF - Single Family.

2020	3	1 Residential	MF - Multi Family	1982	1,864	144
Total:	3				5,270	827

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links


- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410450 X0001		Type	REAL ESTATE		Request E-Bill	
Address		1802 KELLY ST A TAL		Status				
Sec/Twn/Rng	04 1S 1W		Subdivision	MABRY MANOR REVISED				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410450 X0001	PAID	02/1995	3,449.61		Tax Bill	
1995	R	1995 410450 X0001	PAID	04/1996	3,484.07		Tax Bill	
1996	R	1996 410450 X0001	PAID	03/1997	3,345.90		Tax Bill	
1997	R	1997 410450 X0001	PAID	04/1998	3,418.50		Tax Bill	
1998	R	1998 410450 X0001	PAID	12/1998	3,320.71		Tax Bill	
1999	R	1999 410450 X0001	PAID	05/2000	3,434.41		Tax Bill	
2000	R	2000 410450 X0001	PAID	04/2001	3,361.15		Tax Bill	
2001	R	2001 410450 X0001	PAID	04/2002	3,591.83		Tax Bill	
2002	R	2002 410450 X0001	PAID	03/2003	3,822.29		Tax Bill	
2003	R	2003 410450 X0001	PAID	03/2004	4,256.46		Tax Bill	
2004	R	2004 410450 X0001	PAID	05/2005	4,983.27		Tax Bill	
2005	R	2005 410450 X0001	PAID	04/2006	5,439.06		Tax Bill	
2006	R	2006 410450 X0001	PAID	03/2007	4,790.58		Tax Bill	
2007	R	2007 410450 X0001	PAID	03/2008	7,074.32		Tax Bill	
2008	R	2008 410450 X0001	PAID	03/2009	6,281.86		Tax Bill	
2009	R	2009 410450 X0001	PAID	05/2010	5,391.94		Tax Bill	
2010	R	2010 410450 X0001	PAID	05/2011	5,671.70		Tax Bill	
2011	R	2011 410450 X0001	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00006096-00	REDEEMED	05/2014	5,122.10		Certificate	
2012	R	2012 410450 X0001	CER SOLD	06/2013			Tax Bill	
2012	CER	2013-00006029-00	REDEEMED	07/2014	4,709.80		Certificate	
2013	R	2013 410450 X0001	CER SOLD	06/2014			Tax Bill	
2013	CER	2014-00005642-00	REDEEMED	03/2015	4,093.36		Certificate	
2014	R	2014 410450 X0001	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00005442-00	REDEEMED	03/2016	4,615.71		Certificate	
2015	R	2015 410450 X0001	CER SOLD	06/2016			Tax Bill	
2015	CER	2016-00005184-00	REDEEMED	12/2016	4,969.85		Certificate	
2016	R	2016 410450 X0001	PAID	05/2017	4,386.21		Tax Bill	
2017	R	2017 410450 X0001	PAID	03/2018	4,295.76		Tax Bill	
2018	R	2018 410450 X0001	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004847-00	REDEEMED	09/2019	5,009.36		Certificate	
2019	R	2019 410450 X0001	PAID	12/2019	4,405.14		Tax Bill	

2020	R	2020 410450 X0001	AID		4,583.75		Tax Bill
							Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2020	410450 X0001	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description		Owner Information				
MABRY MANOR 4 1S 1W BLOCK X DB 221/469 1021/1793 1886/821 3685/785		STRICKLAND THOMAS G 629 BLOXHAM CUTOFF CRAWFORDVILLE, FL 32327				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	244,866	TAXES	4,630.05			
TAXABLE	244,866	TOTAL	4,630.05			
FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON				
4,583.75	4,630.05	APRIL 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210222**

Initial Inspection Date: **02/10/2021**

Repeat Offender: **No**

Violation Address: **2606 MCELROY ST**

Tax Identification Number: **410450 X0001**

Owner(s):

STRICKLAND THOMAS G
629 BLOXHAM CUTOFF
CRAWFORDVILLE FL 32327

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure

Land Development Code

- 2** TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1** Open windows at 2606 McElroy St. and damaged siding at 1802 Kelly St. Unit B.
- 2** All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Secure the house at 2606 McElroy St. (open windows) and repair the damaged siding on the building at 1802 Kelly St. Unit B.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

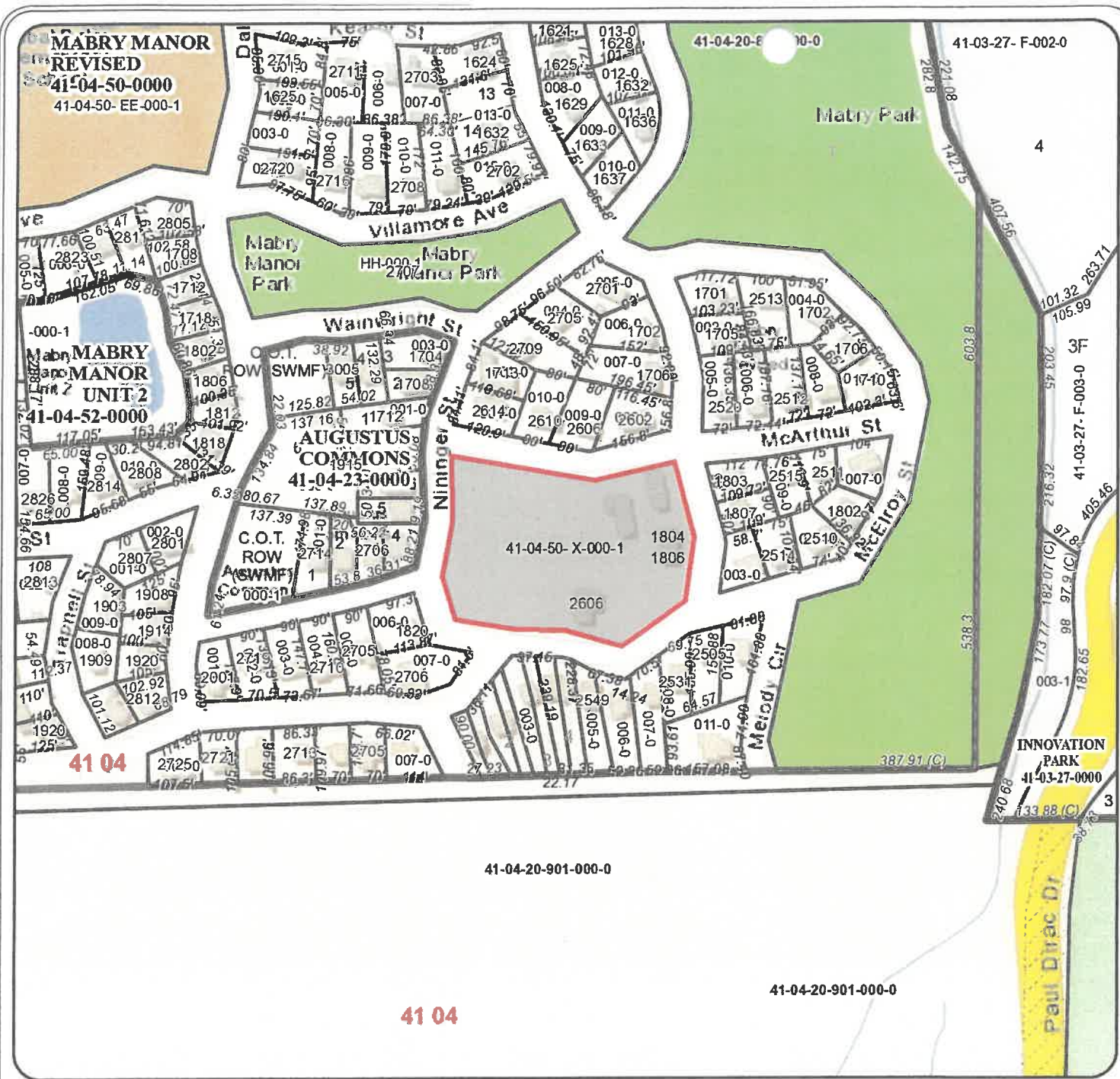
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

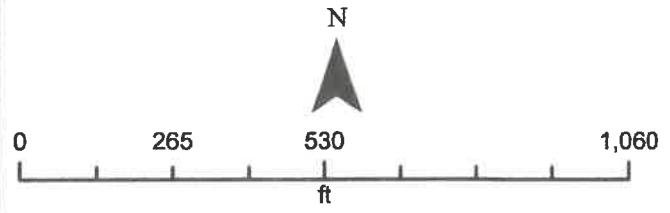
JEREMY MATLOW
Commissioner



410450 X0001

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A. 315 S. Calhoun St, Third Floor Phone: (850) 606-6200 Email: admin@leonpa.org
 Leon County Property Appraiser Tallahassee, Fl. 32301 Fax: (850) 606-6201 Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Feb 10, 2021

ITEM # 14 CASE NO. TCE210282

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210282**

Initial Inspection Date: **02/09/2021**

Violation Address: **2830 MCELROY ST**

Tax Identification Number: **410450 MM0060**

Owner(s):

COOLEY DORA M
2830 MCELROY ST
TALLAHASSEE FL 32310

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)
Land Development Code**

2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Red Chevrolet without a tag.**
- 2 Repair or remove the fence/wall that is in disrepair.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/2/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 17, 2021

**COOLEY DORAM
2830 MCELROY ST
TALLAHASSEE FL 32310**

**Re: CASE NUMBER TCE210282
LOCATION: 2830 MCELROY ST
Tax ID #: 410450 MM0060**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 1, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 129 091 5491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210282

Owner(s): COOLEY DORA M

Violation Address: 2830 MCELROY ST

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-02-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-02-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/2/21, by David Thomas who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210282

Owner(s): COOLEY DORA M

Violation Address: 2830 MCELROY ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/1/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/1/21

Posted at the violation address listed above on _____

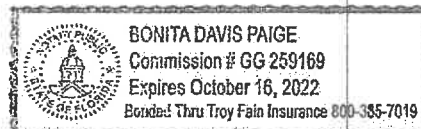
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/1/21 by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	410450 MM0060			Type	REAL ESTATE		Request E-Bill	
Address	2830 MCELROY ST TAL			Status				
Sec/Twn/Rng	04 1S 1W		Subdivision	MABRY MANOR REVISED				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410450 MM0060	PAID	11/1994	361.40		Tax Bill	
1995	R	1995 410450 MM0060	PAID	11/1995	391.59		Tax Bill	
1996	R	1996 410450 MM0060	PAID	02/1997	420.89		Tax Bill	
1997	R	1997 410450 MM0060	PAID	03/1998	586.81		Tax Bill	
1998	R	1998 410450 MM0060	PAID	05/1999	612.09		Tax Bill	
1999	R	1999 410450 MM0060	PAID	05/2000	615.49		Tax Bill	
2000	R	2000 410450 MM0060	PAID	04/2001	620.17		Tax Bill	
2001	R	2001 410450 MM0060	PAID	03/2002	643.11		Tax Bill	
2002	R	2002 410450 MM0060	PAID	04/2003	448.88		Tax Bill	
2003	R	2003 410450 MM0060	PAID	03/2004	485.63		Tax Bill	
2004	R	2004 410450 MM0060	PAID	05/2005	432.63		Tax Bill	
2005	R	2005 410450 MM0060	PAID	05/2006	456.97		Tax Bill	
2006	R	2006 410450 MM0060	PAID	03/2007	460.32		Tax Bill	
2007	R	2007 410450 MM0060	PAID	03/2008	454.17		Tax Bill	
2008	R	2008 410450 MM0060	PAID	11/2008	304.73		Tax Bill	
2009	R	2009 410450 MM0060	PAID	11/2009	302.37		Tax Bill	
2010	R	2010 410450 MM0060	PAID	11/2010	327.28		Tax Bill	
2011	R	2011 410450 MM0060	PAID	11/2011	324.58		Tax Bill	
2012	R	2012 410450 MM0060	PAID	11/2012	307.79		Tax Bill	
2013	R	2013 410450 MM0060	PAID	11/2013	218.28		Tax Bill	
2014	R	2014 410450 MM0060	PAID	02/2015	232.42		Tax Bill	
2015	R	2015 410450 MM0060	PAID	12/2015	225.15		Tax Bill	
2016	R	2016 410450 MM0060	PAID	01/2017	219.23		Tax Bill	
2017	R	2017 410450 MM0060	PAID	11/2017	213.74		Tax Bill	
2018	R	2018 410450 MM0060	PAID	12/2018	216.07		Tax Bill	
2019	R	2019 410450 MM0060	PAID	12/2019	216.94		Tax Bill	
2020	R	2020 410450 MM0060	UNPAID			224.69	Tax Bill	
							 Add to Cart	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	410450 MM0060	Tax Bill
----------------	------	---------------	--------------------------

Property Description		Owner Information	
MABRY MANOR REVISED LOT 6 BLOCK MM OR 1900/343 1910/1152 1983/132		COOLEY DORA M 2830 MCELROY ST TALLAHASSEE, FL 32310	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	63,054	TAXES	224.69

3/16/2021

Property Tax - Property Summary

TAXABLE	0	TOTAL	224.69			
EXEM.	25,000					
EXEM.	13,054					
EXEM.	24,500					
EXEM.	500					
MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON			
224.69	241.43	APRIL 1	JUNE 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210282**

Initial Inspection Date: **02/09/2021**

Repeat Offender: **No**

Violation Address: **2830 MCELROY ST**

Tax Identification Number: **410450 MM0060**

Owner(s):

COOLEY DORA M
2830 MCELROY ST
TALLAHASSEE FL 32310

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Red Chevrolet without a tag.
- 2 Repair or remove the fence/wall that is in disrepair.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

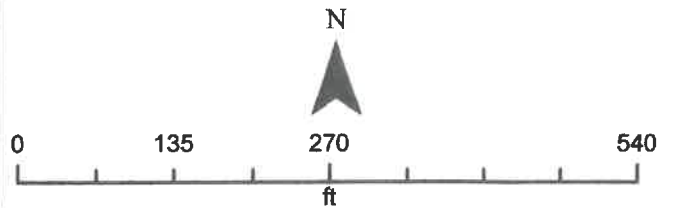
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



410450 MM0060

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 16, 2021

ITEM # 15 CASE NO. TCE210333

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210333**

Initial Inspection Date: **02/23/2021**

Violation Address: **2636 MISSION RD**

Tax Identification Number: **2128200040000**

Owner(s):

UNIVERSITY HOUSE TALLAHASSEE LLC
444 N MICHIGAN AVE STE 2600
CHICAGO IL 60611

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3-401 - Fences & Walls,

CASE FACTS

Corrective Actions Required:

- 1 Repair or remove the fence/wall that is in disrepair.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/16/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 11, 2021

**UNIVERSITY HOUSE TALLAHASSEE LLC
444 N MICHIGAN AVE STE 2600
CHICAGO IL 60611**

**Re: CASE NUMBER TCE210333
LOCATION: 2636 MISSION RD
Tax ID #: 2128200040000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021 to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210333

Owner(s): UNIVERSITY HOUSE TALLAHASSEE LLC

Violation Address: 2636 MISSION RD

I, David Thomas City of Tallahassee, Code Enforcement Division, hereby state that on 04-15-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-16-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/16/2021 by David Thomas who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210333

Owner(s): UNIVERSITY HOUSE TALLAHASSEE LLC

Violation Address: 2636 MISSION RD

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 4/13/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/13/21

Posted at the violation address listed above on _____

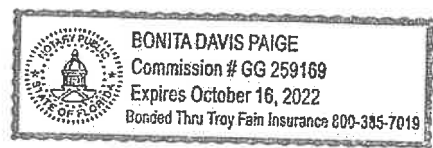
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/13/21, by Mandy Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC



3/10/2021

Leon County Property Appraiser

Parcel: 2128200040000
 Owner: UNIVERSITY HOUSE TALLAHASSEE LLC

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 2636 MISSION RD OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2128200040000

Tax District: 1 - CITY

Owner(s): UNIVERSITY HOUSE TALLAHASSEE LLC

Legal Desc: 28 1N 1W 30.95 AC

IN NORTH MIDDLE OF SECTION
 PARADISE ESTATES UNREC
 OR 981/1978
 (COUNTRYSIDE VILLAGE)

Mailing Addr: PO BOX 11277
 CHICAGO IL 60611

Google Map

Location: 2636 MISSION RD OFC

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 2128200010000

Acreage: 30.950

Subdivision:

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

Bldg Count: 110

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
12/07/2012	\$54,000,000	4454/822	Warranty Deed	Improved
01/19/2011	\$4,075,000	4210/529	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$2,136,000	\$27,784,073	\$29,920,073	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$29,920,073	\$29,920,073	\$0	\$29,920,073
	Leon County - Emergency Medical Service	0.50000	\$29,920,073	\$29,920,073	\$0	\$29,920,073
	School - State Law	3.71500	\$29,920,073	\$29,920,073	\$0	\$29,920,073
	School - Local Board	2.24800	\$29,920,073	\$29,920,073	\$0	\$29,920,073
	City of Tallahassee	4.10000	\$29,920,073	\$29,920,073	\$0	\$29,920,073
	NW FL Water Management	0.03110	\$29,920,073	\$29,920,073	\$0	\$29,920,073

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	510 - Student Multi Lease	2012	1,982	242
2020	2	1	Commercial	510 - Student Multi Lease	2012	1,796	173
2020	3	1	Commercial	510 - Student Multi Lease	2012	2,515	203
2020	4	1	Commercial	510 - Student Multi Lease	2012	2,028	297
2020	5	1	Commercial	510 - Student Multi Lease	2012	2,676	119
2020	6	1	Commercial	510 - Student Multi Lease	2012	1,932	198
2020	7	1	Commercial	510 - Student Multi Lease	2012	1,982	242
2020	8	1	Commercial	510 - Student Multi Lease	2012	1,700	53
2020	9	1	Commercial	510 - Student Multi Lease	2012	2,515	203
2020	10	1	Commercial	510 - Student Multi Lease	2012	1,796	173
2020	11	1	Commercial	510 - Student Multi Lease	2012	3,912	636
2020	12	1	Commercial	510 - Student Multi Lease	2012	1,653	180
2020	13	1	Commercial	510 - Student Multi Lease	2012	1,982	242

2020	14	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	15	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	16	1 Commercial	510 - Student Multi Lease	2012	1,737	46
2020	17	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	18	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	19	1 Commercial	510 - Student Multi Lease	2012	2,515	203
2020	20	1 Commercial	510 - Student Multi Lease	2012	1,700	53
2020	21	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	22	1 Commercial	510 - Student Multi Lease	2012	1,737	46
2020	23	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	24	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	25	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	26	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	27	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	28	1 Commercial	510 - Student Multi Lease	2012	1,700	53
2020	29	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	30	1 Commercial	510 - Student Multi Lease	2012	2,515	203
2020	31	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	32	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	33	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	34	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	35	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	36	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	37	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	38	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	39	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	40	1 Commercial	510 - Student Multi Lease	2012	5,016	196
2020	41	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	42	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	43	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	44	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	45	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	46	1 Commercial	510 - Student Multi Lease	2012	5,016	156
2020	47	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	48	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	49	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	50	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	51	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	52	1 Commercial	510 - Student Multi Lease	2012	2,028	297
2020	53	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	54	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	55	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	56	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	57	1 Commercial	510 - Student Multi Lease	2012	2,028	297
2020	58	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	59	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	60	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	61	1 Commercial	510 - Student Multi Lease	2012	2,028	297
2020	62	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	63	1 Commercial	510 - Student Multi Lease	2012	2,515	203
2020	64	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	65	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	66	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	67	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	68	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	69	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	70	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	71	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	72	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	73	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	74	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	75	1 Commercial	510 - Student Multi Lease	2012	2,515	203

3/10/2021

Leon County Property Appraiser

2020	76	1 Commercial	510 - Student Multi Lease	2012	1,700	53
2020	77	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	78	1 Commercial	510 - Student Multi Lease	2012	1,737	46
2020	79	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	80	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	81	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	82	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	83	1 Commercial	510 - Student Multi Lease	2012	1,700	53
2020	84	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	85	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	86	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	87	1 Commercial	510 - Student Multi Lease	2012	2,515	203
2020	88	1 Commercial	510 - Student Multi Lease	2012	1,700	53
2020	89	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	90	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	91	1 Commercial	510 - Student Multi Lease	2012	2,515	203
2020	92	1 Commercial	510 - Student Multi Lease	2012	1,796	173
2020	93	1 Commercial	510 - Student Multi Lease	2012	2,676	119
2020	94	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	95	1 Commercial	510 - Student Multi Lease	2012	1,737	46
2020	96	1 Commercial	510 - Student Multi Lease	2012	1,982	242
2020	97	1 Commercial	510 - Student Multi Lease	2012	1,653	180
2020	98	1 Commercial	510 - Student Multi Lease	2012	1,749	220
2020	99	1 Commercial	510 - Student Multi Lease	2012	1,932	198
2020	100	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	101	1 Commercial	510 - Student Multi Lease	2012	3,912	636
2020	102	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	103	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	104	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	105	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	106	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	107	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	108	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	109	1 Commercial	510 - Student Multi Lease	2012	7,372	710
2020	110	1 Commercial	510 - Student Multi Lease	2012	8,255	3,931
Total:		110			314,694	33,355

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2128200040000		Type	REAL ESTATE		Request E-Bill
Address		2636 MISSION RD TAL		Status			
Sec/Twn/Rng		Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2011	R	2011 2128200040000	PAID	12/2011	46,065.69	Tax Bill	
2012	R	2012 2128200040000	PAID	11/2012	46,481.81	Tax Bill	
2013	R	2013 2128200040000	PAID	11/2013	445,775.78	Tax Bill	
2014	R	2014 2128200040000	PAID	11/2014	500,097.78	Tax Bill	
2015	R	2015 2128200040000	PAID	11/2015	449,804.52	Tax Bill	
2016	R	2016 2128200040000	PAID	11/2016	479,328.03	Tax Bill	
2017	R	2017 2128200040000	PAID	11/2017	482,869.34	Tax Bill	
2018	R	2018 2128200040000	PAID	11/2018	518,629.61	Tax Bill	
2019	R	2019 2128200040000	PAID	11/2019	539,493.28	Tax Bill	
2020	R	2020 2128200040000	PAID	11/2020	543,113.94	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2020	2128200040000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
28 1N 1W 30.95 AC IN NORTH MIDDLE OF SECTION PARADISE ESTATES UNREC OR 981/1978 (COUNTRYSIDE VILLAGE)				UNIVERSITY HOUSE TALLAHASSEE LLC 444 N MICHIGAN AVE STE 2600 CHICAGO,IL 60611		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		29,920,073		TAXES		565,743.69
TAXABLE		29,920,073		TOTAL		565,743.69
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	543,113.94	548,771.38	554,428.82	560,086.25	565,743.69	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/07/2020	998 2020 0008071.0001		Pmt Posted	\$22629.75-	\$.00	\$543,113.94

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: David Thomas Case No.: TCE210333
Initial Inspection Date: 02/23/2021 Repeat Offender: No
Violation Address: 2636 MISSION RD
Tax Identification Number: 2128200040000

Owner(s): UNIVERSITY HOUSE TALLAHASSEE LLC
444 N MICHIGAN AVE STE 2600
CHICAGO IL 60611

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1 Repair or remove the fence/wall that is in disrepair.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
1DD; 711 • Talgov.com

JOHN E. DAILEY
Mayor

JFREMY MAHLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

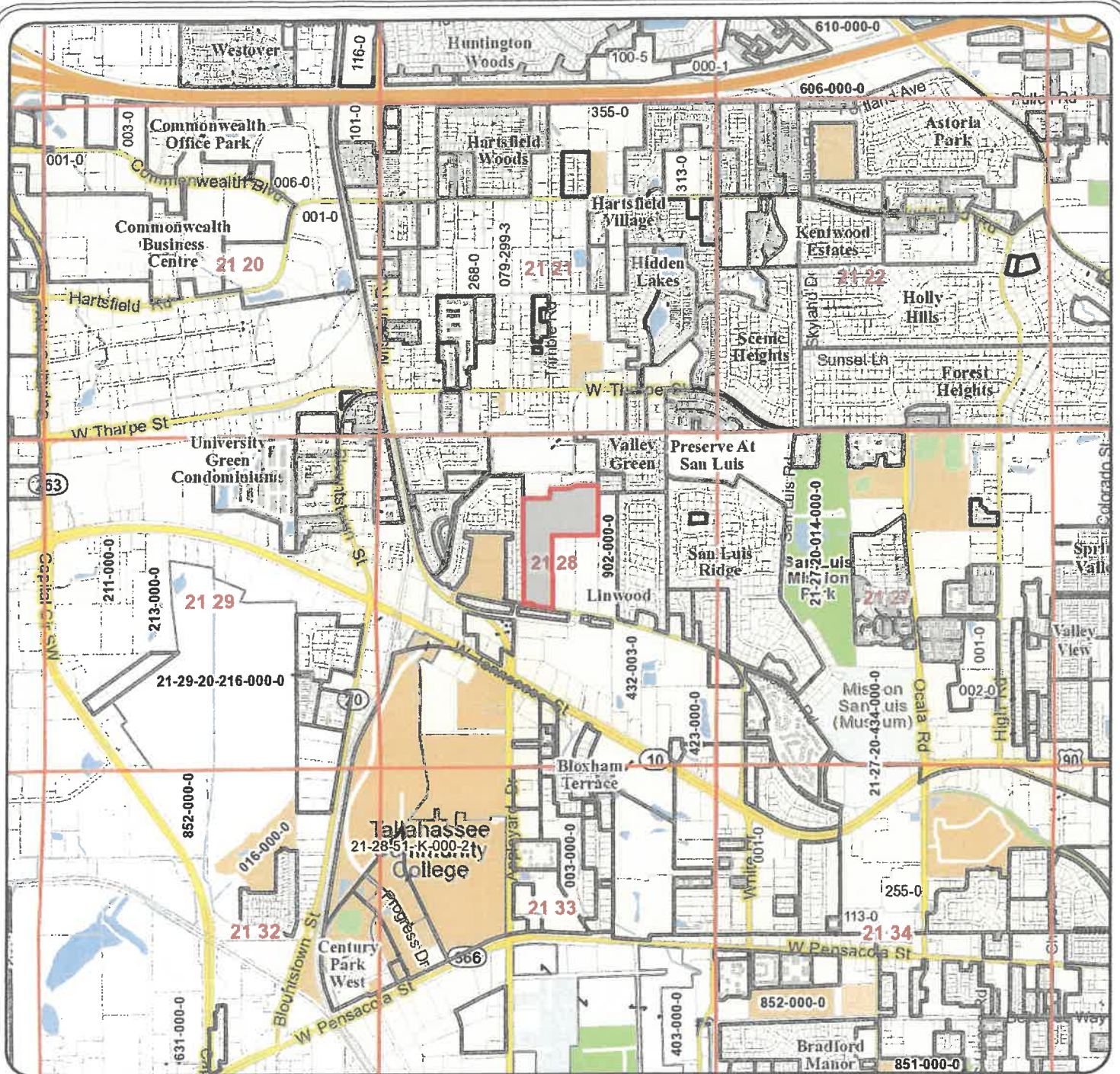
DIANNE WILLIAMS-COX
Commissioner

REISE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

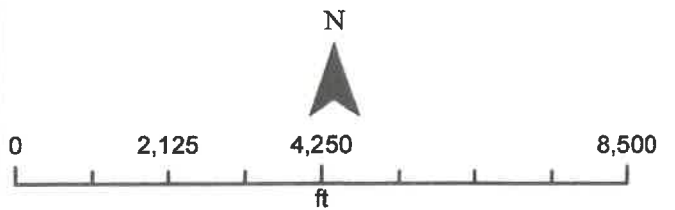
DENNIS R. SUTTON
City Auditor



2128200040000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 10, 2021

ITEM # 16 CASE NO. TCE210362

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210362**

Initial Inspection Date: **03/01/2021**

Violation Address: **2263 PARROT LN**

Tax Identification Number: **2121860000570**

Owner(s):

MARQUES ISABEL

1811 LYONS RD #106

COCONUT CREEK FL 33063

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

- 1** All windows must have a proper fitting screen and they must be able to be removed.
There is wood rot around window frames in the front and the rear of the unit. The upper level rear window is missing the lower portion of the frame. Repair or replace. There are a few areas of the ceiling that have stains indicating possible roof leaks.
- 2** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping areas and the hall connecting these rooms need to have a smoke detector. The one in the hall is hanging by wires.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/28/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 08, 2021

**MARQUES ISABEL
1811 LYONS RD #106
COCONUT CREEK FL 33063**

**Re: CASE NUMBER TCE210362
LOCATION: 2263 PARROT LN
Tax ID #: 2121860000570**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210362

Owner(s): MAROUES ISABEL

Violation Address: 2263 PARROT LN

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-28-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 04-28-2021

Hand served to _____ at the violation address listed above on [date hand served]

David Thomas
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/28/2021, by David Thomas who is personally known to me and who did not take an oath.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210362

Owner(s): MARQUES ISABEL

Violation Address: 2263 PARROT LN

I, Mandy Hunter City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

Posted at the violation address listed above on _____

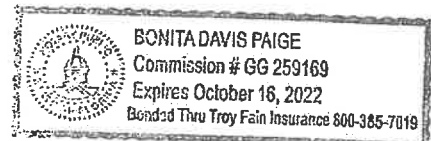
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/21, by Mandy Hunter who is personally known to me and who did not take an oath.

NOTARY PUBLIC



4/1/2021

Leon County Property Appraiser

Parcel: 2121860000570
Owner: MARQUES IVETTE

Property Use: 0107 - TOWNHOMES
2263 PARROT LN

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2121860000570
Owner(s): MARQUES IVETTE
MARQUES ISABEL

Tax District: 1 - CITY
Legal Desc: VILLAS OF WESTRIDGE PHASE II
UNIT 57 BUILDING J
OR 1456/701

Mailing Addr: 1811 LYONS RD #106
COCONUT CREEK FL 33063

Google Map

Location: 2263 PARROT LN

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel: 212185 0001
Acreage: 0.040 - ESTIMATED
Subdivision: VILLAS OF WESTRIDGE PH II
Property Use: 0107 - TOWNHOUSE
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2006	\$97,000	3524/1078	Warranty Deed	Improved
11/23/2005	\$100	3436/1239	Quit Claim	Improved
08/20/2003	\$71,000	2948/1373	Warranty Deed	Improved
01/01/1990	\$49,900	1456/0701	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$10,000	\$49,421	\$59,421	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$59,421	\$53,738	\$0	\$53,738
	Leon County - Emergency Medical Service	0.50000	\$59,421	\$53,738	\$0	\$53,738
	School - State Law	3.71500	\$59,421	\$59,421	\$0	\$59,421
	School - Local Board	2.24800	\$59,421	\$59,421	\$0	\$59,421
	City of Tallahassee	4.10000	\$59,421	\$53,738	\$0	\$53,738
	NW FL Water Management	0.03110	\$59,421	\$53,738	\$0	\$53,738

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	TH - Townhome	1990	992	16
Total:		1				992	16

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	2121860000570		Type	REAL ESTATE		Request E-Bill	
Address	2263 PARROT LN TAL		Status				
Sec/Twn/Rng			Subdivision	VILLAS OF WESTRIDGE PH II			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2121860000570	PAID	05/1995	533.17	Tax Bill	
1995	R	1995 2121860000570	PAID	02/1996	533.23	Tax Bill	
1996	R	1996 2121860000570	PAID	05/1997	524.89	Tax Bill	
1997	R	1997 2121860000570	PAID	03/1998	547.62	Tax Bill	
1998	R	1998 2121860000570	PAID	03/1999	538.65	Tax Bill	
1999	R	1999 2121860000570	PAID	04/2000	544.17	Tax Bill	
2000	R	2000 2121860000570	PAID	05/2001	1,167.07	Tax Bill	
2001	R	2001 2121860000570	PAID	05/2002	573.72	Tax Bill	
2002	R	2002 2121860000570	CER SOLD	05/2003		Tax Bill	
2002	CER	2003-00001843-00	REDEEMED	06/2003	652.93	Certificate	
2003	R	2003 2121860000570	PAID	12/2003	617.75	Tax Bill	
2004	R	2004 2121860000570	PAID	11/2004	1,318.34	Tax Bill	
2005	R	2005 2121860000570	PAID	01/2006	1,460.47	Tax Bill	
2006	R	2006 2121860000570	PAID	11/2006	1,611.37	Tax Bill	
2007	R	2007 2121860000570	PAID	11/2007	1,700.17	Tax Bill	
2008	R	2008 2121860000570	PAID	11/2008	1,744.95	Tax Bill	
2009	R	2009 2121860000570	PAID	11/2009	1,547.20	Tax Bill	
2010	R	2010 2121860000570	PAID	11/2010	1,365.84	Tax Bill	
2011	R	2011 2121860000570	PAID	11/2011	824.06	Tax Bill	
2012	R	2012 2121860000570	PAID	11/2012	820.14	Tax Bill	
2013	R	2013 2121860000570	PAID	11/2013	739.74	Tax Bill	
2014	R	2014 2121860000570	PAID	11/2014	760.78	Tax Bill	
2015	R	2015 2121860000570	PAID	11/2015	777.19	Tax Bill	
2016	R	2016 2121860000570	PAID	11/2016	713.86	Tax Bill	
2017	R	2017 2121860000570	PAID	11/2017	765.45	Tax Bill	
2018	R	2018 2121860000570	PAID	11/2018	822.50	Tax Bill	
2019	R	2019 2121860000570	PAID	11/2019	914.20	Tax Bill	
2020	R	2020 2121860000570	PAID	12/2020	1,008.00	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2121860000570	Tax Bill
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Property Description	Owner Information
VILLAS OF WESTRIDGE PHASE II UNIT 57 BUILDING J OR 1456/701	MARQUES IVETTE MARQUES ISABEL 1811 LYONS RD #106 COCONUT CREEK, FL 33063
Current Values and Exemptions	Taxes and Fees Levied

4/1/2021

Property Tax - Property Summary

COUNTY ASMT	53,738					TAXES	1,050.00
COUNTY TXBL	53,738					TOTAL	1,050.00
SCHOOL ASMT	59,421						
SCHOOL TXBL	59,421						
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31		
PLEASE PAY	1,008.00	1,018.50	1,029.00	1,039.50	1,050.00		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
12/01/2020	461 2020 0021328.0000	Full	Pmt Posted	\$42.00-	\$.00	\$1,008.00	

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210362**

Initial Inspection Date: **03/01/2021**

Repeat Offender: **No**

Violation Address: **2263 PARROT LN**

Tax Identification Number: **2121860000570**

Owner(s):

**MARQUES ISABEL
1811 LYONS RD #106
COCONUT CREEK FL 33063**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** All windows must have a proper fitting screen and they must be able to be removed. There is wood rot around window frames in the front and the rear of the unit. The upper level rear window is missing the lower portion of the frame. Repair or replace. There are a few areas of the ceiling that have stains indicating possible roof leaks.
- 2** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping areas and the hall connecting these rooms need to have a smoke detector. The one in the hall is hanging by wires.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
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Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

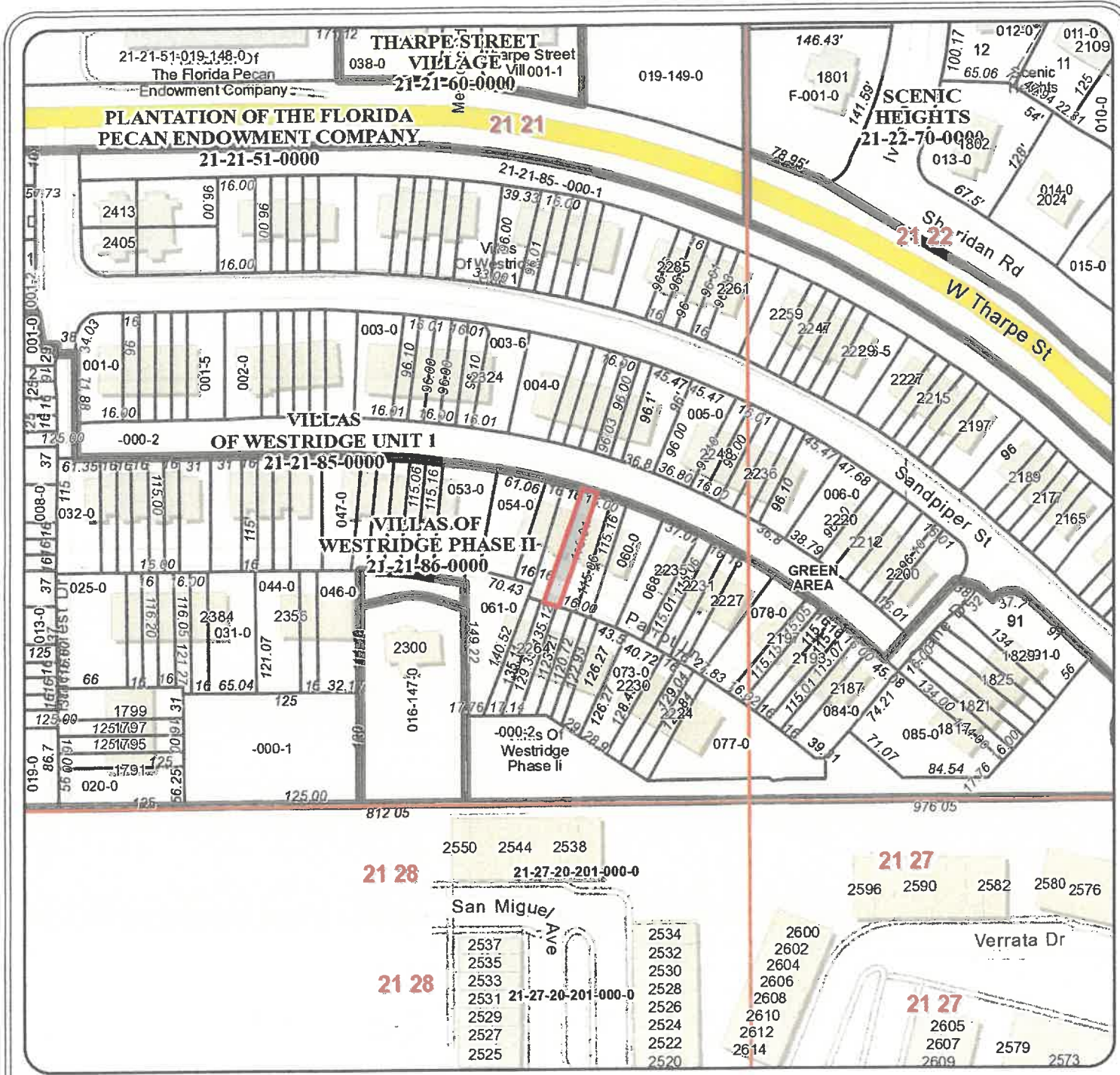
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DENNIS R. SUTTON
City Auditor

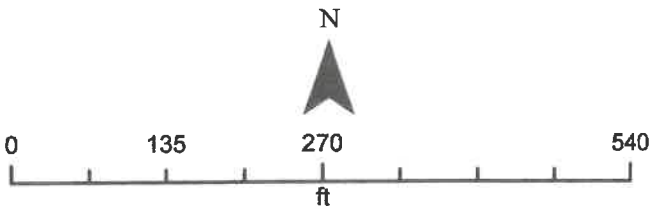
DIANNE WILLIAMS-COX
Commissioner



2121860000570

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Apr 01, 2021

ITEM # 17 CASE NO. TCE210274

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210274**

Initial Inspection Date: **02/15/2021**

Violation Address: **1106 SOLANA AVE**

Tax Identification Number: **212745 B0010**

Owner(s):

**NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304**

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. . Blue pickup truck and trailer.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/26/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 22, 2021

**NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE210274

LOCATION: 1106 SOLANA AVE

Tax ID #: 212745 B0010

New Hearing Date

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210274

Owner(s): NICHOLAS & MARLON PINNOCK

Violation Address: 1106 SOLANA AVE

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 04-26-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation / Notice of Hearing (checked)
Notice of Violation
Notice of Hearing
Code Magistrate Order
Code Board Order
Order to Vacate
Dangerous Building Placard
Board / Seal Order
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 04-26-2021 (checked)

Hand served to at the violation address listed above on

Affiant signature and name

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by DAVID THOMAS who is personally known to me and who did not take an oath.

Notary Public signature and name



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210274

Owner(s): NICHOLAS & MARLON PINNOCK

Violation Address: 1106 SOLANA AVE

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: Renotice CM initial

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-22-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

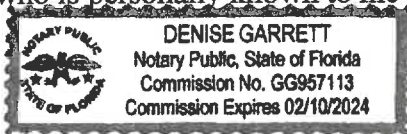
[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/22/21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature] NOTARY PUBLIC



Parcel: 212745 B0010
 Owner: PINNOCK NICHOLAS

Property Use: 0100 - SINGLE FAMILY
 1106 SOLANA AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212745 B0010
 Owner(s): PINNOCK NICHOLAS
 PINNOCK MARLON

Tax District: 1 - CITY
 Legal Desc: SAN LUIS RIDGE
 LOT 1 BLOCK B
 OR 884/2070 1171/2020

Mailing Addr: 1106 SOLANA AVE
 TALLAHASSEE FL 32304

Google Map

Location: 1106 SOLANA AVE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.330 - ESTIMATED
 Subdivision: SAN LUIS RIDGE
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/12/2018	\$155,000	5264/710	Warranty Deed	Improved
01/01/1977	\$57,500	0884/2070	Warranty Deed	Improved
01/01/1972	\$4,250	0517/0693	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$34,000	\$160,142	\$194,142	\$1,112		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$194,142	\$193,030	\$50,000	\$143,030
	Leon County - Emergency Medical Service	0.50000	\$194,142	\$193,030	\$50,000	\$143,030
	School - State Law	3.71500	\$194,142	\$193,030	\$25,000	\$168,030
	School - Local Board	2.24800	\$194,142	\$193,030	\$25,000	\$168,030
	City of Tallahassee	4.10000	\$194,142	\$193,030	\$50,000	\$143,030
	NW FL Water Management	0.03110	\$194,142	\$193,030	\$50,000	\$143,030

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1972	2,206	1,140
Total:		1				2,206	1,140

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212745 B0010		Type	REAL ESTATE		Request E-Bill
Address		1106 SOLANA AVE TAL		Status			
Sec/Twn/Rng				Subdivision SAN LUIS RIDGE			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212745 B0010	PAID	12/1994	1,356.31	Tax Bill	
1995	R	1995 212745 B0010	PAID	12/1995	1,429.16	Tax Bill	
1996	R	1996 212745 B0010	PAID	12/1996	1,454.11	Tax Bill	
1997	R	1997 212745 B0010	PAID	12/1997	1,502.88	Tax Bill	
1998	R	1998 212745 B0010	PAID	12/1998	1,539.69	Tax Bill	
1999	R	1999 212745 B0010	PAID	12/1999	1,534.13	Tax Bill	
2000	R	2000 212745 B0010	PAID	12/2000	1,571.57	Tax Bill	
2001	R	2001 212745 B0010	PAID	12/2001	1,631.72	Tax Bill	
2002	R	2002 212745 B0010	PAID	12/2002	1,671.73	Tax Bill	
2003	R	2003 212745 B0010	PAID	12/2003	1,759.36	Tax Bill	
2004	R	2004 212745 B0010	PAID	12/2004	1,816.80	Tax Bill	
2005	R	2005 212745 B0010	PAID	12/2005	1,843.86	Tax Bill	
2006	R	2006 212745 B0010	PAID	11/2006	1,817.84	Tax Bill	
2007	R	2007 212745 B0010	PAID	11/2007	1,708.26	Tax Bill	
2008	R	2008 212745 B0010	PAID	11/2008	1,548.86	Tax Bill	
2009	R	2009 212745 B0010	PAID	11/2009	1,578.60	Tax Bill	
2010	R	2010 212745 B0010	PAID	11/2010	1,669.84	Tax Bill	
2011	R	2011 212745 B0010	PAID	11/2011	1,681.23	Tax Bill	
2012	R	2012 212745 B0010	PAID	11/2012	1,783.50	Tax Bill	
2013	R	2013 212745 B0010	PAID	11/2013	1,789.29	Tax Bill	
2014	R	2014 212745 B0010	PAID	11/2014	1,831.79	Tax Bill	
2015	R	2015 212745 B0010	PAID	11/2015	1,874.41	Tax Bill	
2016	R	2016 212745 B0010	PAID	12/2016	1,865.94	Tax Bill	
2017	R	2017 212745 B0010	PAID	11/2017	1,870.94	Tax Bill	
2018	R	2018 212745 B0010	PAID	11/2018	1,900.11	Tax Bill	
2019	R	2019 212745 B0010	PAID	12/2019	2,692.92	Tax Bill	
2020	R	2020 212745 B0010	PAID	12/2020	2,739.43	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	212745 B0010	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
SAN LUIS RIDGE LOT 1 BLOCK B OR 884/2070 1171/2020				PINNOCK NICHOLAS PINNOCK MARLON 1106 SOLANA AVE TALLAHASSEE, FL 32304		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	193,030			TAXES	2,853.57	
TAXABLE	143,030			TOTAL	2,853.57	
EXEM.	25,000					
EXEM.	25,000					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	2,739.43	2,767.96	2,796.50	2,825.03	2,853.57	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0023040.0000	Full	Pmt Posted	\$114.14-	\$.00	\$2,739.43

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: David Thomas Case No.: TCE210274
Initial Inspection Date: 02/15/2021 Repeat Offender: No
Violation Address: 1106 SOLANA AVE
Tax Identification Number: 212745 B0010

Owner(s):
NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. . Blue pickup truck and trailer.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

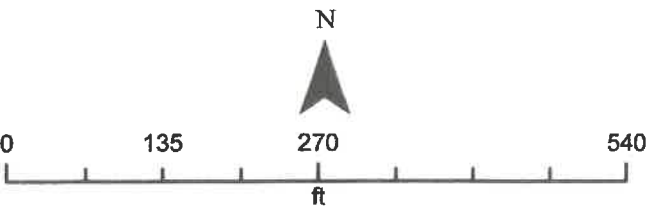
Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), JEREMY MATIOW (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), DIANNE WILLIAMS-COX (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (City Auditor)



212745 B0010

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 02, 2021

ITEM # 18 CASE NO. TCE202162

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE202162**

Initial Inspection Date: **09/21/2020**

Violation Address: **518 MICCOSUKEE RD**

Tax Identification Number: **1131460000040**

Owner(s):

EMILY BRIDGES GUNTER FARM LLC
9110 PRESTWICK CLUB DR
DULUTH GA 30097

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1** All windows and doors must be free from defects and weather tight. Roof and fascia must be free from defects and weather tight. Exterior walls must be free from defects and weather tight.
- 2** Mow lawn removing all high grass, weeds and overgrowth entire parcel.
- 3** Remove all trash, litter and debris from property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/20/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 15, 2021

**EMILY BRIDGES GUNTER FARM LLC
9110 PRESTWICK CLUB DR
DULUTH GA 30097**

Re: CASE NUMBER **TCE202162**

LOCATION: **518 MICCOSUKEE RD**

Tax ID #: **113146000040**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202162

Owner(s): EMILY BRIDGES GUNTER FARM LLC

Violation Address: 518 MICCOSUKEE RD

I, ANGELA LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 1/20/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: initial em renafice

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 1/20/2021

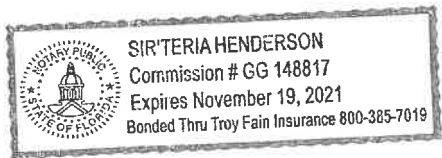
Hand served to at the violation address listed above on

AFFIANT (Signature)

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 1/20/2021, by ANGLEA LAND who is personally known to me and who did not take an oath.

NOTARY PUBLIC (Signature)



Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202162

Owner(s): EMILY BRIDGES GUNTER FARM LLC

Violation Address: 518 MICCOSUKEE RD

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-15-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-15-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

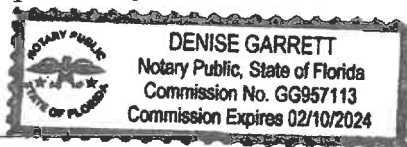
[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-15-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Handwritten signature]
NOTARY PUBLIC



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- [Additional Addresses](#)
- [Additional Owners](#)
- [Bldg - Commercial](#)
- [Bldg - Residential](#)
- [Bldg - Sketch](#)
- [Map](#)
- [Pictometry](#)
- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 113146000040 Property Use: 0100 - SINGLE FAMILY
 Owner: EMILY BRIDGES GUNTER FARM LLC 518 MICCOSUKEE RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 113146000040 Tax District: 1 - CITY
 Owner(s): EMILY BRIDGES GUNTER FARM LLC Legal Desc: EASTVIEW ADDITION
 LOTS 4 & 5
 OR 226/409

Mailing Addr: 9110 PRESTWICK CLUB DR
 DULUTH GA 30097

Google Map Parent Parcel:
 Location: 518 MICCOSUKEE RD Acreage: 0.390 - ESTIMATED
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-806-1300. Subdivision: EASTVIEW ADD
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/22/2017	\$90,000	5114/941	Warranty Deed	Improved
01/24/2017	\$100	5022/1153	Warranty Deed	Improved
07/18/2012	\$100	4426/845	Estate Deed	Improved
09/09/2006	\$0	3577/2397	Probate	Improved
08/06/2006	\$0	3576/1098	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$75,000	\$5,661	\$80,661	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$80,661	\$80,661	\$0	\$80,661
	Leon County - Emergency Medical Service	0.50000	\$80,661	\$80,661	\$0	\$80,661
	School - State Law	3.71500	\$80,661	\$80,661	\$0	\$80,661
	School - Local Board	2.24800	\$80,661	\$80,661	\$0	\$80,661
	City of Tallahassee	4.10000	\$80,661	\$80,661	\$0	\$80,661
	NW FL Water Management	0.03110	\$80,661	\$80,661	\$0	\$80,661

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1921	1,240	0
Total:		1				1,240	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|---|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information (Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLCGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|---|---|

1 of 1
[Return to Search Results](#)

- Actions**
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 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

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- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		113146000040		Type	REAL ESTATE		Request E-Bill
Address		518 MICCOSUKEE RD TAL		Status			
Sec/Twn/Rng				Subdivision	EASTVIEW ADD		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 113146000040	No Tax Due			Tax Bill	
1995	R	1995 113146000040	No Tax Due			Tax Bill	
1996	R	1996 113146000040	No Tax Due			Tax Bill	
1997	R	1997 113146000040	No Tax Due			Tax Bill	
1998	R	1998 113146000040	No Tax Due			Tax Bill	
1999	R	1999 113146000040	No Tax Due			Tax Bill	
2000	R	2000 113146000040	No Tax Due			Tax Bill	
2001	R	2001 113146000040	No Tax Due			Tax Bill	
2002	R	2002 113146000040	No Tax Due			Tax Bill	
2003	R	2003 113146000040	No Tax Due			Tax Bill	
2004	R	2004 113146000040	No Tax Due			Tax Bill	
2005	R	2005 113146000040	No Tax Due			Tax Bill	
2006	R	2006 113146000040	No Tax Due			Tax Bill	
2007	R	2007 113146000040	CER SOLD	06/2008		Tax Bill	
2007	CER	2008-00000627-00	REDEEMED	12/2008	3,327.54	Certificate	
2008	R	2008 113146000040	PAID	12/2008	2,777.59	Tax Bill	
2009	R	2009 113146000040	No Tax Due			Tax Bill	
2010	R	2010 113146000040	No Tax Due			Tax Bill	
2011	R	2011 113146000040	No Tax Due			Tax Bill	
2012	R	2012 113146000040	No Tax Due			Tax Bill	
2013	R	2013 113146000040	No Tax Due			Tax Bill	
2014	R	2014 113146000040	No Tax Due			Tax Bill	
2015	R	2015 113146000040	No Tax Due			Tax Bill	
2016	R	2016 113146000040	No Tax Due			Tax Bill	
2017	R	2017 113146000040	No Tax Due			Tax Bill	
2018	R	2018 113146000040	PAID	11/2018	1,485.26	Tax Bill	
2019	R	2019 113146000040	PAID	11/2019	1,475.77	Tax Bill	
2020	R	2020 113146000040	PAID	11/2020	1,464.17	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	113146000040	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
EASTVIEW ADDITION LOTS 4 & 5 OR 226/409				EMILY BRIDGES GUNTER FARM LLC 9110 PRESTWICK CLUB DR DULUTH, GA 30097		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		80,661		TAXES		1,525.18
TAXABLE		80,661		TOTAL		1,525.18
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,464.17	1,479.42	1,494.68	1,509.93	1,525.18	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/18/2020 998	2020 0203269.0001		Pmt Posted	\$61.01-	\$.00	\$1,464.17

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE202162**

Initial Inspection Date: **09/21/2020**

Repeat Offender: **No**

Violation Address: **518 MICCOSUKEE RD**

Tax Identification Number: **1131460000040**

Owner(s):

EMILY BRIDGES GUNTER FARM LLC
9110 PRESTWICK CLUB DR
DULUTH GA 30097

ORIGINAL COPY

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** All windows and doors must be free from defects and weather tight. Roof and fascia must be free from defects and weather tight. Exterior walls must be free from defects and weather tight.
- 2** Mow lawn removing all high grass, weeds and overgrowth entire parcel.
- 3** Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

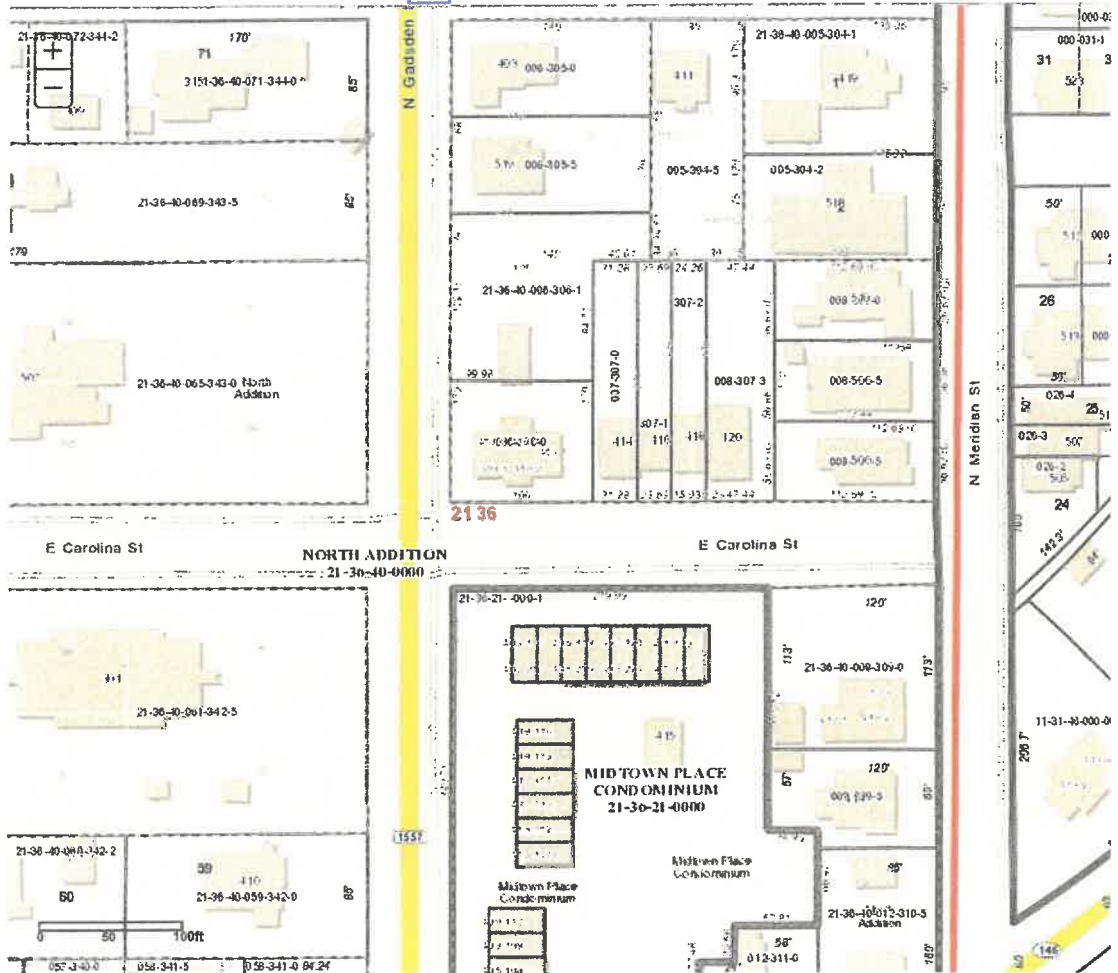
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 1131460000040
 Owner: EMILY BRIDGES GUNTER FARM LLC



ITEM # 19 CASE NO. TCE202287

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE202287**

Initial Inspection Date: **09/28/2020**

Violation Address: **2955 CERCY TRCE**

Tax Identification Number: **1433060000260**

Owner(s):

WILSON R L JR

PO BOX 629

TALLAHASSEE FL 32302

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

3 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

1 All Exterior doors must be free from defects and secure.

2 Remove all trash, litter and debris from entire property.

3 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. All exterior doors must be free from defects and secure.

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 4/19/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 12, 2021

WILSON R L JR
PO BOX 629
TALLAHASSEE FL 32302

Re: CASE NUMBER TCE202287
LOCATION: 2955 CERCY TRCE
Tax ID #: 1433060000260

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 04/26/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8337 0665 11. Our records indicate that this item was delivered on 04/19/2021 at 02:38 p.m. in TALLAHASSEE, FL 32301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that reads "Richard Wilson". The signature is written in a cursive style with a long, sweeping horizontal line above the name.

Address of Recipient :

PO BOX 629

TALLAHASSEE, FL 32302-0629

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

RENOTICECM/TCE202287
WILSON R L JR
PO BOX 629
TALLAHASSEE, FL 32302

Customer Reference Number: C2627544.15131766

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Summary

[Additional Addresses](#)

[Additional Owners](#)

[Bldg - Commercial](#)

[Bldg - Residential](#)

[Bldg - Sketch](#)

[Map](#)

[Pictometry](#)

[Quick Links](#)

[Tax Estimator](#)

[TRIM Notice](#)

Parcel: 1433060000260
Owner: WILSON R L JR

Property Use: 0100 - SINGLE FAMILY
2955 CERCY TRCE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1433060000260
Owner(s): WILSON R L JR

Tax District: 1 - CITY
Legal Desc: CERCY TRACE VILLAGE UNREC
LOT 26 AND EAST PART OF 27
OR 1049/2022

Mailing Addr: PO BOX 629
TALLAHASSEE FL 32302

Google Map

Location: 2955 CERCY TRCE
Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.510 - ESTIMATED
Subdivision: CERCY TRACE VILLAGE UNREC
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$50,000	\$57,367	\$107,367	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$107,367	\$107,367	\$0	\$107,367
	Leon County - Emergency Medical Service	0.50000	\$107,367	\$107,367	\$0	\$107,367
	School - State Law	3.71500	\$107,367	\$107,367	\$0	\$107,367
	School - Local Board	2.24800	\$107,367	\$107,367	\$0	\$107,367
	City of Tallahassee	4.10000	\$107,367	\$107,367	\$0	\$107,367
	NW FL Water Management	0.03110	\$107,367	\$107,367	\$0	\$107,367

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1983	1,224	0
Total:		1				1,224	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
[\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLOGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Office Hours
8am - 5pm Monday - Friday

Location [Google Map](#)
315 S. Calhoun Street, Third Floor
Tallahassee, FL 32301

Contact Us
Phone: (850) 606-6200
Fax: (850) 606-6201
Email: admin@leonpa.org

Mailing Address
PO Box 1750
Tallahassee, FL 32302-1750

Site Links
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[Neighborhood Sales](#)
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[Search Instructions](#)
[Property Use Codes](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions				
Account Number	1433060000260	Type	REAL ESTATE	Request E-Bill		
Address	2955 CERCY TRCE TAL		Status			
Sec/Twn/Rng		Subdivision	CERCY TRACE VILLAGE UNREC			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 1433060000260	PAID	01/1995	964.04	Tax Bill
1995	R	1995 1433060000260	PAID	02/1996	1,074.35	Tax Bill
1996	R	1996 1433060000260	PAID	12/1996	1,980.84	Tax Bill
1997	R	1997 1433060000260	PAID	12/1997	2,108.25	Tax Bill
1998	R	1998 1433060000260	PAID	11/1998	2,065.83	Tax Bill
1999	R	1999 1433060000260	PAID	05/2000	2,277.22	Tax Bill
2000	R	2000 1433060000260	PAID	12/2000	2,187.70	Tax Bill
2001	R	2001 1433060000260	PAID	11/2001	2,371.77	Tax Bill
2002	R	2002 1433060000260	PAID	12/2002	2,543.95	Tax Bill
2003	R	2003 1433060000260	PAID	12/2003	2,720.28	Tax Bill
2004	R	2004 1433060000260	PAID	11/2004	3,040.35	Tax Bill
2005	R	2005 1433060000260	PAID	11/2005	3,408.60	Tax Bill
2006	R	2006 1433060000260	PAID	11/2006	3,788.34	Tax Bill
2007	R	2007 1433060000260	PAID	11/2007	4,285.53	Tax Bill
2008	R	2008 1433060000260	PAID	11/2008	4,389.32	Tax Bill
2009	R	2009 1433060000260	PAID	11/2009	3,884.15	Tax Bill
2010	R	2010 1433060000260	PAID	03/2011	4,031.03	Tax Bill
2011	R	2011 1433060000260	PAID	03/2012	2,910.97	Tax Bill
2012	R	2012 1433060000260	PAID	05/2013	2,930.82	Tax Bill
2013	R	2013 1433060000260	PAID	04/2014	1,972.97	Tax Bill
2014	R	2014 1433060000260	PAID	02/2015	1,840.02	Tax Bill
2015	R	2015 1433060000260	PAID	02/2016	1,881.36	Tax Bill
2016	R	2016 1433060000260	PAID	11/2016	1,849.09	Tax Bill
2017	R	2017 1433060000260	PAID	11/2017	1,844.98	Tax Bill
2018	R	2018 1433060000260	PAID	11/2018	1,894.04	Tax Bill
2019	R	2019 1433060000260	PAID	11/2019	1,924.05	Tax Bill
2020	R	2020 1433060000260	PAID	11/2020	1,948.93	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	1433060000260	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description	Owner Information
-----------------------------	--------------------------

CERCY TRACE VILLAGE UNREC LOT 26 AND EAST PART OF 27 OR 1049/2022			WILSON R L JR PO BOX 629 TALLAHASSEE, FL 32302			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	107,367		TAXES		2,030.14	
TAXABLE	107,367		TOTAL		2,030.14	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,948.93	1,969.24	1,989.54	2,009.84	2,030.14	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/02/2020 998 2020	0209316.0015		Pmt Posted	\$81.21-	\$.00	\$1,948.93

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE202287**

Initial Inspection Date: **09/28/2020**

Repeat Offender: **No**

Violation Address: **2955 CERCY TRCE**

Tax Identification Number: **1433060000260**

Owner(s):

**WILSON R L JR
PO BOX 629
TALLAHASSEE FL 32302**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

3 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1 All Exterior doors must be free from defects and secure.**
- 2 Remove all trash, litter and debris from entire property.**
- 3 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. All exterior doors must be free from defects and secure.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

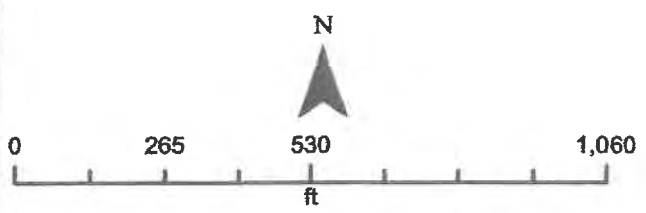
JEREMY MATLOW
Commissioner



1433060000260

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Sep 28, 2020

ITEM # 20 CASE NO. TCE202311

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE202311**

Initial Inspection Date: **09/30/2020**

Violation Address: **1109290000001 VL along Killearn Center Blvd.**

Tax Identification Number: **1109290000001**

Owner(s):

EDGEWATER CONDO OWNERS

PO BOX 13633

TALLAHASSEE FL 32317

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Remove dead trees from property along Killearn Center Blvd. Please contact Mary Ann Teasley 891-5677 City Arborist if you have questions on the trees needing to be removed. Contact Angela Land 274-7926 when you are ready for reinspection.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/12/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 12, 2021

**EDGEWATER CONDO OWNERS
PO BOX 13633
TALLAHASSEE FL 32317**

Re: CASE NUMBER **TCE202311**

LOCATION: **1109290000001 VL along Killearn Center Blvd.**

Tax ID #: **1109290000001**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202311

Owner(s): EDGEWATER CONDO OWNERS

Violation Address: 1109290000001 VL along Killearn Center Blvd.

I, ANGELA LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4-12-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (initial CM re notice)
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 4/12/2021

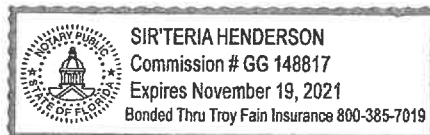
Hand served to at the violation address listed above on

AFFIANT (Signature)

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/12/2021, by ANGELA LAND who is personally known to me and who did not take an oath.

NOTARY PUBLIC (Signature)



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202311

Owner(s): EDGEWATER CONDO OWNERS

Violation Address: 1109290000001 VL along Killearn Center Blvd.

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-12-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with 'initial CM renote'), Code Magistrate Order, Dangerous Building Placard, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-12-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-12-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Denise Garrett NOTARY PUBLIC



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- [Bldg - Sketch](#)
- [Map](#)
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- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 1109290000001 Property Use: 0900 - RESIDENTIAL COMMON ELEMENTS/AREAS
KILLEARN CENTER BLVD
 Owner: EDGEWATER CONDO OWNERS

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1109290000001 **Tax District:** 1 - CITY
Owner(s): EDGEWATER CONDO OWNERS **Legal Desc:** EDGEWATER CONDOMINIUMS
9 1N 1E
COMMON ELEMENTS
OR 5116/2393

Mailing Addr: PO BOX 13633
TALLAHASSEE FL 32317

Google Map **Parent Parcel:** 1109202240000
Location: KILLEARN CENTER BLVD **Acreage:** 8.910 - ESTIMATED
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. **Subdivision:** THE EDGEWATER CONDOMINIUMS
Property Use: 0900 - RESIDENTIAL COMMON ELEMENTS/AREAS
Bldg Count: 0

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$1	\$0	\$1	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$1	\$1	\$0	\$1
	Leon County - Emergency Medical Service	0.50000	\$1	\$1	\$0	\$1
	School - State Law	3.71500	\$1	\$1	\$0	\$1
	School - Local Board	2.24800	\$1	\$1	\$0	\$1
	City of Tallahassee	4.10000	\$1	\$1	\$0	\$1
	NW FL Water Management	0.03110	\$1	\$1	\$0	\$1

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|--|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLCGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|--|---|

Office Hours
8am - 5pm Monday - Friday

Location [Google Map](#)
315 S. Calhoun Street, Third Floor
Tallahassee, FL 32301

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201
 Email: admin@leonpa.org

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
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Return to Search

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- Reports**
- [Mailing List](#)
 - [Property Data Ex](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions		
Account Number	1109290000001	Type	REAL ESTATE	Request E-Bill
Address	0 KILLEARN CENTER BLVD TAL		Status	
Sec/Twn/Rng	09 1N 1E	Subdivision	110929	
Year	Roll	Account Number	Status	Date Paid
2018	R	2018 1109290000001	MINTAX	
2019	R	2019 1109290000001	MINTAX	
2020	R	2020 1109290000001	MINTAX	
				Amount Paid
				Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	1109290000001	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description		Owner Information	
EDGEWATER CONDOMINIUMS 9 1N 1E COMMON ELEMENTS OR 5116/2393		EDGEWATER CONDO OWNERS PO BOX 13633 TALLAHASSEE, FL 32317	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	1	TAXES	.01
TAXABLE	1	TOTAL	.01
APR 1-MAY 28 * NO TAXES DUE * * * * *		UNDER MINIMUM * * * * * NO TAXES DUE	
0.00			
Post Date	Receipt #	Pmt Type	Status
Disc	Interest	Total	

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE202311**

Initial Inspection Date: **09/30/2020**

Repeat Offender: **No**

Violation Address: **1109290000001 VL along Killearn Center Blvd.**

Tax Identification Number: **1109290000001**

Owner(s):

**EDGEWATER CONDO OWNERS
PO BOX 13633
TALLAHASSEE FL 32317**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

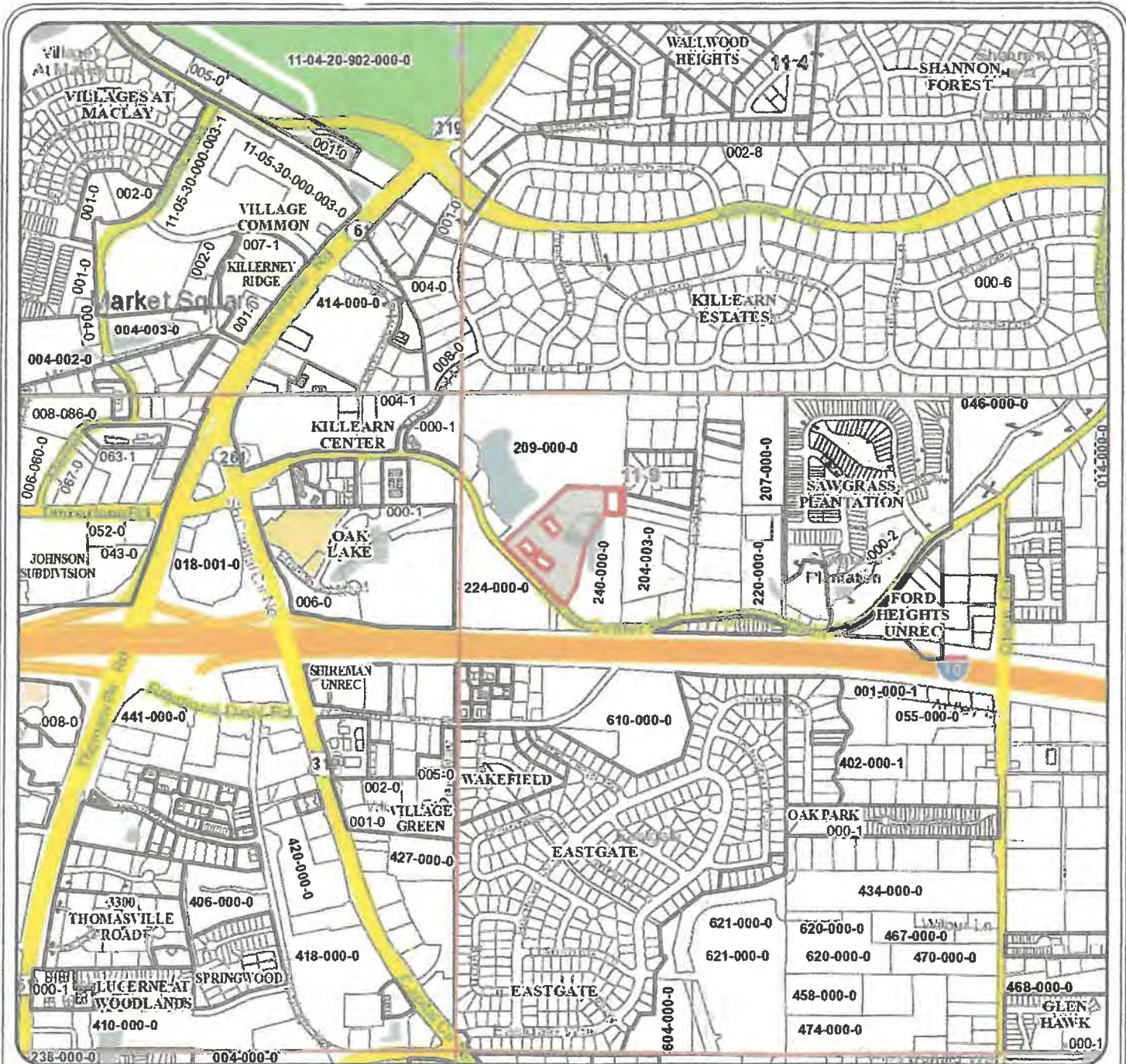
Corrective Actions Required:

- 1 Remove dead trees from property along Killearn Center Blvd. Please contact Mary Ann Teasley 891-5677 City Arborist if you have questions on the trees needing to be removed. Contact Angela Land 274-7926 when you are ready for reinspection.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

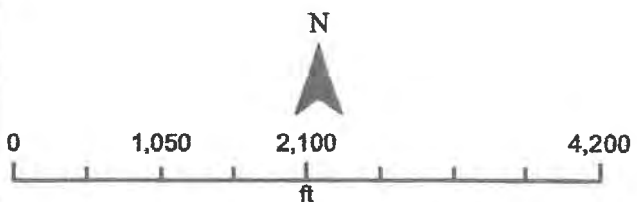
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



1109290000001

Legend		
	Township	Lot
	Section	Access Easement
	Subdivision	River
	Tax Parcel	Waterbody
	Park	Building
	Imagery 1/2015	City Limit



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Sep 30, 2020

ITEM # 21 CASE NO. TCE202840

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE202840**

Initial Inspection Date: **12/28/2020**

Violation Address: **1407 MCCAULEY RD Apt#6**

Tax Identification Number: **1129150000090**

Owner(s):

RIDLEY ALFRED DENNIS & RIDLEY PAMELA H L
PO BOX 12518
TALLAHASSEE FL 32317

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4 IPMC Chapter 5, Section 501 Responsibility
- 5 IPMC Chapter 6, Section 601 - Responsibility
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 7 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 8 IPMC Chapter 3, Section 305 ~ Interior Structure

Code of General Ordinances

- 9 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 10 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Roof must be free from defects and weather tight. Repair wood rot at front door threshold. Repair wood rot by back slider.

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Hand rail front stairs and all steps must be free from defects.
- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. Remove all insects/rodents from structure.
- 4 The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. Bathroom tub/fixtures and pipes must be free from defects(leaks, clogs damaged pipes) and work properly. Front and back outside pipes coming from structure must be free from defects (leaks, clogs damaged pipes).
- 5 The owner of the structure shall provide and maintain mechanical & electrical facilities and equipment in compliance with these requirements. Refrigerator must be free from defects and properly cool and freeze food. Stove must be free from defects all top burners must work. Dishwasher must be free from defects and work. Outlet in bathroom needs protective plate. Bathroom vent must be free from defects and work properly.
- 6 Heating facilities shall be provided in structures as required by this section. Central heat and air must be free from defects and work properly.
- 7 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All rooms used for sleeping and outside rooms used for sleeping need work smoke detectors.
- 8 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Ceiling in living room and bedroom must be free from defects occurring from water damage due to pipes leaking. Livingroom sliding glass door must be free from defects and work properly. All light must have protective globes. All interior floors must be free from defects. Hole/defect by Livingroom ceiling vent must be repaired.
- 9 All vehicle(s) must be operable and display a valid tag.
- 10 Remove all trash, litter and debris from entire property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/12/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 12, 2021

RIDLEY ALFRED DENNIS & RIDLEY PAMELA H L
PO BOX 12518
TALLAHASSEE FL 32317

Re: CASE NUMBER **TCE202840**

LOCATION: **1407 MCCAULEY RD (Apt-6)**

Tax ID #: **1129150000090**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1290915491** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202840

Owner(s): RIDLEY ALFRED DENNIS & RIDLEY PAMELA H L

Violation Address: 1407 MCCAULEY RD (Apt-6)

I, ANGELA LAND, City of Tallahassee, Code Enforcement Division, hereby state that on 4-12-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing (checked), Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 4/12/2021 (checked)

Hand served to at the violation address listed above on

Affiant signature line

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/12/2021, by ANGELA LAND who is personally known to me and who did not take an oath.

Notary Public signature and title



Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202840

Owner(s): RIDLEY ALFRED DENNIS & RIDLEY PAMELA H L

Violation Address: 1407 MCCAULEY RD (Apt-6)

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 4-12-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
initial CM renotee
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-12-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-12-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



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- [About Us](#)

- [Summary](#)
- [Additional Addresses](#)
- [Additional Owners](#)
- [Bldg - Commercial](#)
- [Bldg - Residential](#)
- [Bldg - Sketch](#)
- [Map](#)
- [Pictometry](#)
- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 1129150000090 Property Use: 0107 - TOWNHOUSES
 Owner: RIDLEY ALFRED DENNIS 1407 6 MCCAULEY RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1129150000090 **Tax District:** 1 - CITY
Owner(s): RIDLEY ALFRED DENNIS **Legal Desc:** GREEN-BANKS TOWNHOUSES
 RIDLEY PAMELA H L BUILDING C UNIT 2
 MIDDLE UNIT
 OR 1093/ 2075

Mailing Addr: PO BOX 12518
 TALLAHASSEE FL 32317

Google Map **Parent Parcel:**
Location: 1407 6 MCCAULEY RD **Acreage:** 0.040 - ESTIMATED
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. **Subdivision:** GREEN-BANKS TOWNHOUSES
Property Use: 0107 - TOWNHOUSE **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/25/2016	\$0	4888/772	Probate	Improved
12/10/2015	\$100	4888/2234	Quit Claim	Improved
04/25/2011	\$0	4887/622	Probate	Improved
12/14/1983	\$200,000	1093/2075	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$20,000	\$61,433	\$81,433	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$81,433	\$81,433	\$0	\$81,433
	Leon County - Emergency Medical Service	0.50000	\$81,433	\$81,433	\$0	\$81,433
	School - State Law	3.71500	\$81,433	\$81,433	\$0	\$81,433
	School - Local Board	2.24800	\$81,433	\$81,433	\$0	\$81,433
	City of Tallahassee	4.10000	\$81,433	\$81,433	\$0	\$81,433
	NW FL Water Management	0.03110	\$81,433	\$81,433	\$0	\$81,433

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	TH - Townhome	1981	896	0
Total:		1				896	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|--|---|----------------------------|
| County Links | County Map Links | Other Map Links |
| Leon County Tax Collector | Land Information | Google Map |
| Permits Online (City / County) | (Contains FEMA, Zoning, Fire Hydrant, etc.) | Map |
| Property Info Sheet | Flood Zone (FEMA) | |
| | Zoning Map | |
| | Fire Hydrant Map | |
| | More TLCGIS Maps | |

1 of 1
[Return to Search Results](#)

- Actions**
- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		1129150000090		Type	REAL ESTATE		Request E-Bill
Address		1407 MCCAULEY RD TAL		Status			
Sec/Twn/Rng		29 1N 1E		Subdivision	GREEN-BANKS TOWNHOUSES		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 1129150000090	PAID	03/1995	871.67	Tax Bill	
1995	R	1995 1129150000090	PAID	03/1996	898.08	Tax Bill	
1996	R	1996 1129150000090	PAID	03/1997	849.87	Tax Bill	
1997	R	1997 1129150000090	PAID	03/1998	889.02	Tax Bill	
1998	R	1998 1129150000090	PAID	03/1999	873.50	Tax Bill	
1999	R	1999 1129150000090	PAID	03/2000	864.15	Tax Bill	
2000	R	2000 1129150000090	PAID	12/2000	838.32	Tax Bill	
2001	R	2001 1129150000090	PAID	12/2001	892.14	Tax Bill	
2002	R	2002 1129150000090	PAID	12/2002	938.78	Tax Bill	
2003	R	2003 1129150000090	PAID	11/2003	1,043.13	Tax Bill	
2004	R	2004 1129150000090	PAID	12/2004	1,157.99	Tax Bill	
2005	R	2005 1129150000090	PAID	12/2005	1,240.82	Tax Bill	
2006	R	2006 1129150000090	PAID	12/2006	1,395.10	Tax Bill	
2007	R	2007 1129150000090	PAID	12/2007	1,523.26	Tax Bill	
2008	R	2008 1129150000090	PAID	11/2008	1,530.24	Tax Bill	
2009	R	2009 1129150000090	PAID	11/2009	1,380.87	Tax Bill	
2010	R	2010 1129150000090	PAID	12/2010	1,345.84	Tax Bill	
2011	R	2011 1129150000090	PAID	11/2011	1,275.37	Tax Bill	
2012	R	2012 1129150000090	PAID	12/2012	1,294.46	Tax Bill	
2013	R	2013 1129150000090	PAID	11/2013	1,277.06	Tax Bill	
2014	R	2014 1129150000090	PAID	12/2014	1,318.82	Tax Bill	
2015	R	2015 1129150000090	PAID	11/2015	1,355.60	Tax Bill	
2016	R	2016 1129150000090	PAID	11/2016	1,356.90	Tax Bill	
2017	R	2017 1129150000090	PAID	12/2017	1,382.65	Tax Bill	
2018	R	2018 1129150000090	PAID	12/2018	1,407.64	Tax Bill	
2019	R	2019 1129150000090	PAID	12/2019	1,455.83	Tax Bill	
2020	R	2020 1129150000090	PAID	12/2020	1,493.59	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	1129150000090	Tax Bill
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Property Description	Owner Information

GREEN-BANKS TOWNHOUSES BUILDING				RIDLEY ALFRED DENNIS		
C UNIT 2 MIDDLE UNIT OR 1093/				RIDLEY PAMELA H L		
2075				PO BOX 12518		
				TALLAHASSEE,FL 32317		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		81,433		TAXES		1,539.78
TAXABLE		81,433		TOTAL		1,539.78
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
1,493.59	1,508.98	1,524.38	1,539.78	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/29/2020	165 2020 0001174.0003	Full	Pmt Posted	\$46.19-	\$.00	\$1,493.59

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE202840**

Initial Inspection Date: **12/28/2020**

Repeat Offender: **No**

Violation Address: **1407 MCCAULEY RD Apt. #6**

Tax Identification Number: **1129150000090**

Owner(s):

**RIDLEY ALFRED DENNIS
PO BOX 12518
TALLAHASSEE FL 32317**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails**
- 3 IPMC Chapter 3, Section 309 ~ Pest Elimination**
- 4 IPMC Chapter 5, Section 501 Responsibility**
- 5 IPMC Chapter 6, Section 601 - Responsibility**
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities**
- 7 IPMC Chapter 7, Section 704 ~ Fire Protection Systems**
- 8 IPMC Chapter 3, Section 305 ~ Interior Structure**

Code of General Ordinances

- 9 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

Land Development Code

- 10 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

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- 1 Roof must be free from defects and weather tight. Repair wood rot at front door threshold.
Repair wood rot by back slider.**

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Need hand rail front stairs and all steps must be free from defects.
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- 9 All vehicle(s) must be operable and display a valid tag.
- 10 Remove all trash, litter and debris from entire property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded t case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City v request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

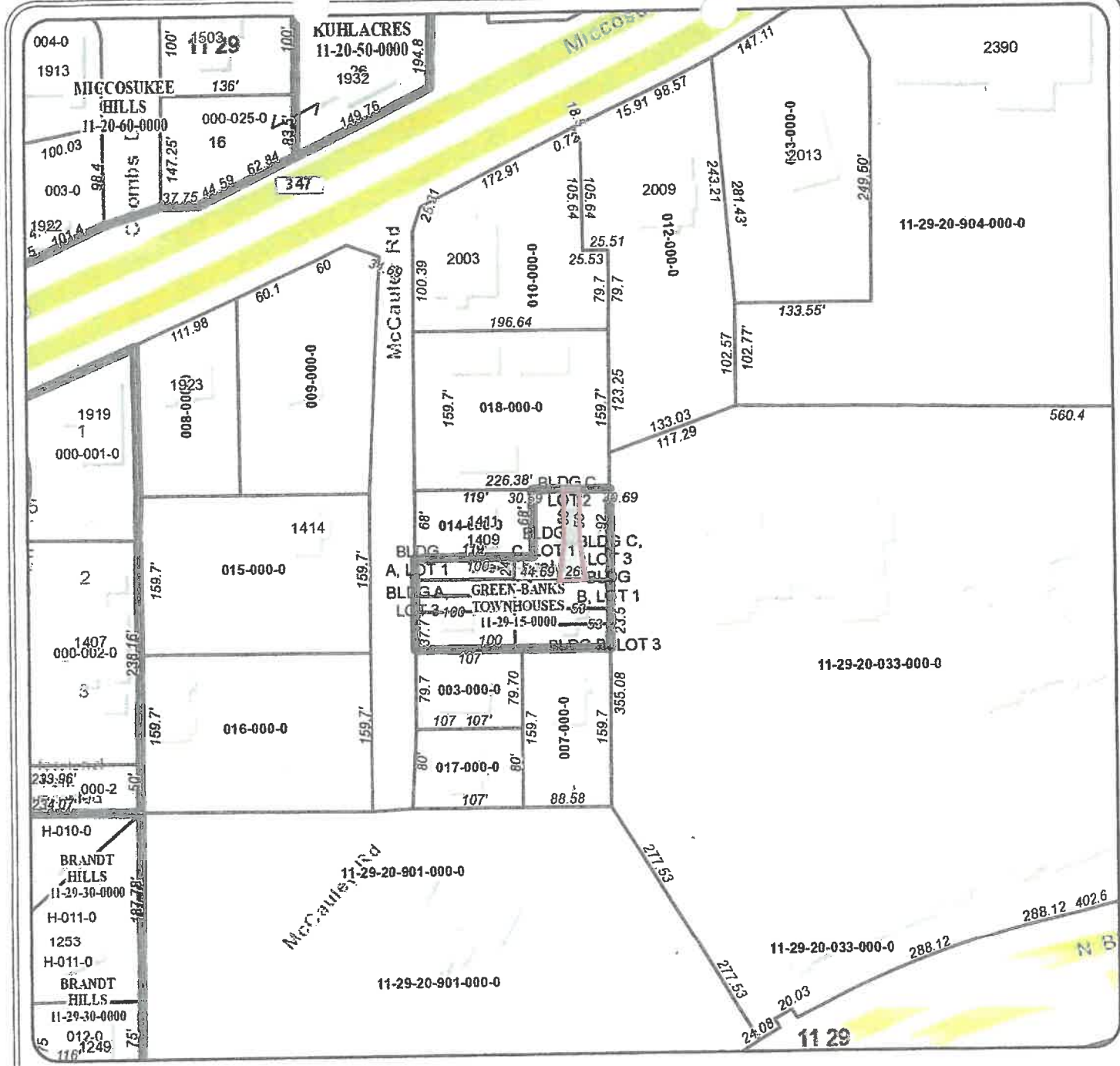
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

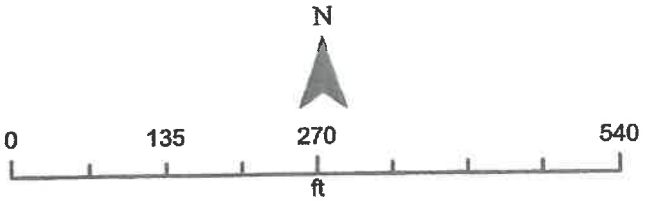
JEREMY MATLOW
Commissioner



1129150000090

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Dec 28, 2020

ITEM # 22 CASE NO. TCE201989

Closed

ITEM # 23 CASE NO. TCE210390

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE210390**

Initial Inspection Date: **03/01/2021**

Violation Address: **1674 PEPPER DR**

Tax Identification Number: **410256 A0090**

Owner(s):

TRAN PHUONG HUU
4925 LAKE PARK DR
TALLAHASSEE FL 32311

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 05/05/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 01, 2021

**TRAN PHUONG HUU
4925 LAKE PARK DR
TALLAHASSEE FL 32311**

Re: CASE NUMBER **TCE210390**

LOCATION: **1674 PEPPER DR**

Tax ID #: **410256 A0090**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atonnesagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MAYLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	RILEY GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210390

Owner(s): TRAN PHUONG HUU

Violation Address: 1674 PEPPER DR

I, MARTIN ATORRESAGASTI, City of Tallahassee, Code Enforcement Division, hereby state that on 5-5-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 5-5-21

Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 5/5/2021, by M. Atorresagasti who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210390

Owner(s): TRAN PHUONG HUU

Violation Address: 1674 PEPPER DR

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

Posted at the violation address listed above on

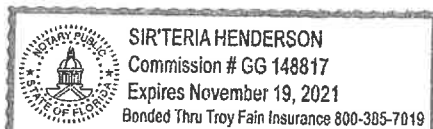
Hand served to at the violation address listed above on

Denise Garrett
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

Notary Signature
NOTARY PUBLIC



Parcel: 410256 A0090
 Owner: TRAN PHUONG HUU

Property Use: 0100 - SINGLE FAMILY
 1674 PEPPER DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410256 A0090
Owner(s): TRAN PHUONG HUU

Tax District: 1 - CITY
Legal Desc: ELBERTA EMPIRE ADDITION
 E 25 FT OF LOT 9 &
 W 40 FT OF LOT 10 BLOCK A
 OR 263/55
 1674 PEPPER DR

Mailing Addr: 4925 LAKE PARK DR
 TALLAHASSEE FL 32311

Google Map

Location: 1674 PEPPER DR

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.180 - ESTIMATED
Subdivision: ELBERTA EMPIRE ADD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/30/2008	\$36,000	3817/1908	Quit Claim	Improved
02/07/2005	\$90,000	3234/1444	Warranty Deed	Improved
03/04/2004	\$100	3045/324	Warranty Deed	Improved
03/07/2003	\$100	2826/1249	Corrective Deed	Improved
07/17/2002	\$40,000	2696/1174	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$10,000	\$40,192	\$50,192	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$50,192	\$50,192	\$0	\$50,192
	Leon County - Emergency Medical Service	0.50000	\$50,192	\$50,192	\$0	\$50,192
	School - State Law	3.71500	\$50,192	\$50,192	\$0	\$50,192
	School - Local Board	2.24800	\$50,192	\$50,192	\$0	\$50,192
	City of Tallahassee	4.10000	\$50,192	\$50,192	\$0	\$50,192
	NW FL Water Management	0.03110	\$50,192	\$50,192	\$0	\$50,192

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1953	1,039	68
Total:		1				1,039	68

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410256 A0090		Type	REAL ESTATE		Request E-Bill
Address		1674 PEPPER DR TAL		Status			
Sec/Twn/Rng				Subdivision	ELBERTA EMPIRE ADD		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410256 A0090	PAID	11/1994	507.68		Tax Bill
1995	R	1995 410256 A0090	PAID	11/1995	531.33		Tax Bill
1996	R	1996 410256 A0090	PAID	11/1996	566.03		Tax Bill
1997	R	1997 410256 A0090	PAID	12/1997	618.47		Tax Bill
1998	R	1998 410256 A0090	PAID	12/1998	620.81		Tax Bill
1999	R	1999 410256 A0090	PAID	11/1999	636.02		Tax Bill
2000	R	2000 410256 A0090	PAID	11/2000	805.08		Tax Bill
2001	R	2001 410256 A0090	PAID	11/2001	836.53		Tax Bill
2002	R	2002 410256 A0090	PAID	03/2003	943.72		Tax Bill
2003	R	2003 410256 A0090	PAID	01/2004	1,033.49		Tax Bill
2004	R	2004 410256 A0090	PAID	02/2005	1,179.68		Tax Bill
2005	R	2005 410256 A0090	PAID	11/2005	1,393.54		Tax Bill
2006	R	2006 410256 A0090	PAID	11/2006	1,520.75		Tax Bill
2007	R	2007 410256 A0090	PAID	11/2007	1,540.99		Tax Bill
2008	R	2008 410256 A0090	PAID	11/2008	1,548.02		Tax Bill
2009	R	2009 410256 A0090	PAID	11/2009	1,416.81		Tax Bill
2010	R	2010 410256 A0090	PAID	11/2010	1,405.56		Tax Bill
2011	R	2011 410256 A0090	PAID	11/2011	991.84		Tax Bill
2012	R	2012 410256 A0090	PAID	11/2012	800.74		Tax Bill
2013	R	2013 410256 A0090	PAID	11/2013	746.60		Tax Bill
2014	R	2014 410256 A0090	PAID	11/2014	775.47		Tax Bill
2015	R	2015 410256 A0090	PAID	11/2015	817.79		Tax Bill
2016	R	2016 410256 A0090	PAID	11/2016	829.80		Tax Bill
2017	R	2017 410256 A0090	PAID	11/2017	827.50		Tax Bill
2018	R	2018 410256 A0090	PAID	11/2018	861.01		Tax Bill
2019	R	2019 410256 A0090	PAID	11/2019	886.24		Tax Bill
2020	R	2020 410256 A0090	PAID	12/2020	911.10		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410256 A0090	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
ELBERTA EMPIRE ADDITION E 25 FT OF LOT 9 & W 40 FT OF LOT 10 BLOCK A OR 263/55 1674 PEPPER DR				TRAN PHUONG HUU 4925 LAKE PARK DR TALLAHASSEE, FL 32311		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	50,192			TAXES	949.06	
TAXABLE	50,192			TOTAL	949.06	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	911.10	920.59	930.08	939.57	949.06	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0029831.0000	Full	Pmt Posted	\$37.96-	\$.00	\$911.10

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti

Case No.: TCE210390

Initial Inspection Date: 03/01/2021

Repeat Offender: No

Violation Address: 1674 PEPPER DR

Tax Identification Number: 410256 A0090

Owner(s):

TRAN PHUONG HUU
4925 LAKE PARK DR
TALLAHASSEE FL 32311

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

ROBIN E. DAILEY
Mayor
RHESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

ITEM # 24 CASE NO. TCE210387

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE210387**

Initial Inspection Date: **03/01/2021**

Violation Address: **1510 PEPPER DR**

Tax Identification Number: **410256 A0320**

Owner(s):

MARY ANN & IRA WALKER

1510 PEPPER DR

TALLAHASSEE FL 32304

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 03/22/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

March 18, 2021

**MARY ANN & IRA WALKER
1510 PEPPER DR
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE210387
LOCATION: 1510 PEPPER DR
Tax ID #: 410256 A0320**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number 1290915491 and password "code " for access.

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Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE COAD
City Manager

JEREMY MALLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOK, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COM
Commissioner

Date Produced: 03/29/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 9997 51. Our records indicate that this item was delivered on 03/22/2021 at 03:55 p.m. in TALLAHASSEE, FL 32304. The scanned image of the recipient information is provided below.

Signature of Recipient :

MW
JW 73 4.7

Address of Recipient :

1510

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE210387 NOV/NOH
MARY ANN & IRA WALKER
1510 PEPPER DR
TALLAHASSEE FL 32304

Customer Reference Number: C2583006.14861987

Parcel: 410256 A0320
 Owner: WALKER MARY ANN

Property Use: 0100 - SINGLE FAMILY
 1510 PEPPER DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410256 A0320
Owner(s): WALKER MARY ANN
 WALKER IRA

Tax District: 1 - CITY
Legal Desc: ELBERTA EMPIRE ADDITION
 LOT 32 BLOCK A
 OR 1834/167 2415/1615

Mailing Addr: 1510 PEPPER DR
 TALLAHASSEE FL 32304

Google Map

Location: 1510 PEPPER DR

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.170 - ESTIMATED
Subdivision: ELBERTA EMPIRE ADD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/26/2016	\$100,000	4979/933	Warranty Deed	Improved
03/16/2004	\$12,300	3056/2331	Warranty Deed	Vacant
09/01/2000	\$5,000	2415/1615	Warranty Deed	Vacant
08/01/1995	\$103,300	1834/0167	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$10,000	\$71,444	\$81,444	\$5,284		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$81,444	\$76,160	\$50,000	\$26,160
	Leon County - Emergency Medical Service	0.50000	\$81,444	\$76,160	\$50,000	\$26,160
	School - State Law	3.71500	\$81,444	\$76,160	\$25,000	\$51,160
	School - Local Board	2.24800	\$81,444	\$76,160	\$25,000	\$51,160
	City of Tallahassee	4.10000	\$81,444	\$76,160	\$50,000	\$26,160
	NW FL Water Management	0.03110	\$81,444	\$76,160	\$50,000	\$26,160

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	2004	1,456	64

Total:

1

1,456

64

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410256 A0320		Type	REAL ESTATE		Request E-Bill
Address		1510 PEPPER DR TAL		Status			
Sec/Twn/Rng				Subdivision	ELBERTA EMPIRE ADD		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410256 A0320	PAID	11/1994	129.07	Tax Bill	
1995	R	1995 410256 A0320	PAID	11/1995	131.70	Tax Bill	
1996	R	1996 410256 A0320	PAID	03/1997	134.91	Tax Bill	
1997	R	1997 410256 A0320	PAID	03/1998	135.31	Tax Bill	
1998	R	1998 410256 A0320	PAID	03/1999	134.11	Tax Bill	
1999	R	1999 410256 A0320	PAID	01/2000	128.17	Tax Bill	
2000	R	2000 410256 A0320	PAID	12/2000	125.42	Tax Bill	
2001	R	2001 410256 A0320	PAID	11/2001	123.93	Tax Bill	
2002	R	2002 410256 A0320	PAID	11/2002	124.35	Tax Bill	
2003	R	2003 410256 A0320	PAID	01/2004	129.53	Tax Bill	
2004	R	2004 410256 A0320	PAID	11/2004	127.85	Tax Bill	
2005	R	2005 410256 A0320	PAID	11/2005	2,355.57	Tax Bill	
2006	R	2006 410256 A0320	PAID	11/2006	2,563.86	Tax Bill	
2007	R	2007 410256 A0320	PAID	11/2007	2,481.75	Tax Bill	
2008	R	2008 410256 A0320	PAID	11/2008	2,546.34	Tax Bill	
2009	R	2009 410256 A0320	PAID	11/2009	2,260.51	Tax Bill	
2010	R	2010 410256 A0320	PAID	11/2010	2,231.74	Tax Bill	
2011	R	2011 410256 A0320	PAID	11/2011	1,549.03	Tax Bill	
2012	R	2012 410256 A0320	PAID	11/2012	1,267.04	Tax Bill	
2013	R	2013 410256 A0320	PAID	11/2013	1,225.74	Tax Bill	
2014	R	2014 410256 A0320	PAID	11/2014	1,267.59	Tax Bill	
2015	R	2015 410256 A0320	PAID	11/2015	1,330.20	Tax Bill	
2016	R	2016 410256 A0320	PAID	11/2016	1,342.91	Tax Bill	
2017	R	2017 410256 A0320	PAID	11/2017	604.57	Tax Bill	
2018	R	2018 410256 A0320	PAID	11/2018	603.42	Tax Bill	
2019	R	2019 410256 A0320	PAID	11/2019	603.48	Tax Bill	
2020	R	2020 410256 A0320	PAID	12/2020	617.97	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410256 A0320	Tax Bill
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Property Description				Owner Information		
ELBERTA EMPIRE ADDITION LOT 32 BLOCK A OR 1834/167 2415/1615				WALKER MARY ANN WALKER IRA 1510 PEPPER DR TALLAHASSEE, FL 32304		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	76,160			TAXES	643.72	
TAXABLE	26,160			TOTAL	643.72	
EXEM.	25,000					
EXEM.	25,000					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	617.97	624.41	630.85	637.28	643.72	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0037052.0000	Full	Pmt Posted	\$25.75-	\$.00	\$617.97

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti Case No.: TCE210387
Initial Inspection Date: 03/01/2021 Repeat Offender: No
Violation Address: 1510 PEPPER DR
Tax Identification Number: 410256 A0320
Owner(s): MARY ANN & IRA WALKER, 1510 PEPPER DR, TALLAHASSEE FL 32304

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

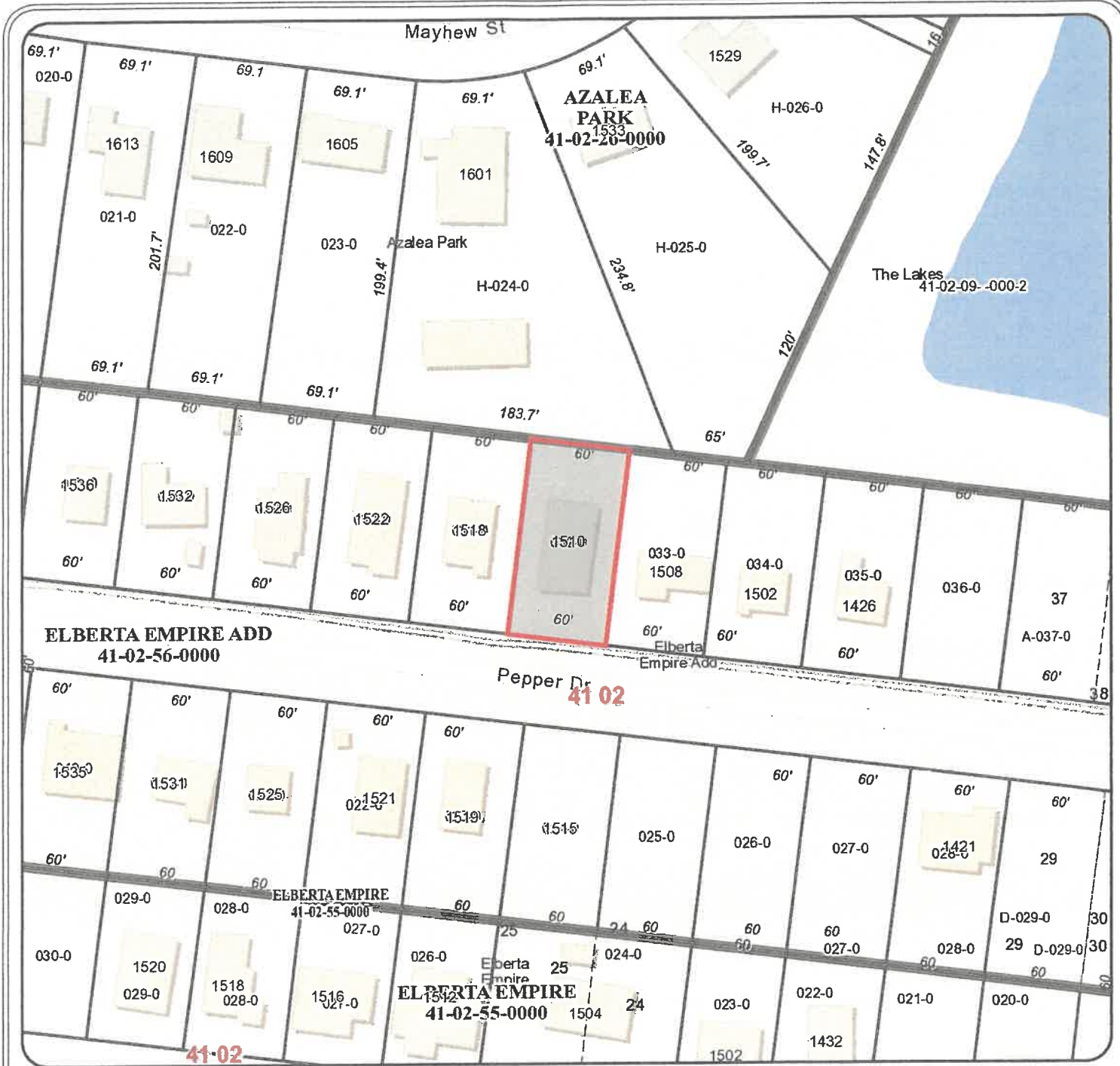
Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

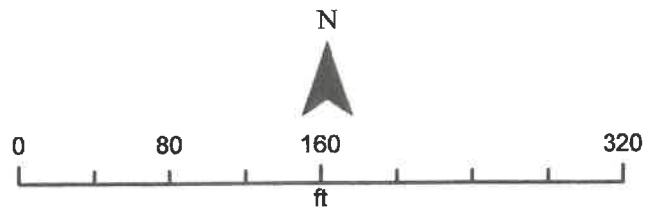
Table with 6 columns: City Hall address, Mayor (John E. Dailey), Mayor Pro Tem (Jeremy Mallow), Commissioner (Jacqueline "Jack" Porter), Commissioner (Curtis Richardson), Commissioner (Dianne Williams-Cox), City Manager (Reese Goad), City Attorney (Cassandra K. Jackson), City Treasurer-Clerk (James O. Cooke, IV), City Auditor (Dennis R. Sutton).



410256 A0320

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Mar 17, 2021

ITEM # 25 CASE NO. TCE210567

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Mandy Hunter**

Case No.: **TCE210567**

Initial Inspection Date: **04/05/2021**

Violation Address: **3503 FINANCIAL PLZ**

Tax Identification Number: **1105200040050**

Owner(s):

ANANEOO TRUST LLC
6650 HAVANA HWY
HAVANA FL 32333

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. out door storage is not allowed remove refrigerator, all wood structure and tents from property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 05/05/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

April 08, 2021

**ANANEOO TRUST LLC
6650 HAVANA HWY
HAVANA FL 32333**

**Re: CASE NUMBER TCE210567
LOCATION: 3503 FINANCIAL PLZ
Tax ID #: 1105200040050**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on June 01, 2021 at 1.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number 1290915491 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on May 25th 2021 to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Mandy Hunter

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210567

Owner(s): ANANEOO TRUST LLC

Violation Address: 3503 FINANCIAL PLZ

I, MARTIN ATORRESAGASTI, City of Tallahassee, Code Enforcement Division, hereby state that on 5/7/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 5-5-21

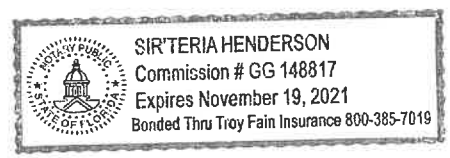
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 5/7/2021 by M. Atorresagasti who is personally known to me and who did not take an oath.

[Signature]
NOTARY PUBLIC



Sustainability and Community Preservation

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210567

Owner(s): ANANEOO TRUST LLC

Violation Address: 3503 FINANCIAL PLZ

I, DENISE GARRETT, City of Tallahassee, Code Enforcement Division, hereby state that on 4/27/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: Initial cm

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Denise Garrett AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/27/2021, by DENISE GARRETT who is personally known to me and who did not take an oath.

Notary Signature NOTARY PUBLIC



Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1105200040050
 Owner(s): ANANEOO TRUST LLC

Tax District: 1 - CITY
 Legal Desc: 5 1N 1E .327 A
 IN S 1/2 OF SW 1/4 OF SE 1/4
 OR 1699/2371 1710/1736 2003/2236(LP
 LOT 5 OF LTD PARTITION

Mailing Addr: 6650 HAVANA HWY
 HAVANA FL 32333

Google Map

Location: 3503 FINANCIAL PLZ

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 1105204180000
 Acreage: 0.390 - ESTIMATED
 Subdivision:
 Property Use: 9100 - UTILITIES
 Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/03/2020	\$30,000	5473/565	Warranty Deed	Vacant
12/07/2009	\$100	4061/426	Warranty Deed	Vacant
06/16/2003	\$15,000	2962/1783	Warranty Deed	Vacant
02/01/1994	\$4,200,000	1710/1736	Warranty Deed	Vacant
01/01/1994	\$57,900	1699/2371	Warranty Deed	Vacant
01/01/1991	\$1,350,000	1508/0789	Warranty Deed	Vacant
01/01/1983	\$1,760,100	1092/0426	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$1	\$0	\$1	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$1	\$1	\$1	\$0
	Leon County - Emergency Medical Service	0.50000	\$1	\$1	\$1	\$0
	School - State Law	3.71500	\$1	\$1	\$1	\$0
	School - Local Board	2.24800	\$1	\$1	\$1	\$0
	City of Tallahassee	4.10000	\$1	\$1	\$1	\$0
	NW FL Water Management	0.03110	\$1	\$1	\$1	\$0

Tax Roll Property Summary

Property Summary			Please click here for this page's Instructions
Account Number	1105200040050	Type	REAL ESTATE Request E-Bill
Address	3503 FINANCIAL PLZ TAL	Status	
Sec/Twn/Rng	05 1N 1E	Subdivision	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1997	R	1997 1105200040050	PAID	11/1997	614.82	Tax Bill
1998	R	1998 1105200040050	PAID	11/1998	609.32	Tax Bill
1999	R	1999 1105200040050	PAID	11/1999	594.27	Tax Bill
2000	R	2000 1105200040050	PAID	12/2000	587.47	Tax Bill
2001	R	2001 1105200040050	PAID	11/2001	586.55	Tax Bill
2002	R	2002 1105200040050	PAID	11/2002	588.52	Tax Bill
2003	R	2003 1105200040050	PAID	12/2003	606.71	Tax Bill
2004	R	2004 1105200040050	PAID	11/2004	605.10	Tax Bill
2005	R	2005 1105200040050	PAID	11/2005	591.15	Tax Bill
2006	R	2006 1105200040050	PAID	11/2006	567.04	Tax Bill
2007	R	2007 1105200040050	PAID	11/2007	516.41	Tax Bill
2008	R	2008 1105200040050	PAID	12/2008	1,613.40	Tax Bill
2009	R	2009 1105200040050	PAID	12/2009	1,647.90	Tax Bill
2010	R	2010 1105200040050	No Tax Due			Tax Bill
2011	R	2011 1105200040050	No Tax Due			Tax Bill
2012	R	2012 1105200040050	No Tax Due			Tax Bill
2013	R	2013 1105200040050	No Tax Due			Tax Bill
2014	R	2014 1105200040050	No Tax Due			Tax Bill
2015	R	2015 1105200040050	No Tax Due			Tax Bill
2016	R	2016 1105200040050	No Tax Due			Tax Bill
2017	R	2017 1105200040050	No Tax Due			Tax Bill
2018	R	2018 1105200040050	No Tax Due			Tax Bill
2019	R	2019 1105200040050	No Tax Due			Tax Bill
2020	R	2020 1105200040050	No Tax Due			Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	1105200040050	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description	Owner Information
5 1N 1E .327 A IN S 1/2 OF SW	ANANEOO TRUST LLC

1/4 OF SE 1/4 OR 1699/2371
1710/1736 2003/2236(LP LOT 5 OF
LTD PARTITION

6650 HAVANA HWY
HAVANA, FL 32333

Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	1	TAXES	.00			
TAXABLE	0	TOTAL	.00			
EXEM.	1					
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
0.00	APRIL 1	JUNE 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Sustainability and Community Preservation Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti Case No.: TCE210567
Initial Inspection Date: 04/05/2021 Repeat Offender: No
Violation Address: 3503 FINANCIAL PLZ
Tax Identification Number: 1105200040050
Owner(s): ANANEOO TRUST LLC, 6650 HAVANA HWY, HAVANA FL 32333

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. out door storage is not allowed remove refrigerator, all wood structure and tents from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
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850-891-0000
TDD: 711 • Talgov.com

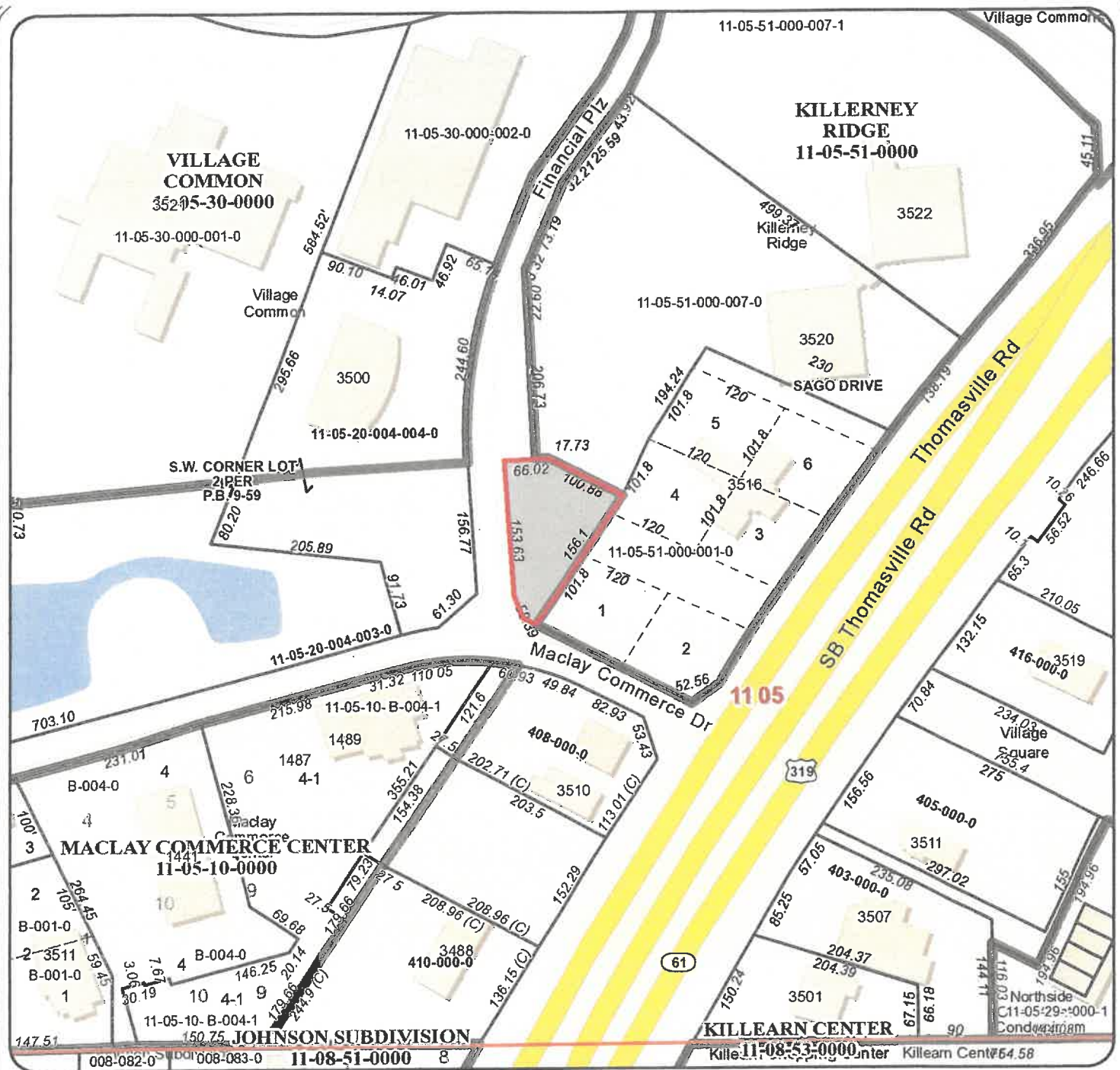
JOHN E. DAILEY
Mayor
REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
City Auditor

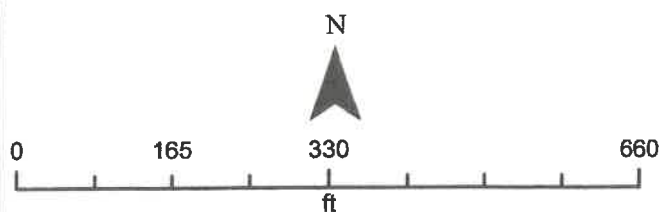
DIANNE WILLIAMS-COX
Commissioner



1105200040050

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
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Date Drawn: Apr 05, 2021

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
JUNE 7, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE KEVIN SOSSONG**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. FINAL ORDERS**
- VI. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|---|---|
| 1. CASE NO. TCE210819
(Martin Atorresagasti) | BRADWELL TERESA
835 BREWER ST |
| 2. CASE NO. TCE211796
(David Thomas) | 7HM
1511 OLD ST. AUGUSTINE RD |
| 3. CASE NO. TCE220021
(Jency Probert) | STEWART ROBERT BRYANT
1569 CALDWELL DR |
| 4. CASE NO. TCE212183
(Jency Probert) | ROGERS ALAN V / WILLIAMS SHARON
1521 PATRICK AVE |
| 5. CASE NO. TCE211904
(Shameka Bush) | CAMPBELL ANTHONY J
3346 GOLDEN RAIN DR |

INITIAL ORDERS

- | | |
|---|--|
| 1. CASE NO. TCE220371
(Angela Land) | THOMAS PATRICIA A/
MEDLEY KARENA J
738 WESTCOTT DR |
| 2. CASE NO. TCE220111
(Martin Atorresagasti) | SAR TALLAHASSEE LLC
2262 MAGNOLIA CIR |
| 3. CASE NO. TCE220203
(Martin Atorresagasti) | TTERRA INVESTMENTS LLC
1327 S M L K JR BLVD |

4. CASE NO. TCE220105
(Martin Atorresagasti) SAR TALLAHASSEE LLC
2218 MAGNOLIA CIR
5. CASE NO. TCE220470
(Martin Atorresagasti) JORDAN SHEREMANE JENNIE
409 ALL SAINTS ST
6. CASE NO. TCE220373
(David Thomas) SJJV LLC
1277 ORANGE AVE E
7. CASE NO. TCE220555
(David Thomas) MCKENZIE REALTY COMPANY LLP
3512 APALACHEE PKWY
8. CASE NO. TCE220437
(Lesa Vause) HASEL JONATHAN
2697 BALDWIN DR S
9. CASE NO. TCE220438
(Lesa Vause) BECK KATHERINE G
2292 HAMPSHIRE WAY
10. CASE NO. TCE220446
(Shameka Bush) COOPER ADRIENNE
2304 S CALHOUN ST
11. CASE NO. TCE220333
(Kameron Mack/Jency Probert) THE SHEPHERD INTERNATIONAL LLC
500 MCKEITHEN ST
12. CASE NO. TCE220530
(Kameron Mack) GRANT J A
536 HART ST
13. CASE NO. TCE220033
(Jency Probert) BURGESS RALPH E / BURGESS PATRICIA
2714 PEACHTREE DR
14. CASE NO. TCE220563
(Jency Probert) RIDLEY ALFRED DENNIS REVO TRUST
1216 HIDDEN PL
15. CASE NO. TCE220467
(Jency Probert) TALLAHASSEE LASSIE 2 LLC
1229 CHEE LN

16. CASE NO. TCE220514
(Jency Probert)

HERRERA MATILDE
2229 AMELIA CIR

17. CASE NO. TCE220519
(Jency Probert)

RIDLEY ALFRED DENNIS REVO TRUST
1218 HIDDEN PL

18. CASE NO. TCE220561
(Jency Probert)

RIDLEY ALFRED DENNIS REVO TRUST
1232 HIDDEN PL

19. CASE NO. TCE220594
(Jency Probert)

MATHERS JASPER HILL
1410 APPLEYARD DR

20. CASE NO. TCE220568

ATTALLA MAGDY H / ATTALLE K S
306 WHITE DR (#A-2)

21. CASE NO. TCE220061
(Jency Probert)

MATHERS JASPER H / MATHERS MARY A
2718 PEACHTREE DR

22. CASE NO. TCE211843
(Jency Probert)

BELLAMY RAYMOND / GIBBON M B /
GOLDEN V B
1211 CLEVELAND ST

23. CASE NO. TCE220598
(Jency Probert)

XIAO LING / LIU JIN
2621 PEACHTREE DR

VII. NEW BUSINESS

VIII. ADJOURNED: _____

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
AUGUST 2, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE KEVIN SOSSONG**
- II. AGENDA MODIFICATIONS -600 DIXIE STREET will be 1ST under initial**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. FINAL ORDERS**
- VI. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|---|--|
| 1. CASE NO. TCE220105
(Martin Atorresagasti) | SAR TALLAHASSEE LLC
2218 MAGNOLIA CIR #111 |
| 2. CASE NO. TCE220470
(Martin Atorresagasti) | JORDAN SHEREMANE JENNIE
409 ALL SAINTS ST |
| 3. CASE NO. TCE212031
(Martin Atorresagasti) | COLLINS LEROY III / COLLINS LEROY JR
3616 LAKEWOOD DR S |
| 4. CASE NO. TCE220555
(David Thomas) | MCKENZIE REALTY COMPANY LLP
3512 APALACHEE PKWY |
| 5. CASE NO. TCE220373
(David Thomas) | SJJV LLC
1277 ORANGE AVE E |

INITIAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE212119
(Jency Probert) | DWELL STUDENTS TALL. LLC
600 DIXIE DR |
| 2. CASE NO. TCE220958
(James Payne) | NORTH AMERICAN ISLAMIC TRUST INC
3716 MARSH RD |
| 3. CASE NO. TCE220957
(James Payne) | NORTH AMERICAN ISLAMIC TRUST INC
3617 OLD BAINBRIDGE RD |

4. CASE NO. TCE220754
(Martin Atorresagasti) YU JIANKUI / GAO DONGMEI
848 FLORAL ST
5. CASE NO. TCE220753
(Martin Atorresagasti) YU JIANKUI / GAO DONGMEI
1604 KEITH ST
6. CASE NO. TCE210182
(Shameka Bush) **RECONSIDERATION**
HOSFORD LAYTON
1617 KELLY ST
7. CASE NO. TCE220889
(Shameka Bush) BUCKLEY JOHN. ESTATE /
MUAR PATRICIA ESTATE
2014 E INDIAN HEAD DR
8. CASE NO. TCE220554
(Shameka Bush) SAMS DIANE L / WINTER L JOANNE
3509 ORLANDO DR
9. CASE NO. TCE220513
(Shameka Bush) LEON KIMBERLY D
1260 COPPER CREEK DR
10. CASE NO. TCE220659
(Angela Land) HARRIS STEWARD / HARRIS SALLIE
1605 INDIANA ST
11. CASE NO. TCE220842
(Angela Land) HALL DARRYL / HALL CAROL
2048 DARNELL CIR
12. CASE NO. TCE211705
(Angela Land) ALVARADO ALEJANDRO A /
PILLAY SURINA MEENA
2915 HUNTINGTON DR
13. CASE NO. TCE211987
(Angela Land) RANDELL MARTHA
1415 SHARON RD
14. CASE NO. TCE220501
(Lesa Vause) BARNES ELISSA G / BARNES SAM
1103 IVANHOE RD
15. CASE NO. TCE212172
(Lesa Vause) TCB TALLAHASSEE WOODLAKE LLC
1555 DELANEY DR

16. CASE NO. TCE211923
(Jency Probert)

WAFFLE HOUSE INC
2230 W PENSACOLA ST

17. CASE NO. TCE220789
(Jency Probert)

RIDLEY ALFRED DENNIS REVO TRUST
1228 HIDDEN PL

18. CASE NO. TCE220717
(Jency Probert)

PINNOCK MARLON
1312 ELBERTA DR

19. CASE NO. TCE220702
(Jency Probert)

PROMISE HOMES BORROWER I LLC
2124 BERKSHIRE DR

20. CASE NO. TCE220451
(James Payne)

SELPH W M / SELPH BRENDA P
1084 MACLAY RD

21. CASE NO. TCE220498
(James Payne)

SEVEN HILLS INVESTMENTS INC
2001 KAREN LN

VII. NEW BUSINESS

VIII. ADJOURNED: _____

FINAL HEARING

ITEM #1

CASE NO. TCE202137

CASE PROFILE

Code Officer: **Ray Wilkinson**

Case No.: **TCE202137**

Initial Inspection Date: 09/09/2020

Violation Address: **2706 PEACHTREE DR**

Tax Identification Number: **2128700000490**

Owner(s):

MCNEALY FREDDIE L
2706 PEACHTREE DR
TALLAHASSEE FL 32304

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required**
- 2 FBC Chapter 1 Section 110.3 Required Inspections**

CASE FACTS

Corrective Actions Required:

- 1 Construction and/or renovations without applicable permits. (2 accessory structures / sheds).**
- 2 Obtain all applicable permits for work performed at this location along with approval on all missed and required inspections.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 8-5-2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 03, 2021

**MCNEALY FREDDIE L
2706 PEACHTREE DR
TALLAHASSEE FL 32304**

Re: CASE NUMBER **TCE202137**

LOCATION: **2706 PEACHTREE DR**

Tax ID #: **2128700000490**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1732901980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

SirTeria Henderson
Code Compliance Coordinator

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

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Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE202137**

Owner(s): **MCNEALY FREDDIE L**

Violation Address: **2706 PEACHTREE DR**

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/5/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- New Final CM Hearing*
- Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

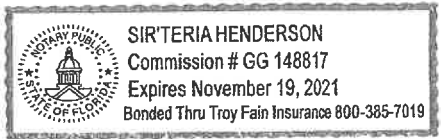
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 8/5/21
- Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of August, 2021 (year), by S. Henderson (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]



INITIAL HEARING

ITEM #1
CASE NO. TCE190987
RECONSIDERATION



Code Enforcement Division
Housing and Community Preservation
435 N. Macomb St., 3rd Floor
Tallahassee, Fl 32301
(850) 891-7001

Mailing address
City Hall
300 South Adams St.
Tallahassee, Fl 32301

AGENDA ITEM

ACTION REQUESTED: RECONSIDERATION HEARING
MEETING DATE: 9-2-2021
BOARD CASE NUMBER: TCE190987 (AKA TGC130280)
NAME(S): POGUE JUSTIN P

ADDRESS: 2225 WOODLAWN DR

SUBJECT AND BACKGROUND:

This case was reviewed by the Board at the **November 2013** meeting. The owner(s) of the property was ordered to comply with codes pertaining to **Work Without Permits** within **90 days**. No one was present at that hearing. The board's records show that the certified mail was received. A fine of **\$3,729.00** had accrued during the period of non-compliance from **February 20, 2014** until **March 26, 2014**.

THIS CASE HAS NOT BEEN REFERRED TO COLLECTIONS.
Mr. Pogue is present requesting reconsideration of fines



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

August 24, 2021

POGUE JUSTIN P
2225 WOODLAWN DR
TALLAHASSEE FL 32303

Re: CASE NUMBER TCE190987
LOCATION: 2225 WOODLAWN DR
Tax ID #: 212380 F0020

8/19 HEARING WAS CANCELLED-NEW AMENDED HEARING DATE (RECONSIDERATION)

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code)1732901980 and password "code " for access.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson
Code Enforcement Division

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DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28

Location address:
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE190987

Owner(s): POGUE JUSTIN P

Violation Address: 2225 WOODLAWN DR

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/24/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing date GM-CM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

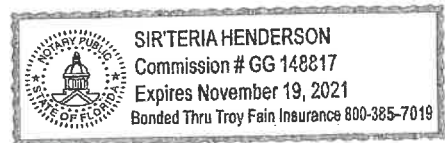
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 8/24/21
Hand served to at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, the 24th day of August, 2021 (year), by S. Henderson (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE190987

Owner(s): POGUE JUSTIN P

Violation Address: 2225 WOODLAWN DR

I, Sir/Teria Henderson, City of Tallahassee, Code Enforcement Division, hereby state that on 8/24/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing date GM-EM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on
Hand served to at the violation address listed above on [date hand served]

[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of August, 2021 (year), by Denise Garrett (name of person acknowledging) by Sir'Teria Henderson, who is personally known to me or has produced (type of identification) as identification.

[Handwritten signature: Denise Garrett]





Most Livable City in America

Notice of Violation

Date: July 29, 2013

To: POGUE JUSTIN P
2225 WOODLAWN DR
TALLAHASSEE FL 32303

Case: TGC130280

Art#: 7196 9007 2685 0036 7790

Date Observed: July 18, 2013

Location of Violation: 2225 WOODLAWN DR T/LC

Legal Description of Property: 212380 F0020

City of Tallahassee Codes of Ordinances in violation:

- 1: FBC Chapter 1 Section 105.1 - Permit Required.
- 2: FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1: Obtain the proper permits for the second story deck being built.
- 2: Obtain approval on all missed required inspections after the permit is issued to achieve compliance on this case.

Time to Correct: 30 Days

CALL FOR INSPECTION WHEN PROPERTY IS IN COMPLIANCE

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 891-7050.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN R. MARKS, III
Mayor

ANITA F. THOMPSON
City Manager

ANDREW GILLUM
Commissioner

LEWIS E. SHELLEY
City Attorney

SCOTT MADDOX
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

NANCY MILLER
Commissioner

T. BERT FLETCHER
Interim City Auditor

GIL D. ZIFFER
Commissioner

The Code of Ordinances of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods and business districts. The City's Growth Management Department Building Inspection Division is tasked with monitoring these standards for our community, and strives to enforce code compliance citywide.

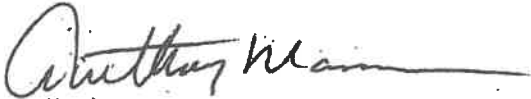
A recent inspection of the above-mentioned property revealed certain conditions, which do not comply with the City Code of Ordinances as, identified. The corrective action and period of time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to the reason why and provide an acceptable date for compliance.

The property will be inspected on the compliance date and failure to comply may result in the City Of Tallahassee taking such action as referring the matter to the City Attorney for resolution through the Municipal Code Enforcement Board. Failure to comply may result in fines being levied by the Board in amounts up to \$250.00 per day for first offense.

We hope you understand that our citizens expect compliance with the City Code of Ordinances to insure the integrity of our neighborhoods and community, and thank you in advance for your cooperation.

If you have any questions about this Notice of Violation, you may call **Anthony Maccarone** with the Growth Management Department Building Inspection Division at **(850) 891-7050**.

Sincerely,



Anthony Maccarone
Growth Management Inspection Services
300 S. Adams St., #B-28
Tallahassee, FL 32301

Cc: File

Bert Hartsfield, CFA

Leon County Property Appraiser




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[F.A.Q.](#)

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Printer Friendly 

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents. Parcel ID numbers are for the certified year only.

Parcel Information

Parcel ID : 212380 F0020
 Parent Parcel: N/A
 Owner(s) : POGUE JUSTIN P
 2225 WOODLAWN DR
 TALLAHASSEE FL 32303

Location : 2225 WOODLAWN DR
 Legal : TOWN N COUNTRY PARK
 LOT 2 BLOCK F
 OR 1741/431

Sales Information

Date	Price	Book	Page	Imp/Vac	Instrument Type
03/2013	\$151,000.00	4497	2224		WARRANTY DEED
05/2011	\$85,000.00	4256	1816		WARRANTY DEED
08/2010	\$100.00	4150	1727		CERT OF TITLE
03/2003	\$100.00	2845	2058		QUIT CLAIM

All information provided by this online Internet resource is subject to verification by the Leon County Property Appraiser office. The Parcel and Sale Information is updated daily.

2012 Certified Property Value

Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
County	8.3144	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00
MSTU -EMS	0.5000	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00
School - State Law	5.4590	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00
School - Local board	2.2480	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00
City	3.7000	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00
Water Management	0.0400	\$120,420.00	\$120,420.00	\$0.00	\$120,420.00

Building Value: \$94,920.00 Land Value: \$25,500.00 SOH Differential: \$0.00

2012 Building Information

Property Use : 0100 - Single Family Residential

Actual Year Built 1966	Base SQ Ft 1095	Auxiliary SQ Ft 1372	Millage Code 1	Classified Use 0	Number of Buildings 1
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Additional Information

<u>Tax Estimator</u>	<u>Homestead Portability Calculator</u>	<u>Building Sketch</u>	<u>Clerk of Courts</u>	<u>GIS Map</u>	<u>Tax Collector</u>	<u>Permits</u>	<u>Property Info Sheet</u>
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Hold your cursor over the field heading to see an explanation of the field.

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Courthouse Annex, 315 S. Calhoun St, Third Floor, Tallahassee, FL 32301
Phone (850) 606-6200 Fax (850) 606-6201
Office Hours: 8am - 5pm, Monday through Friday

Menu ▾ Search Tax Roll ▾ Support ▾

Tax Roll Property Summary							Help
Account Number		212380 F0020		Type		REAL ESTATE	
Address		2225 WOODLAWN DR TAL		Status			
Sec/Twn/Rng		23 1N 1W		Subdivision		TOWN N COUNTRY PARK	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212380 F0020	PAID	12/1994	1,208.95	Tax Bill	
1995	R	1995 212380 F0020	PAID	11/1995	1,738.93	Tax Bill	
1996	R	1996 212380 F0020	PAID	12/1996	1,250.85	Tax Bill	
1997	R	1997 212380 F0020	PAID	11/1997	1,308.40	Tax Bill	
1998	R	1998 212380 F0020	PAID	12/1998	1,327.80	Tax Bill	
1999	R	1999 212380 F0020	PAID	12/1999	1,324.06	Tax Bill	
2000	R	2000 212380 F0020	PAID	12/2000	1,358.18	Tax Bill	
2001	R	2001 212380 F0020	PAID	11/2001	1,412.10	Tax Bill	
2002	R	2002 212380 F0020	PAID	12/2002	1,447.77	Tax Bill	
2003	R	2003 212380 F0020	PAID	05/2004	1,655.47	Tax Bill	
2004	R	2004 212380 F0020	PAID	03/2006	1,921.07	Tax Bill	
2005	R	2005 212380 F0020	PAID	02/2006	1,651.71	Tax Bill	
2006	R	2006 212380 F0020	CER SOLD	05/2007		Tax Bill	
2006	CER	2007-00001588-00	REDEEMED	11/2007	1,913.55	Certificate	
2007	R	2007 212380 F0020	PAID	05/2008	1,618.97	Tax Bill	
2008	R	2008 212380 F0020	PAID	03/2009	1,385.82	Tax Bill	
2009	R	2009 212380 F0020	PAID	11/2009	1,355.16	Tax Bill	
2010	R	2010 212380 F0020	PAID	11/2010	1,437.08	Tax Bill	
2011	R	2011 212380 F0020	PAID	12/2011	2,471.16	Tax Bill	
2012	R	2012 212380 F0020	PAID	12/2012	2,366.67	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2012	212380 F0020	Tax Bill
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Property Description				Owner Information		
TOWN N COUNTRY PARK LOT 2 BLOCK FOR 1741/431				DARDEN COMMERCIAL 402 LLC 3788 LONGFELLOW RD TALLAHASSEE, FL 32311		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	120,420			TAXES	2,439.87	
TAXABLE	120,420			TOTAL	2,439.87	
DEC 1-JAN 2	JAN 3-JAN 31	FEB 1-FEB 28	MAR 1-APR 1	DELINQUENT ON		
2,366.67	2,391.07	2,415.47	2,439.87	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/19/2012 261	2012 0001460.0019	Full	Pmt Posted	\$73.20-	\$.00	\$2,366.67

Links of interest

ITEM #2

CASE NO. TCE210965

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210965**

Initial Inspection Date: 6/01/2021

Violation Address: **2330 CLARA ST**

Tax Identification Number: **4111700000090**

Owner(s):

GAVIN KIRK E

2807 KILKIERANE DR

TALLAHASSEE FL 32309

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
 1. (Front Entry Porch)
- 2 Obtain approval on all missed and required inspections.
 - 1.(Front Entry Porch)

OWNER CONTACT: YES/NO

CERTIFIED MAIL SIGNED FOR : 07/30/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 16, 2021

**GAVIN KIRK E
2807 KILKIERANE DR
TALLAHASSEE FL 32309**

Re: CASE NUMBER **TCE210965**
LOCATION: **2330 CLARA ST**
Tax ID #: **4111700000090**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center – 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

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Sincerely,

Ray Wilkinson

Code Enforcement Division

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REESE GOAD
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Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 08/02/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 7990 44. Our records indicate that this item was delivered on 07/30/2021 at 03:29 p.m. in TALLAHASSEE, FL 32309. The scanned image of the recipient information is provided below.

Signature of Recipient :

Cassie Gavin
Carrie Gavin

Address of Recipient :

2807 KILKIERANE DR
TALLAHASSEE FL 32309

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

CMGMINITIAL/TCE210965
GAVIN KIRK E
2807 KILKIERANE DR
TALLAHASSEE FL 32309-2663

Customer Reference Number: C2817510.16208797

- Home
- Search
- E-File
- Exemptions
- Downloads
- Forms
- FAQ
- General Info
- About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 411170000090
 Owner: GAVIN KIRK E
 Property Use: 0100 - SINGLE FAMILY
 2330 CLARA ST

Leon County Property Appraiser

1 of 1

[Return to Search Results](#)

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Actions

- [Neighborhood Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Parcel Information

Parcel ID: 411170000090
Owner(s): GAVIN KIRK E
Tax District: 1 - CITY
Legal Desc: WEST OLIVER HEIGHTS ADDITION
 LOT 9
 OR 816/410

Reports

- [Mailing List](#)
- [Property Data Export](#)

Mailing Addr: 2807 KILKIERANE DR
 TALLAHASSEE FL 32309

Google Map

Location: 2330 CLARA ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.280 - ESTIMATED
Subdivision: WEST OLIVER HEIGHTS ADD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Go

Help Links

- [Data Dictionary](#)
- [Search Instructions](#)
- [Property Use Codes](#)

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
07/05/2012	\$50,000	4389/1086	Quit Claim	Improved
01/01/1973	\$5,300	0616/0410	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$22,500	\$55,422	\$77,922	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$77,922	\$77,881	\$0	\$77,881
	Leon County - Emergency Medical Service	0.50000	\$77,922	\$77,881	\$0	\$77,881
	School - State Law	3.71500	\$77,922	\$77,922	\$0	\$77,922
	School - Local Board	2.24800	\$77,922	\$77,922	\$0	\$77,922
	City of Tallahassee	4.10000	\$77,922	\$77,881	\$0	\$77,881
	NW FL Water Management	0.03110	\$77,922	\$77,881	\$0	\$77,881

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1947	1,116	91
Total:		1				1,116	91

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
- [\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		4111700000090		Type	REAL ESTATE		Request E-Bill
Address		2330 CLARA ST TAL		Status			
Sec/Twn/Rng		11 1S 1W		Subdivision		WEST OLIVER HEIGHTS ADD	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 4111700000090	PAID	01/1995	377.70	Tax Bill	
1995	R	1995 4111700000090	PAID	12/1995	518.13	Tax Bill	
1996	R	1996 4111700000090	PAID	03/1997	513.67	Tax Bill	
1997	R	1997 4111700000090	PAID	02/1998	624.48	Tax Bill	
1998	R	1998 4111700000090	PAID	01/1999	563.64	Tax Bill	
1999	R	1999 4111700000090	PAID	02/2000	629.69	Tax Bill	
2000	R	2000 4111700000090	PAID	02/2001	575.81	Tax Bill	
2001	R	2001 4111700000090	PAID	02/2002	628.44	Tax Bill	
2002	R	2002 4111700000090	PAID	03/2003	697.71	Tax Bill	
2003	R	2003 4111700000090	PAID	12/2003	746.97	Tax Bill	
2004	R	2004 4111700000090	CER SOLD	05/2005		Tax Bill	
2004	CER	2005-00003985-00	REDEEMED	06/2005	1,021.72	Certificate	
2005	R	2005 4111700000090	PAID	01/2006	1,087.44	Tax Bill	
2006	R	2006 4111700000090	PAID	03/2007	1,237.01	Tax Bill	
2007	R	2007 4111700000090	PAID	01/2008	1,400.60	Tax Bill	
2008	R	2008 4111700000090	PAID	11/2008	1,559.24	Tax Bill	
2009	R	2009 4111700000090	PAID	01/2010	1,351.11	Tax Bill	
2010	R	2010 4111700000090	PAID	01/2011	1,358.20	Tax Bill	
2011	R	2011 4111700000090	PAID	03/2012	974.67	Tax Bill	
2012	R	2012 4111700000090	PAID	11/2012	926.20	Tax Bill	
2013	R	2013 4111700000090	PAID	11/2013	994.77	Tax Bill	
2014	R	2014 4111700000090	PAID	01/2015	1,048.72	Tax Bill	
2015	R	2015 4111700000090	PAID	02/2016	1,186.90	Tax Bill	
2016	R	2016 4111700000090	PAID	11/2016	1,215.18	Tax Bill	
2017	R	2017 4111700000090	PAID	11/2017	1,210.87	Tax Bill	
2018	R	2018 4111700000090	PAID	03/2019	1,317.72	Tax Bill	
2019	R	2019 4111700000090	PAID	12/2019	1,312.70	Tax Bill	
2020	R	2020 4111700000090	PAID	12/2020	1,428.66	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	4111700000090	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
WEST OLIVER HEIGHTS ADDITION LOT 9 OR 616/410				GAVIN KIRK E 2807 KILKIERANE DR TALLAHASSEE, FL 32309		
Current Values and Exemptions				Taxes and Fees Levied		
COUNTY ASMT	77,881			TAXES	1,472.85	
COUNTY TXBL	77,881			TOTAL	1,472.85	
SCHOOL ASMT	77,922					
SCHOOL TXBL	77,922					
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
1,428.66	1,443.39	1,458.12	1,472.85	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/06/2021	998 2020 0213324.0001		Pmt Posted	\$44.19-	\$.00	\$1,428.66

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 6/1/2021
Violation Address: **2330 CLARA ST**
Tax Identification Number: **4111700000090**

Case No.: **TCE210965**
Repeat Offender: No

Owner(s):
GAVIN KIRK E
2807 KILKIERANE DR
TALLAHASSEE FL 32309

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location.
 1. (Front Entry Porch)
- 2 Obtain approval on all missed and required inspections.
 1. (Front Entry Porch)

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson @ 850-445-8763.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

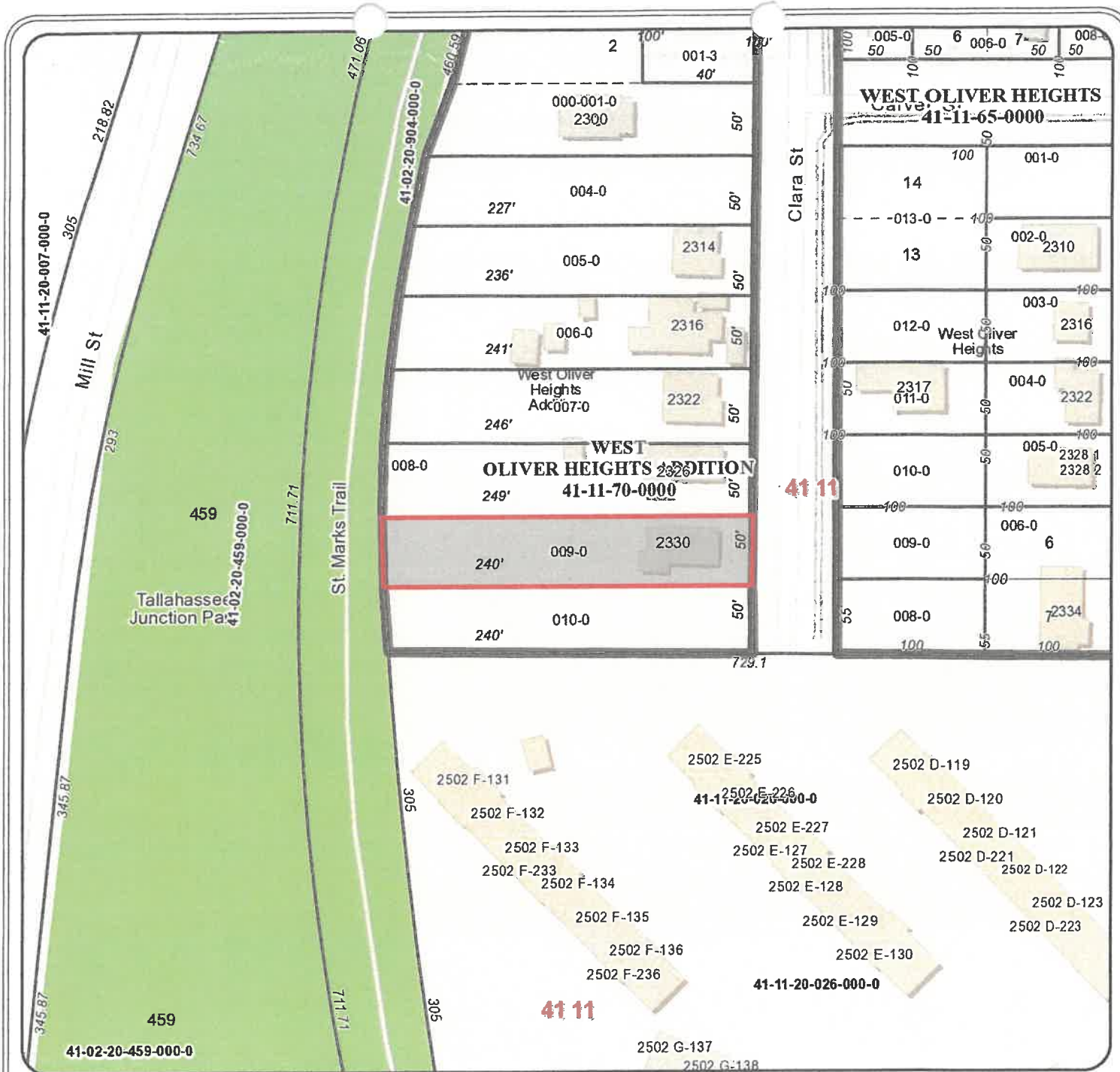
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

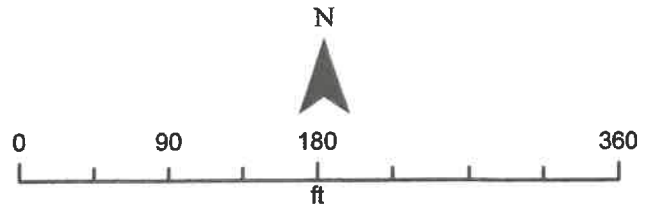
DIANNE WILLIAMS-COX
Commissioner



4111700000090

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 11, 2021

ITEM #3

CASE NO. TCE211059

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE211059**

Initial Inspection Date: 06/17/2021

Violation Address: **1319 LINDA ANN DR**

Tax Identification Number: **3105200520000**

Owner(s):

TYMOSHENKO YURIY
1325 STONE RD 301
TALLAHASSEE FL 32303

Code(s) in Violation:

Florida Building Code

- 1** FBC Chapter 1 Section 105.1 - Permit Required
1.) HVAC condenser, air handler and disconnect.
- 2** FBC Chapter 1 Section 110.3 Required Inspections
1.) HVAC condenser, air handler and disconnect.

CASE FACTS

Corrective Actions Required:

- 1** Obtain all applicable permits for work performed at this location.
- 2** Obtain approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 7/22/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

July 22, 2021

TYMOSHENKO YURIY
1325 STONE RD 301
TALLAHASSEE FL 32303

Re: CASE NUMBER **TCE211059**
LOCATION: **1319 LINDA ANN DR**
Tax ID #: **3105200520000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1732901980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-28 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING

Case No. TCE211059

Owner(s): TYMOSHENKO YURIY

Violation Address: 1319 LINDA ANN DR

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 7/22/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: Initial cm

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 7/22/21

Hand served to at the violation address listed above on

Affiant signature and name

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, the 26th day of July, 2021 (year), by S. Henderson (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced (type of identification) as identification.

Notary signature



Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

Code Enforcement Division
AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211059

Owner(s): TYMOSHENKO YURIY

Violation Address: 1319 LINDA ANN DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on July 22, 2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee Florida, on 7-22-2021
Posted at the violation address listed above on
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, th 22nd day of July, 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]
DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

- Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 3105200520000 Property Use: 0800 - MULTI-FAMILY(LESS THAN 10 UNITS)
 Owner: TYMOSHENKO YURIY 1319 LINDA ANN DR APT 1
 Leon County Property Appraiser

1 of 4
 Return to Search Results

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

- Actions**
- Neighborhood Sales
 - Printable Summary
 - Printable Version

Parcel Information

Parcel ID: 3105200520000 Tax District: 1 - CITY
 Owner(s): TYMOSHENKO YURIY Legal Desc: 5 1S 1E .24 A
 IN SE 1/4 OF NE 1/4
 OR 1843/603 2092/192
 (VILLA LINDA APTS)

- Reports**
- Mailing List
 - Property Data Export

Mailing Addr: 1325 STONE RD 301
 TALLAHASSEE FL 32303

Google Map Location: 1319 LINDA ANN DR APT 1 Parent Parcel: Acreage: 0.240
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. Subdivision: Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL Bldg Count: 1

- Help Links**
- Data Dictionary
 - Search Instructions
 - Property Use Codes

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/19/2015	\$62,900	4801/862	Warranty Deed	Improved
03/02/2015	\$52,600	4770/902	Cert of Title	Improved
04/05/2005	\$234,000	3271/2226	Warranty Deed	Improved
09/21/2004	\$100	3167/1285	Quit Claim	Improved
07/21/2004	\$141,500	3148/2119	Warranty Deed	Improved
03/24/2004	\$130,600	3057/414	Cert of Title	Improved
02/01/1998	\$95,000	2092/0192	Warranty Deed	Improved
09/01/1995	\$47,000	1843/0603	Warranty Deed	Improved
01/01/1979	\$25,000	1015/1746	Warranty Deed	Improved
01/01/1979	\$44,000	0930/1230	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$40,000	\$93,466	\$133,466	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$133,466	\$94,485	\$0	\$94,485
	Leon County - Emergency Medical Service	0.50000	\$133,466	\$94,485	\$0	\$94,485
	School - State Law	3.71500	\$133,466	\$133,466	\$0	\$133,466
	School - Local Board	2.24800	\$133,466	\$133,466	\$0	\$133,466
	City of Tallahassee	4.10000	\$133,466	\$94,485	\$0	\$94,485
	NW FL Water Management	0.03110	\$133,466	\$94,485	\$0	\$94,485

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1948	2,752	614
Total:		1				2,752	614

Quick Links - (Note: Clicking links below will navigate away from our website.)

- [County Links](#)
Leon County Tax Collector
- [County Map Links](#)
Land Information
- [Other Map Links](#)
Google Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	3105200520000		Type	REAL ESTATE		Request E-Bill	
Address	1319 LINDA ANN DR 1 TAL		Status				
Sec/Twn/Rng	Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 3105200520000	PAID	03/1995	1,617.85	Tax Bill	
1995	R	1995 3105200520000	PAID	11/1995	1,577.60	Tax Bill	
1996	R	1996 3105200520000	PAID	11/1996	1,551.38	Tax Bill	
1997	R	1997 3105200520000	PAID	11/1997	1,556.04	Tax Bill	
1998	R	1998 3105200520000	PAID	04/1999	1,764.69	Tax Bill	
1999	R	1999 3105200520000	PAID	02/2000	1,654.29	Tax Bill	
2000	R	2000 3105200520000	CER SOLD	05/2001		Tax Bill	
2000	CER	2001-00003151-00	REDEEMED	09/2003	2,206.85	Certificate	
2001	R	2001 3105200520000	CER SOLD	05/2002		Tax Bill	
2001	CER	2002-00003119-00	REDEEMED	09/2003	2,318.69	Certificate	
2002	R	2002 3105200520000	CER SOLD	05/2003		Tax Bill	
2002	CER	2003-00003035-00	REDEEMED	09/2003	2,456.82	Certificate	
2003	R	2003 3105200520000	PAID	05/2004	2,544.31	Tax Bill	
2004	R	2004 3105200520000	PAID	11/2004	2,642.31	Tax Bill	
2005	R	2005 3105200520000	CER SOLD	05/2006		Tax Bill	
2005	CER	2006-00002540-00	REDEEMED	08/2006	3,803.95	Certificate	
2006	R	2006 3105200520000	CER SOLD	05/2007		Tax Bill	
2006	CER	2007-00002586-00	REDEEMED	06/2008	4,531.33	Certificate	
2007	R	2007 3105200520000	CER SOLD	06/2008		Tax Bill	
2007	CER	2008-00004467-00	REDEEMED	06/2008	4,306.72	Certificate	
2008	R	2008 3105200520000	PAID	11/2008	3,016.66	Tax Bill	
2009	R	2009 3105200520000	PAID	11/2009	2,948.55	Tax Bill	
2010	R	2010 3105200520000	PAID	11/2010	2,935.20	Tax Bill	
2011	R	2011 3105200520000	PAID	11/2011	2,372.66	Tax Bill	
2012	R	2012 3105200520000	PAID	11/2012	2,326.63	Tax Bill	
2013	R	2013 3105200520000	PAID	11/2013	2,275.32	Tax Bill	
2014	R	2014 3105200520000	PAID	11/2014	2,310.79	Tax Bill	
2015	R	2015 3105200520000	PAID	03/2016	1,293.06	Tax Bill	
2016	R	2016 3105200520000	PAID	12/2016	1,239.50	Tax Bill	
2017	R	2017 3105200520000	PAID	01/2018	1,689.47	Tax Bill	
2018	R	2018 3105200520000	PAID	01/2019	1,762.02	Tax Bill	
2019	R	2019 3105200520000	PAID	11/2019	1,831.64	Tax Bill	

<u>2020</u>	R	2020 3105200520000	PAID	11/2020	1,938.26	<u>Tax Bill</u>
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	3105200520000	<u>Tax Bill</u>
-----------------------	------	---------------	-----------------

Property Description		Owner Information				
5 1S 1E .24 A IN SE 1/4 OF NE 1/4 OR 1843/603 2092/192 (VILLA LINDA APTS)		TYMOSHENKO YURIY 1325 STONE RD 301 TALLAHASSEE, FL 32303				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	94,485	TAXES	2,019.02			
COUNTY TXBL	94,485	TOTAL	2,019.02			
SCHOOL ASMT	133,466					
SCHOOL TXBL	133,466					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,938.26	1,958.45	1,978.64	1,998.83	2,019.02	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/15/2020	995 2020 0003096.0002	Full	Pmt Posted	\$80.76-	\$.00	\$1,938.26

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 6/17/2021
Violation Address: **1319 LINDA ANN DR**
Tax Identification Number: **3105200520000**

Case No.: **TCE211059**
Repeat Offender: No

Owner(s):
TYMOSHENKO YURIY
1325 STONE RD 301
TALLAHASSEE FL 32303

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1** FBC Chapter 1 Section 105.1 - Permit Required
1.) HVAC condenser, air handler and disconnect.
- 2** FBC Chapter 1 Section 110.3 Required Inspections
1.) HVAC condenser, air handler and disconnect.

Corrective Actions Required:

- 1** Obtain all applicable permits for work performed at this location.
- 2** Obtain approval on all missed and required inspections.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson, 850-445-8763.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

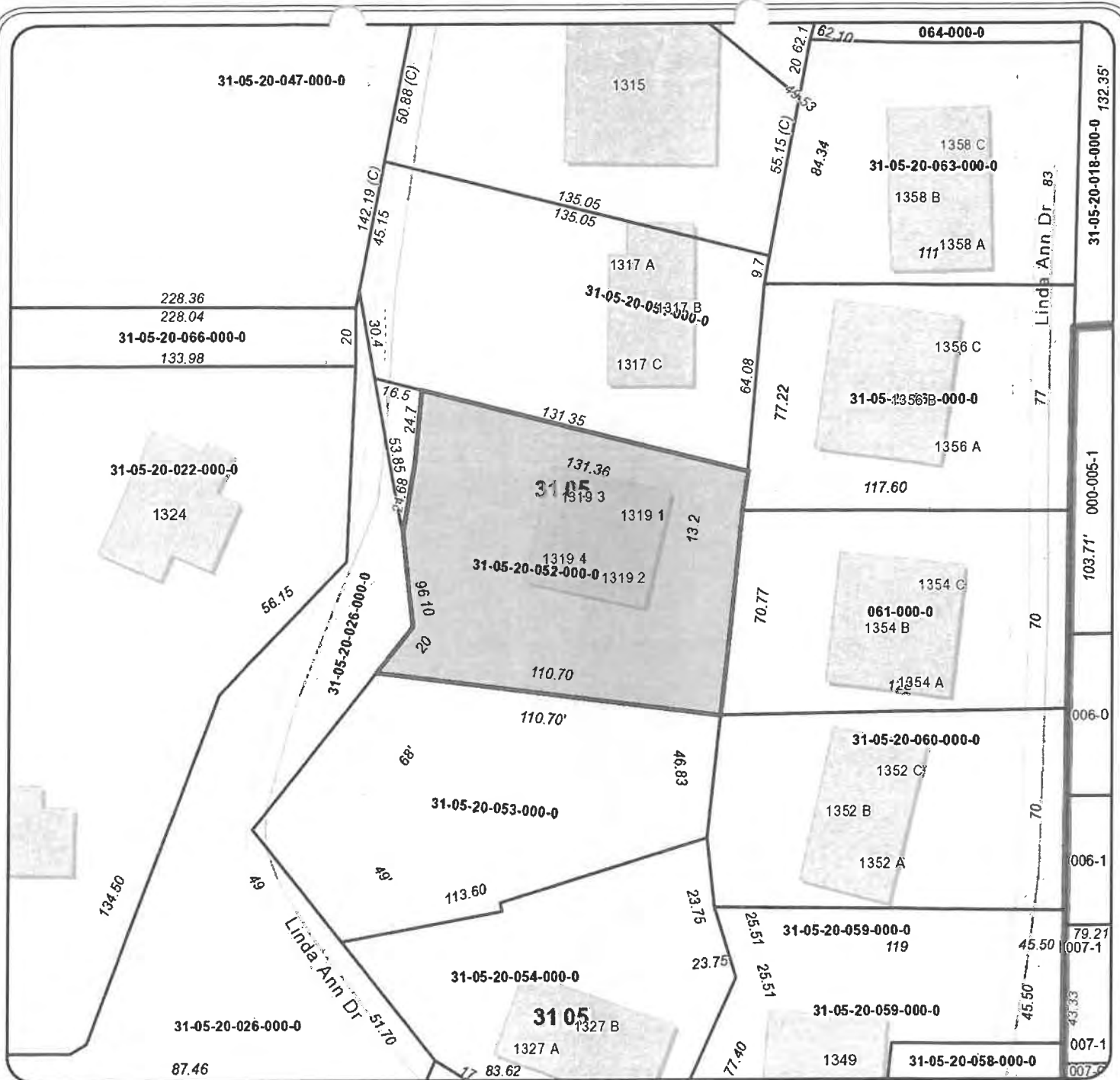
JACQUELINE "JACK" PORTER
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CURTIS RICHARDSON
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DENNIS R. SUTTON
City Auditor

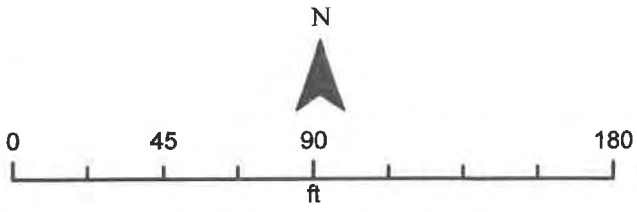
DIANNE WILLIAMS-COX
Commissioner



3105200520000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 17, 2021

ITEM #4

CASE NO. TCE211035

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: TCE211035

Initial Inspection Date: 06/10/2021

Violation Address: 1908 MONTICELLO DR

Tax Identification Number: 212360 H0010

Owner(s):

G DYNASTY INVESTMENTS LLC

4708 CAPITAL CIR NW

TALLAHASSEE FL 32303

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

- 1 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 7/21/2021



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 21, 2021

**G DYNASTY INVESTMENTS LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303**

**REG. AGENT SUSAN THOMPSON
3520 THOMASVILLE RD (4TH FL)
TALLAHASSEE, FL 32309**

Re: CASE NUMBER **TCE211035**
LOCATION: **1908 MONTICELLO DR**
Tax ID #: **212360 H0010**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center – 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1732901980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE211035**

Owner(s): **G DYNASTY INVESTMENTS LLC**

Violation Address: **1908 MONTICELLO DR**

I, **RAY WILKINSON** City of Tallahassee, Code Enforcement Division, hereby state that on 7/21/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- CM initial* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 7/21/21

Hand served to _____ at the violation address listed above on _____



AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, _____ (year), by _____ (name of person acknowledging) by **RAY WILKINSON**, who is personally known to me or has produced _____ (type of identification) as identification.



Growth Management

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Code Enforcement Division

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-28 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211035

Owner(s): G DYNASTY INVESTMENTS LLC

Violation Address: 1908 MONTICELLO DR

I, SIR'TERIA HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on July 21, 2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7-21-2021
Posted at the violation address listed above on
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, th 21st day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212360 H0010		Type	REAL ESTATE		Request E-Bill
Address		1908 MONTICELLO DR TAL		Status			
Sec/Twn/Rng		Subdivision		PARKSIDE			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212360 H0010	PAID	11/1994	1,082.04	Tax Bill	
1995	R	1995 212360 H0010	PAID	11/1995	1,143.01	Tax Bill	
1996	R	1996 212360 H0010	PAID	11/1996	1,154.77	Tax Bill	
1997	R	1997 212360 H0010	PAID	12/1997	1,221.72	Tax Bill	
1998	R	1998 212360 H0010	PAID	11/1998	1,227.74	Tax Bill	
1999	R	1999 212360 H0010	PAID	11/1999	1,224.92	Tax Bill	
2000	R	2000 212360 H0010	PAID	11/2000	1,257.48	Tax Bill	
2001	R	2001 212360 H0010	PAID	11/2001	1,308.59	Tax Bill	
2002	R	2002 212360 H0010	PAID	11/2002	1,342.24	Tax Bill	
2003	R	2003 212360 H0010	PAID	11/2003	1,429.70	Tax Bill	
2004	R	2004 212360 H0010	PAID	11/2004	1,452.46	Tax Bill	
2005	R	2005 212360 H0010	PAID	11/2005	2,848.48	Tax Bill	
2006	R	2006 212360 H0010	PAID	03/2007	3,228.53	Tax Bill	
2007	R	2007 212360 H0010	PAID	03/2008	3,140.32	Tax Bill	
2008	R	2008 212360 H0010	PAID	02/2009	3,190.55	Tax Bill	
2009	R	2009 212360 H0010	PAID	05/2010	3,072.54	Tax Bill	
2010	R	2010 212360 H0010	PAID	11/2010	2,758.63	Tax Bill	
2011	R	2011 212360 H0010	PAID	11/2011	2,714.64	Tax Bill	
2012	R	2012 212360 H0010	PAID	11/2012	2,538.74	Tax Bill	
2013	R	2013 212360 H0010	PAID	11/2013	2,455.35	Tax Bill	
2014	R	2014 212360 H0010	PAID	11/2014	2,677.32	Tax Bill	
2015	R	2015 212360 H0010	PAID	11/2015	2,892.28	Tax Bill	
2016	R	2016 212360 H0010	PAID	11/2016	2,944.11	Tax Bill	
2017	R	2017 212360 H0010	PAID	11/2017	2,937.81	Tax Bill	
2018	R	2018 212360 H0010	PAID	11/2018	3,109.85	Tax Bill	
2019	R	2019 212360 H0010	PAID	12/2019	3,174.45	Tax Bill	
2020	R	2020 212360 H0010	PAID	12/2020	3,272.83	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	212360 H0010	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
PARKSIDE UNIT 2 LOT 1 BLOCK H OR 226/448				GRAY BRANDON J 10656 SHADY POND LN BOCA RATON,FL 33428		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		180,300		TAXES		3,409.20
TAXABLE		180,300		TOTAL		3,409.20
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	3,272.83	3,306.92	3,341.02	3,375.11	3,409.20	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0022000.0000	Full	Pmt Posted	\$136.37-	\$.00	\$3,272.83

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 6/10/2021
Violation Address: **1908 MONTICELLO DR**
Tax Identification Number: **212360 H0010**

Case No.: **TCE211035**
Repeat Offender: No

Owner(s):
G DYNASTY INVESTMENTS LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1.) IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1.) Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. Contact fire department at 850-891-7196 to confirm what may be required and provide confirmation to our department that Demp House meets the fire code requirements.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson @ 850-445-8763.

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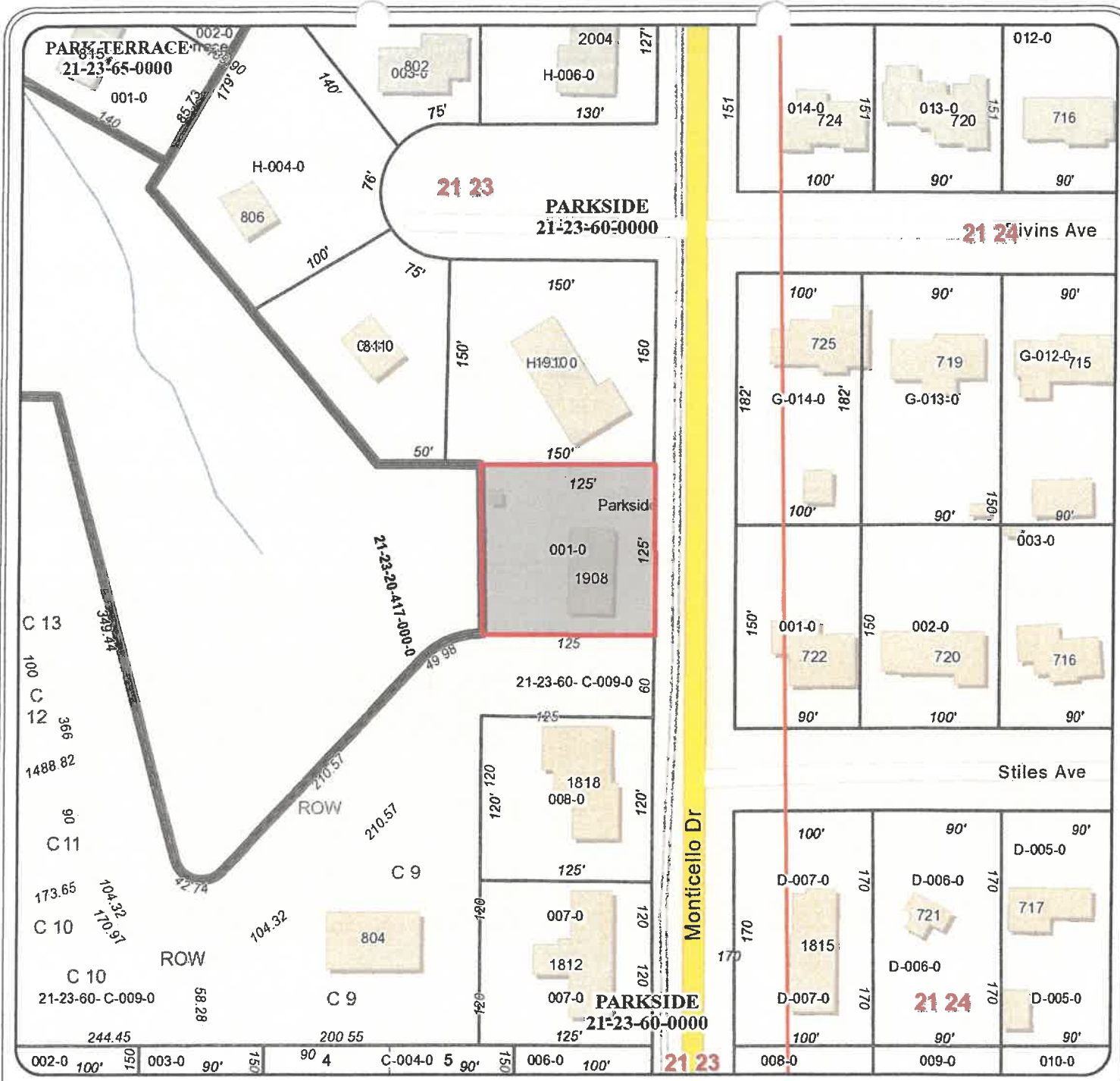
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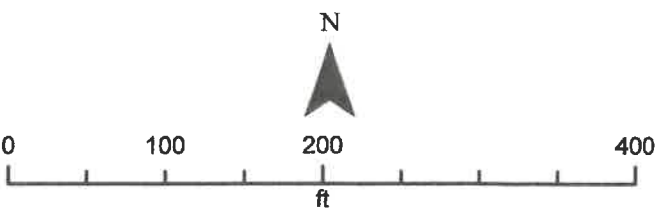
DIANNE WILLIAMS-COX
Commissioner



212360 H0010

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jun 10, 2021

ITEM #5

CASE NO. TCE211034

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE211034**

Initial Inspection Date: 06/10/2021

Violation Address: **1908 MONTICELLO DR**

Tax Identification Number: **212360 H0010**

Owner(s):

G DYNASTY INVESTMENTS LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10 - 83 Rooming houses as nonconforming uses

CASE FACTS

Corrective Actions Required:

- 1 The Demp House to obtain the required license through the State of Florida as a community residential facility with no more than 6 clients residing on site.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 7/20/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 20, 2021

**G DYNASTY INVESTMENTS LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303**

**G DYNASTY INVESTMENTS LLC
REG. AGENT: SUSAN S THOMPSON
3520 THOMASVILLE RD (4TH FLOOR)
TALLAHASSEE, FL 32309**

**Re: CASE NUMBER TCE211034
LOCATION: 1908 MONTICELLO DR
Tax ID #: 212360 H0010**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1732901980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021_** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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CURTIS RICHARDSON
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DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28

Location address: TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211034

Owner(s): G DYNASTY INVESTMENTS LLC

Violation Address: 1908 MONTICELLO DR

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on July 20, 2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with initial CM)
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on July 20, 2021

Hand served to at the violation address listed above on

Affiant signature and name

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2021 (year), by S. Henderson (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced (type of identification) as identification.

Notary signature



Growth Management

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211034

Owner(s): G DYNASTY INVESTMENTS LLC

Violation Address: 1908 MONTICELLO DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on July 20, 2021 I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7-20-21

Posted at the violation address listed above on

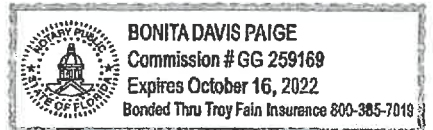
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification.

[Signature]



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- [Additional Owners](#)
- [Bldg - Commercial](#)
- [Bldg - Residential](#)
- [Bldg - Sketch](#)
- [Map](#)
- [Pictometry](#)
- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 212360 H0010 Property Use: 0100 - SINGLE FAMILY
 Owner: G DYNASTY INVESTMENTS LLC 1908 MONTICELLO DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212360 H0010 **Tax District:** 1 - CITY
Owner(s): G DYNASTY INVESTMENTS LLC **Legal Desc:** PARKSIDE UNIT 2
LOT 1 BLOCK H
OR 226/448

Mailing Addr: 4708 CAPITAL CIR NW
 TALLAHASSEE FL 32303

Google Map **Parent Parcel:**
Location: 1908 MONTICELLO DR **Acreeage:** 0.360 - ESTIMATED
Subdivision: PARKSIDE
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/28/2021	\$172,500	5581/1911	Warranty Deed	Improved
04/29/2010	\$165,000	4112/2255	Warranty Deed	Improved
08/25/2004	\$184,000	3152/620	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$154,800	\$180,300	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$180,300	\$180,300	\$0	\$180,300
	Leon County - Emergency Medical Service	0.50000	\$180,300	\$180,300	\$0	\$180,300
	School - State Law	3.71500	\$180,300	\$180,300	\$0	\$180,300
	School - Local Board	2.24800	\$180,300	\$180,300	\$0	\$180,300
	City of Tallahassee	4.10000	\$180,300	\$180,300	\$0	\$180,300
	NW FL Water Management	0.03110	\$180,300	\$180,300	\$0	\$180,300

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1965	1,131	1,893
Total:		1				1,131	1,893

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|---|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information (Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLCGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|---|---|

1 of 1
[Return to Search Results](#)

- Actions**
- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

[Go](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212360 H0010		Type	REAL ESTATE		Request E-Bill
Address		1908 MONTICELLO DR TAL		Status			
Sec/Twn/Rng		Subdivision		PARKSIDE			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212360 H0010	PAID	11/1994	1,082.04	Tax Bill	
1995	R	1995 212360 H0010	PAID	11/1995	1,143.01	Tax Bill	
1996	R	1996 212360 H0010	PAID	11/1996	1,154.77	Tax Bill	
1997	R	1997 212360 H0010	PAID	12/1997	1,221.72	Tax Bill	
1998	R	1998 212360 H0010	PAID	11/1998	1,227.74	Tax Bill	
1999	R	1999 212360 H0010	PAID	11/1999	1,224.92	Tax Bill	
2000	R	2000 212360 H0010	PAID	11/2000	1,257.48	Tax Bill	
2001	R	2001 212360 H0010	PAID	11/2001	1,308.59	Tax Bill	
2002	R	2002 212360 H0010	PAID	11/2002	1,342.24	Tax Bill	
2003	R	2003 212360 H0010	PAID	11/2003	1,429.70	Tax Bill	
2004	R	2004 212360 H0010	PAID	11/2004	1,452.46	Tax Bill	
2005	R	2005 212360 H0010	PAID	11/2005	2,848.48	Tax Bill	
2006	R	2006 212360 H0010	PAID	03/2007	3,228.53	Tax Bill	
2007	R	2007 212360 H0010	PAID	03/2008	3,140.32	Tax Bill	
2008	R	2008 212360 H0010	PAID	02/2009	3,190.55	Tax Bill	
2009	R	2009 212360 H0010	PAID	05/2010	3,072.54	Tax Bill	
2010	R	2010 212360 H0010	PAID	11/2010	2,758.63	Tax Bill	
2011	R	2011 212360 H0010	PAID	11/2011	2,714.64	Tax Bill	
2012	R	2012 212360 H0010	PAID	11/2012	2,538.74	Tax Bill	
2013	R	2013 212360 H0010	PAID	11/2013	2,455.35	Tax Bill	
2014	R	2014 212360 H0010	PAID	11/2014	2,677.32	Tax Bill	
2015	R	2015 212360 H0010	PAID	11/2015	2,892.28	Tax Bill	
2016	R	2016 212360 H0010	PAID	11/2016	2,944.11	Tax Bill	
2017	R	2017 212360 H0010	PAID	11/2017	2,937.81	Tax Bill	
2018	R	2018 212360 H0010	PAID	11/2018	3,109.85	Tax Bill	
2019	R	2019 212360 H0010	PAID	12/2019	3,174.45	Tax Bill	
2020	R	2020 212360 H0010	PAID	12/2020	3,272.83	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	212360 H0010	Tax Bill
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Property Description	Owner Information
----------------------	-------------------

PARKSIDE UNIT 2 LOT 1 BLOCK H OR 226/448			GRAY BRANDON J 10656 SHADY POND LN BOCA RATON,FL 33428			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	180,300		TAXES		3,409.20	
TAXABLE	180,300		TOTAL		3,409.20	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	3,272.83	3,306.92	3,341.02	3,375.11	3,409.20	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0022000.0000	Full	Pmt Posted	\$136.37-	\$.00	\$3,272.83

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 6/10/2021
Violation Address: **1908 MONTICELLO DR**
Tax Identification Number: **212360 H0010**

Case No.: **TCE211034**
Repeat Offender: No

Owner(s):
G DYNASTY INVESTMENTS LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 10 Section 10 - 83 Rooming houses as nonconforming uses

Corrective Actions Required:

- 1 1.) The Demp House to obtain all required licensing through the State of Florida as a community residential facility with no more than 6 clients residing on site. Within 15 days of receipt of this notice, make application to the state for required license. Within 30 days of receipt of this notice, receive required license from state.

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, Ray Wilkinson @ 850-445-8763.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

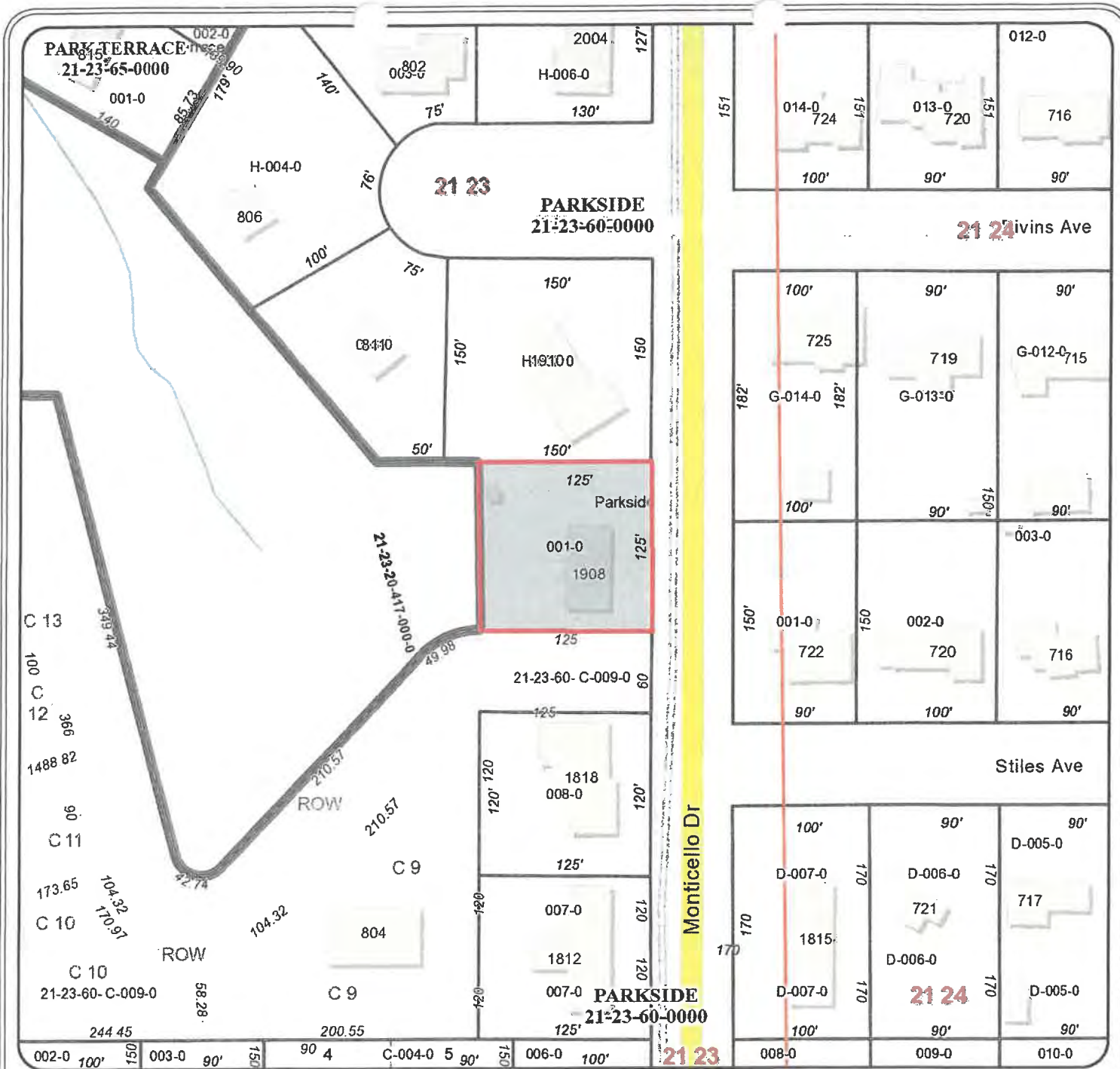
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

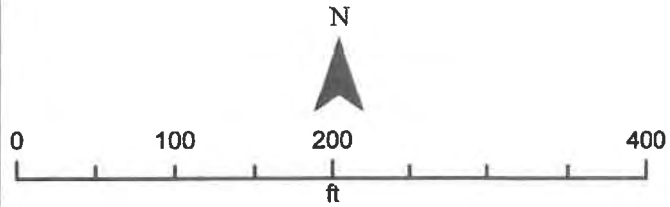
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



212360 H0010

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 10, 2021

ITEM #6

CASE NO. TCE210727

CASE PROFILE

Code Officer: JUSTIN LAND

Case No.: TCE201727

Initial Inspection Date: 07/24/2020

Violation Address: 292 N MAGNOLIA DR

Tax Identification Number: 1131200130000

Owner(s):

AAARHP LLC

1167 E TENNESSEE ST

TALLAHASSEE FL 32308

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required
- 2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

- 1 Electrical work performed at this location requires a permit(s) (adding additional circuits to main breaker box)
- 2 Obtain all applicable permits for work performed at this location along with approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/22/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

July 20, 2021

**AAARHP LLC
1167 E TENNESSEE ST
TALLAHASSEE FL 32308**

Re: CASE NUMBER **TCE201727**
LOCATION: **292 N MAGNOLIA DR**
Tax ID #: **1131200130000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center – 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1732901980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 8/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Ray Wilkinson
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Growth Management

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE201727

Owner(s): AAARHP LLC

Violation Address: 292 N MAGNOLIA DR

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 7/22/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (initial CM)
Code Magistrate Order
Dangerous Building Placard
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 7/22/21

Hand served to at the violation address listed above on

Affiant signature and name

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of July, 2021 (year), by S. Henderson (name of person acknowledging) by RAY WILKINSON who is personally known to me or has produced (type of identification) as identification.

Notary signature



Growth Management

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-28 TALLAHASSEE, FLORIDA 32301

Location address:

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE201727

Owner(s): AAARHP LLC

Violation Address: 292 N MAGNOLIA DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on July 20, 2021 I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7-20-2021

Posted at the violation address listed above on

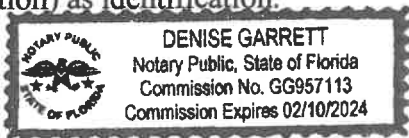
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON who is personally known to me or has produced (type of identification) as identification.

[Signature]



Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

Summary

Parcel: 1131200130000 Property Use: 1800 - OFFICE BUILDINGS MULTI-STORY
 Owner: AAARHP LLC 292 N MAGNOLIA DR

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1131200130000 Tax District: 1 - CITY
 Owner(s): AAARHP LLC Legal Desc: 31 1N 1E
 IN NE 1/4 OF NE 1/4
 OR 640/204

Mailing Addr: 1167 E TENNESSEE ST
 TALLAHASSEE FL 32308

Google Map

Location: 292 N MAGNOLIA DR
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.260
 Subdivision:
 Property Use: 1800 - OFFICE BUILDINGS/NONPROF/MULTI
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/25/2019	\$100	5291/718	Corrective Deed	Improved
12/19/2018	\$767,500	5268/511	Warranty Deed	Improved
12/18/2018	\$100	5268/496	Corrective Deed	Improved
03/01/2016	\$0	4901/1336	Warranty Deed	Improved
07/08/2015	\$225,000	4820/880	Warranty Deed	Improved
11/18/2002	\$100	2767/251	Warranty Deed	Improved
01/01/1974	\$70,000	0640/0204	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$50,963	\$155,900	\$206,863	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$206,863	\$206,863	\$0	\$206,863
	Leon County - Emergency Medical Service	0.50000	\$206,863	\$206,863	\$0	\$206,863
	School - State Law	3.71500	\$206,863	\$206,863	\$0	\$206,863
	School - Local Board	2.24800	\$206,863	\$206,863	\$0	\$206,863
	City of Tallahassee	4.10000	\$206,863	\$206,863	\$0	\$206,863
	NW FL Water Management	0.03110	\$206,863	\$206,863	\$0	\$206,863

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	300 - Office	1962	3,100	208
Total:		1				3,100	208

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector
 Permits Online (City / County)
 Property Info Sheet

County Map Links

Land Information
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
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 Zoning Map
 Fire Hydrant Map
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1 of 1
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 Property Data Export

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Data Dictionary
 Search Instructions
 Property Use Codes

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		1131200130000		Type	REAL ESTATE		Request E-Bill
Address				292 N MAGNOLIA DR TAL			
Status							
Sec/Twn/Rng			Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 1131200130000	PAID	11/1994	2,047.91	Tax Bill	
1995	R	1995 1131200130000	PAID	11/1995	2,193.29	Tax Bill	
1996	R	1996 1131200130000	PAID	11/1996	2,156.85	Tax Bill	
1997	R	1997 1131200130000	PAID	11/1997	2,255.12	Tax Bill	
1998	R	1998 1131200130000	PAID	11/1998	2,422.20	Tax Bill	
1999	R	1999 1131200130000	PAID	11/1999	2,335.37	Tax Bill	
2000	R	2000 1131200130000	PAID	11/2000	2,318.28	Tax Bill	
2001	R	2001 1131200130000	PAID	11/2001	2,356.02	Tax Bill	
2002	R	2002 1131200130000	PAID	11/2002	1,711.14	Tax Bill	
2003	R	2003 1131200130000	PAID	11/2003	2,489.98	Tax Bill	
2004	R	2004 1131200130000	PAID	11/2004	2,195.44	Tax Bill	
2005	R	2005 1131200130000	PAID	11/2005	2,145.86	Tax Bill	
2006	R	2006 1131200130000	PAID	11/2006	2,066.97	Tax Bill	
2007	R	2007 1131200130000	PAID	11/2007	2,059.91	Tax Bill	
2008	R	2008 1131200130000	PAID	11/2008	2,337.34	Tax Bill	
2009	R	2009 1131200130000	PAID	11/2009	2,191.48	Tax Bill	
2010	R	2010 1131200130000	PAID	11/2010	2,179.32	Tax Bill	
2011	R	2011 1131200130000	PAID	11/2011	2,043.23	Tax Bill	
2012	R	2012 1131200130000	PAID	11/2012	2,071.80	Tax Bill	
2013	R	2013 1131200130000	PAID	12/2013	2,034.88	Tax Bill	
2014	R	2014 1131200130000	PAID	11/2014	2,188.80	Tax Bill	
2015	R	2015 1131200130000	PAID	01/2016	2,044.61	Tax Bill	
2016	R	2016 1131200130000	PAID	01/2017	3,182.69	Tax Bill	
2017	R	2017 1131200130000	PAID	01/2018	3,187.40	Tax Bill	
2018	R	2018 1131200130000	PAID	11/2018	3,174.16	Tax Bill	
2019	R	2019 1131200130000	PAID	11/2019	3,694.73	Tax Bill	
2020	R	2020 1131200130000	PAID	11/2020	3,755.00	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	1131200130000	Tax Bill
----------------	------	---------------	--------------------------

Property Description	Owner Information
----------------------	-------------------

31 1N 1E IN NE 1/4 OF NE 1/4 OR 640/204		AAARHP LLC 1167 E TENNESSEE ST TALLAHASSEE, FL 32308				
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	206,863	TAXES	3,911.46			
TAXABLE	206,863	TOTAL	3,911.46			
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	3,755.00	3,794.12	3,833.23	3,872.35	3,911.46	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/23/2020	461 2020 0000403.0000	Full	Pmt Posted	\$156.46-	\$.00	\$3,755.00

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Growth Management
Code Enforcement**

Notice of Violation

Code Officer: **Justin Land**

Case No.: **TCE201727**

Initial Inspection Date: 7-24-2020

Repeat Offender: **No**

Violation Address: **292 N MAGNOLIA DR**

Tax Identification Number: **1131200130000**

Owner(s):

**AAARHP LLC
1167 E TENNESSEE ST
TALLAHASSEE FL 32308**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.1 - Permit Required**
- 2 FBC Chapter 1 Section 110.3 Required Inspections**

Corrective Actions Required:

- 1 Electrical work performed at this location requires an electrical permit (adding additional circuits to main breaker box). The electrical permit that was issued has expired.**
- 2 Obtain all applicable permits for work performed at this location along with approval on all missed and required inspections.**

Call for inspection when property is in compliance.

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City Of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

Call for inspection when property is in compliance, 879-4564.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

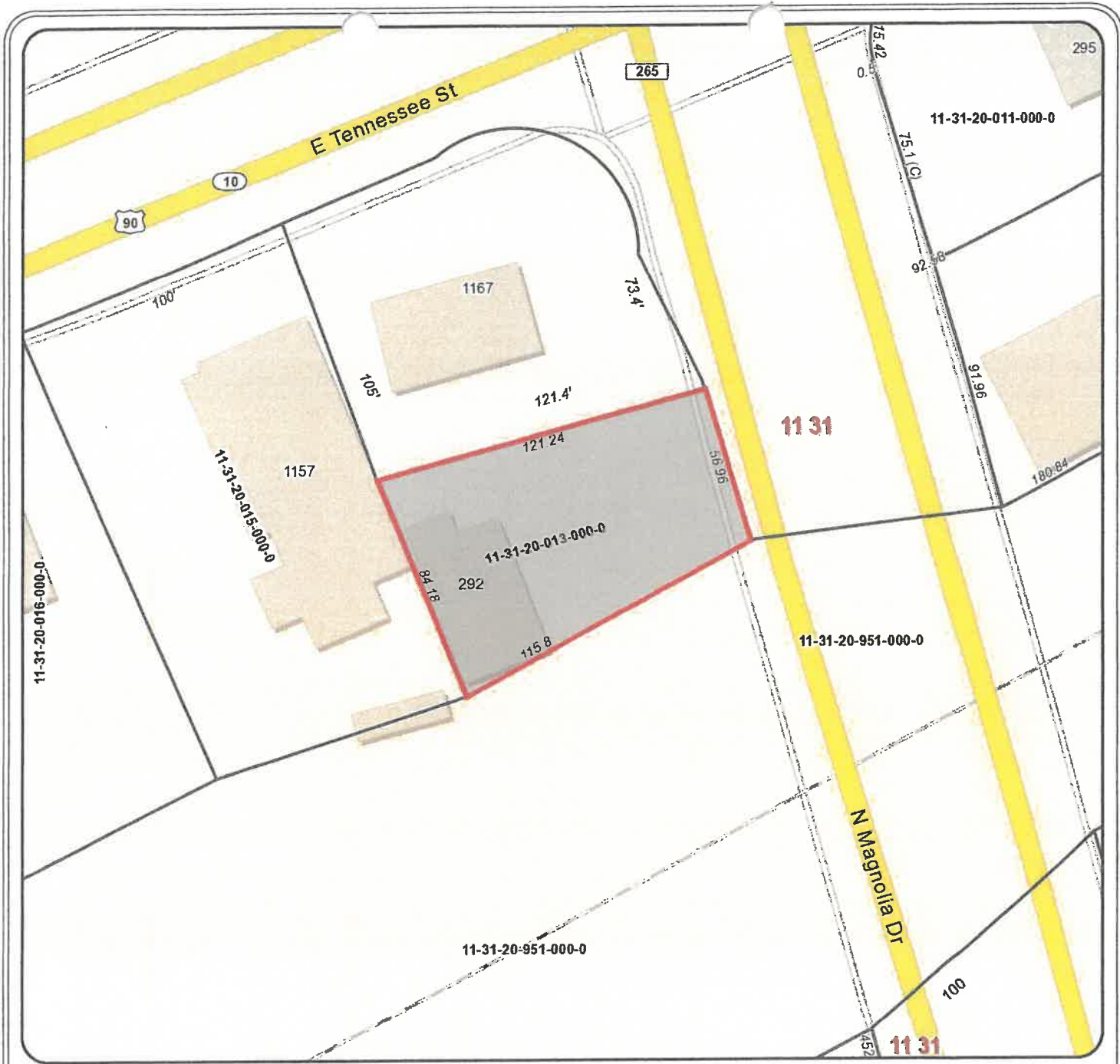
DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

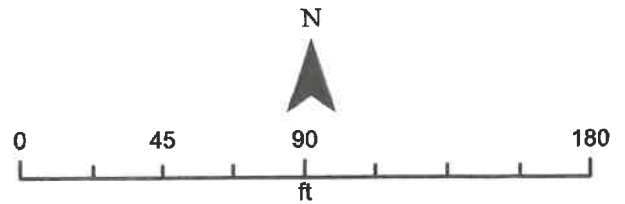
JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor



1131200130000

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jul 19, 2021

ITEM #7

CASE NO. TCE210642

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE210642**

Initial Inspection Date: **04/20/2021**

Violation Address: **4012 BRANDON HILL DR**

Tax Identification Number: **110250 T0040**

Owner(s):

**JOSHI ARUN D & JOSHI ANJALI
4719 WILSHAM CT
CHARLOTTE NC 28226**

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)**
- 2 TLDC Chapter 3,Section 3-432, 3-433 & 3-434 - Swimming Pools**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from entire property including front porch and backyard.**
- 2 Maintain Swimming Pool, Equipment And Perimeter Fence. Pool water must be clean and clear at all times and pool equipment must work.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 06/12/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

June 08, 2021

**JOSHI ARUN D & JOSHI ANJALI
4719 WILSHAM CT
CHARLOTTE NC 28226**

Re: CASE NUMBER **TCE210642**
LOCATION: **4012 BRANDON HILL DR**
Tax ID #: **110250 T0040**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE210642**

Owner(s): **JOSHI ARUN D & JOSHI ANJALI**

Violation Address: **4012 BRANDON HILL DR**

I, Angela Lee, City of Tallahassee, Code Enforcement Division, hereby state that on June 12, 2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on June 12, 2021

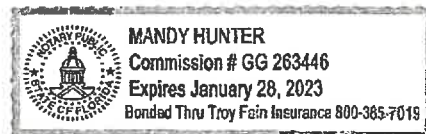
Hand served to _____ at the violation address listed above on [date hand served]

Angela Lee
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of June, 2021 (year), by Mandy Hunter (name of person acknowledging) by Angela Lee who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210642

Owner(s): JOSHI ARUN D & JOSHI ANJALI

Violation Address: 4012 BRANDON HILL DR

I, Manley Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/8/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/8/21

Posted at the violation address listed above on _____

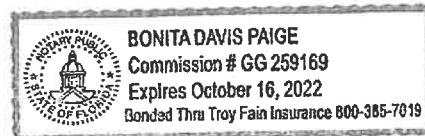
Hand served to _____ at the violation address listed above on [date hand served]

Manley Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Manley Hunter who is personally known to me or has produced ~~None~~ N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel ID: 110250 T0040
Owner(s): JOSHI ANJALI A

Tax District: 1 - CITY
Legal Desc: KILLEARN ESTATES UNIT 15
 LOT 4 BLOCK T
 OR 834/121

Mailing Addr: 4012 BRANDON HILL DR
 TALLAHASSEE FL 32309

Parent Parcel:
Acreage: 0.720 - ESTIMATED
Subdivision: KILLEARN ESTATES
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

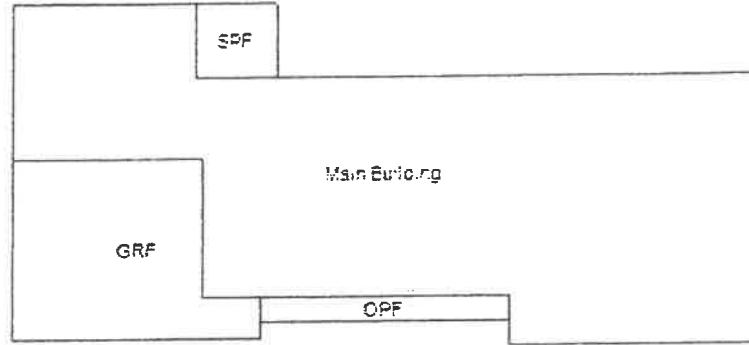
Location: 4012 BRANDON HILL DR

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/20/2020	\$0		Probate	Improved
01/18/1977	\$20,500		Warranty Deed	Vacant

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$65,000	\$234,498	\$299,498	\$43,994	\$0	2020 - Yes

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$299,498	\$255,504	\$50,000	\$205,504
	Leon County - Emergency Medical Service	0.50000	\$299,498	\$255,504	\$50,000	\$205,504
	School - State Law	3.71500	\$299,498	\$255,504	\$25,000	\$230,504
	School - Local Board	2.24800	\$299,498	\$255,504	\$25,000	\$230,504
	City of Tallahassee	4.10000	\$299,498	\$255,504	\$50,000	\$205,504
	NW FL Water Management	0.03110	\$299,498	\$255,504	\$50,000	\$205,504

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1977	2,417	721
Total:		1				2,417	721



Item	Area
Main Building	2417
SPF:SCREEN PORCH FIN	90
GRF:GARAGE FINISHED	541
OPF:OPEN PORCH FINISH	90

Tax Roll Property Summary

Property Summary

Account Number		110250 T0040		Type	REAL ESTATE	
Address				Status		
Sec/Twn/Rng	02 1N 1E		Subdivision	KILLEARN ESTATES		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
	R	1994 110250 T0040	PAID	11/1994	2,665.30	
	R	1995 110250 T0040	PAID	11/1995	2,793.89	
	R	1996 110250 T0040	PAID	11/1996	2,829.59	
	R	1997 110250 T0040	PAID	11/1997	2,939.35	
	R	1998 110250 T0040	PAID	11/1998	2,963.25	
	R	1999 110250 T0040	PAID	11/1999	2,944.69	
	R	2000 110250 T0040	PAID	11/2000	3,003.50	
	R	2001 110250 T0040	PAID	11/2001	3,099.96	
	R	2002 110250 T0040	PAID	11/2002	3,168.38	
	R	2003 110250 T0040	PAID	11/2003	3,357.49	
	R	2004 110250 T0040	PAID	01/2005	3,493.54	
	R	2005 110250 T0040	PAID	11/2005	3,459.18	
	R	2006 110250 T0040	PAID	11/2006	3,432.53	
	R	2007 110250 T0040	PAID	01/2008	3,282.60	
	R	2008 110250 T0040	PAID	11/2008	3,149.05	
	R	2009 110250 T0040	PAID	01/2010	3,281.59	
	R	2010 110250 T0040	PAID	11/2010	3,374.34	
	R	2011 110250 T0040	PAID	01/2012	3,459.89	
	R	2012 110250 T0040	PAID	11/2012	3,577.20	
	R	2013 110250 T0040	PAID	11/2013	3,580.96	
	R	2014 110250 T0040	PAID	01/2015	3,729.85	
	R	2015 110250 T0040	PAID	11/2015	3,739.65	
	R	2016 110250 T0040	PAID	12/2016	3,721.78	
	R	2017 110250 T0040	PAID	11/2017	3,719.85	
	R	2018 110250 T0040	PAID	12/2018	3,804.66	
	R	2019 110250 T0040	PAID	12/2019	3,853.23	
	R	2020 110250 T0040	PAID	01/2021	3,913.80	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number

2020

110250 T0040

Property Description

KILLEARN ESTATES UNIT 15 LOT 4
BLOCK TOR 834/121

Owner Information

JOSHI ARUN D
JOSHI ANJALI
4719 WILSHAM CT
CHARLOTTE, NC 28226

Current Values and Exemptions

ASSESSMENT 255,504
TAXABLE 205,504
EXEM. 25,000
EXEM. 25,000

Taxes and Fees Levied

TAXES 4,034.85
TOTAL 4,034.85

DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
3,913.80	3,954.15	3,994.50	4,034.85	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/11/2021	374 2020 0000591.0003	Full	Pmt Posted	\$121.05-	\$.00	\$3,913.80

Links of Interest

**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE210642**

Initial Inspection Date: **04/20/2021**

Repeat Offender: **No**

Violation Address: **4012 BRANDON HILL DR**

Tax Identification Number: **110250 T0040**

Owner(s):

**JOSHI ARUN D
4719 WILSHAM CT
CHARLOTTE NC 28226**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

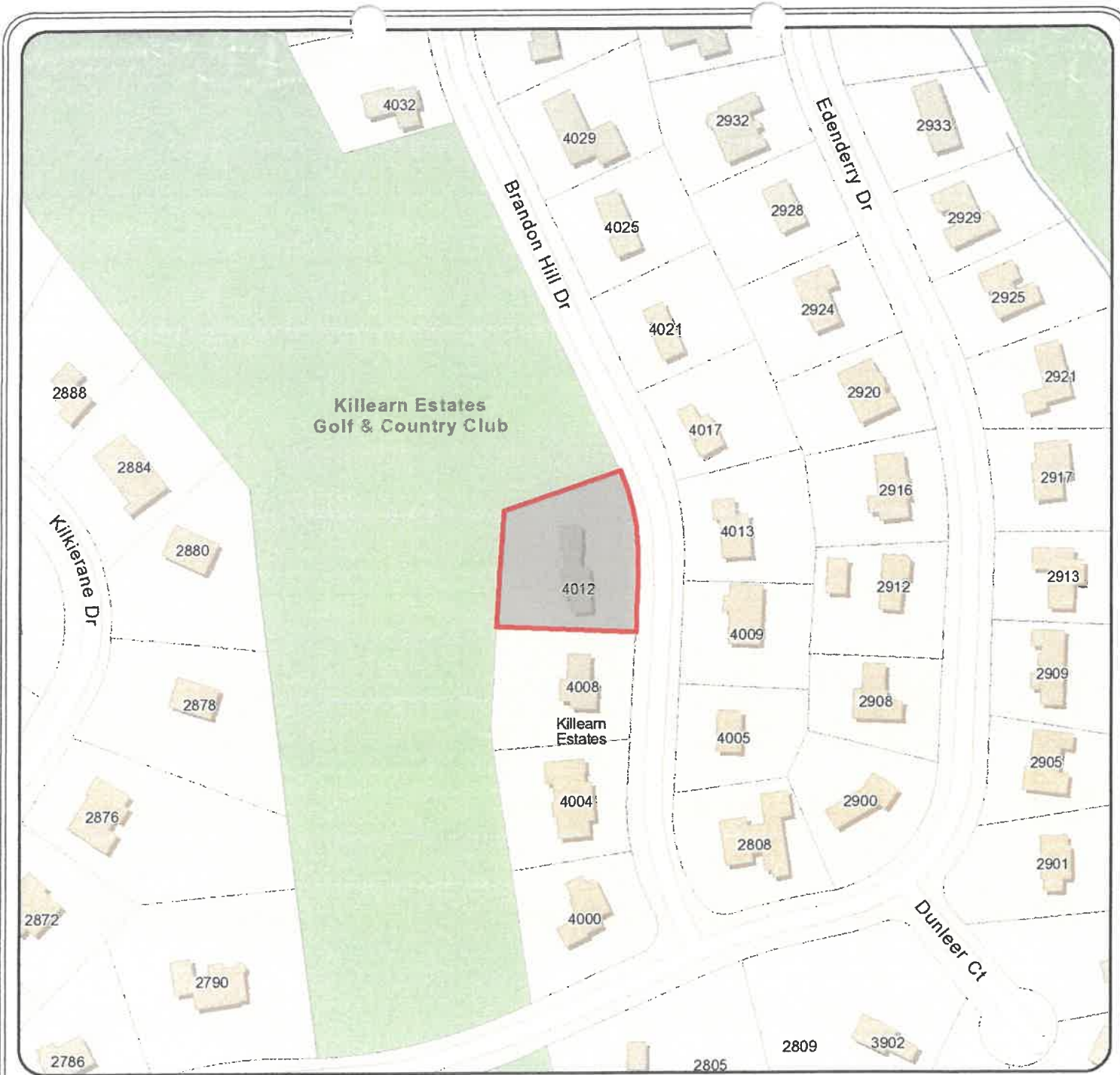
- 1 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)**
- 2 TLDC Chapter 3,Section 3-432, 3-433 & 3-434 - Swimming Pools**

Corrective Actions Required:

- 1 Remove all trash, litter and debris from entire property including front porch and backyard.**
- 2 Maintain Swimming Pool, Equipment And Perimeter Fence. Pool water must be clean and clear at all times and pool equipment must work.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

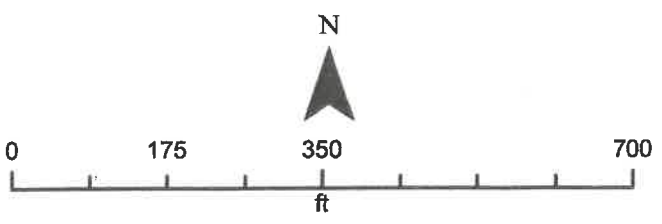
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



110250 T0040

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 08, 2021

ITEM #8

CASE NO. TCE210889

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210889**

Initial Inspection Date: **05/19/2021**

Violation Address: **1209 APPLEYARD DR**

Tax Identification Number: **2128700000310**

Owner(s):

MATHERS JASPER H

2503 FRITZ LN

TALLAHASSEE FL 32304

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 5 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 7 IPMC Chapter 5, Section 505 ~ Water System

Land Development Code

- 8 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Proper fitting screens must be installed on all windows. The front door must have a dead bolt lock installed. Ceiling damage in home indicates that the roof is leaking. Make these repairs.
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The ceiling in the bathroom and in the living room is damaged from the roof leaking . Make these repairs.
- 3 Install a toilet in the main bathroom. Finish the woodwork surrounding the the sinks and tubs in the bathrooms.

- 4 Heating facilities shall be provided in structures as required by this section. The home must have heat provided. The central heat and air does not work.
- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. All electrical switches and sockets must have proper fitting covers. All lights must have globes or covers. An electrical socket in the kitchen has a burned area indicating an electrical short. Replace. All ceiling fans need to operate as intended.
- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm must be in each bedroom and the hall that connects these rooms.
- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. The gas needs to be connected so the water heater will function and cooking can be done.
- 8 Remove all trash, litter and debris from property. This includes a sofa, tires, and appliances.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/09/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

June 24, 2021

**MATHERS JASPER H
2503 FRITZ LN
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE210889

LOCATION: 1209 APLEYARD DR

Tax ID #: 2128700000310

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1732901980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTIER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210889

Owner(s): MATHERS JASPER H

Violation Address: 1209 APPELYARD DR

I, DAVID THOMAS City of Tallahassee, Code Enforcement Division, hereby state that on 07-09-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

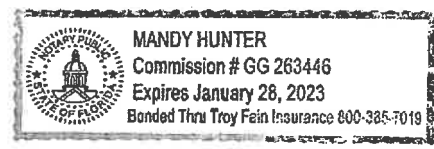
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 07-09-2021
- Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by David Thomas, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE210889**

Owner(s): **MATHERS JASPER H**

Violation Address: **1209 APLEYARD DR**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/8/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/8/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 2128700000310
Owner: MATHERS JASPER H

Property Use: 0200 - MOBILE HOMES
1209 APPLEYARD DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2128700000310
Owner(s): MATHERS JASPER H

Tax District: 1 - CITY
Legal Desc: MISSION ROAD ESTATES UNIT 1
LOT 31
OR 616/409

Mailing Addr: 2503 FRITZ LN
TALLAHASSEE FL 32304

Google Map

Location: 1209 APPLEYARD DR
Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.220 - ESTIMATED
Subdivision: MISSION ROAD ESTATES
Property Use: 0200 - MOBILE HOMES
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1973	\$4,700	0616/0409	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$6,000	\$2,057	\$8,057	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$8,057	\$8,057	\$0	\$8,057
	Leon County - Emergency Medical Service	0.50000	\$8,057	\$8,057	\$0	\$8,057
	School - State Law	3.71500	\$8,057	\$8,057	\$0	\$8,057
	School - Local Board	2.24800	\$8,057	\$8,057	\$0	\$8,057
	City of Tallahassee	4.10000	\$8,057	\$8,057	\$0	\$8,057
	NW FL Water Management	0.03110	\$8,057	\$8,057	\$0	\$8,057

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MH - Mobile Home	1969	1,152	300
Total:		1				1,152	300

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)


County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	2128700000310		Type	REAL ESTATE INSTALLMENT			Request E-Bill	
Address	1209 APPELYARD DR TAL		Status					
Sec/Twn/Rng	28 1N 1W		Subdivision	MISSION ROAD ESTATES				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 2128700000310	INST F-PD	03/1995	192.52		Installment	
1995	R	1995 2128700000310	INST F-PD	04/1996	187.10		Installment	
1996	R	1996 2128700000310	INST F-PD	04/1997	184.02		Installment	
1997	R	1997 2128700000310	INST F-PD	03/1998	167.58		Installment	
1998	R	1998 2128700000310	INST F-PD	04/1999	156.83		Installment	
1999	R	1999 2128700000310	INST F-PD	04/2000	143.85		Installment	
2000	R	2000 2128700000310	INST F-PD	04/2001	180.61		Installment	
2001	R	2001 2128700000310	INST F-PD	04/2002	165.22		Installment	
2002	R	2002 2128700000310	INST F-PD	03/2003	220.87		Installment	
2003	R	2003 2128700000310	INST F-PD	04/2004	230.62		Installment	
2004	R	2004 2128700000310	INST F-PD	03/2005	234.39		Installment	
2005	R	2005 2128700000310	INST F-PD	03/2006	260.24		Installment	
2006	R	2006 2128700000310	INST F-PD	03/2007	259.30		Installment	
2007	R	2007 2128700000310	INST F-PD	03/2008	403.52		Installment	
2008	R	2008 2128700000310	INST F-PD	03/2009	408.36		Installment	
2009	R	2009 2128700000310	INST F-PD	03/2010	398.23		Installment	
2010	R	2010 2128700000310	INST F-PD	03/2011	399.23		Installment	
2011	R	2011 2128700000310	INST F-PD	03/2012	370.69		Installment	
2012	R	2012 2128700000310	INST F-PD	03/2013	317.13		Installment	
2013	R	2013 2128700000310	INST F-PD	03/2014	503.55		Installment	
2014	R	2014 2128700000310	REFUND	10/2014			Installment	
2015	R	2015 2128700000310	INST F-PD	03/2016	157.34		Installment	
2016	R	2016 2128700000310	INST F-PD	03/2017	157.17		Installment	
2017	R	2017 2128700000310	INST F-PD	04/2018	151.96		Installment	
2018	R	2018 2128700000310	INST F-PD	03/2019	150.15		Installment	
2019	R	2019 2128700000310	INST F-PD	04/2020	148.79		Installment	
2020	R	2020 2128700000310	INST F-PD	05/2021	159.44		Installment	
2021	R	2021 2128700000310	UNPAID			35.80	 Add to Cart Installment	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	2128700000310	Installment
----------------	------	---------------	-----------------------------

Property Description	Owner Information
MISSION ROAD ESTATES UNIT 1 LOT 31 OR 616/409	MATHERS JASPER H 2503 FRITZ LN TALLAHASSEE, FL 32304
Current Values and Exemptions	Taxes and Fees Levied

ASSESSMENT 8,057
 TAXABLE 8,057

TAXES 152.35
 ADV. FEE 5.00
 INT. ADV 5.00
 TOTAL 162.35

GROSS TAX	INTEREST	FEEs	NET TAX
37.67	1.13	10.00	48.80

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/30/2020	170 2019 0001993.0002	Partial	Pmt Posted	\$2.31-	\$.00	\$36.19
09/30/2020	155 2019 0002784.0002	Partial	Pmt Posted	\$1.73-	\$.00	\$36.77
01/05/2021	157 2020 0001131.0014	Partial	Pmt Posted	\$.00	\$.00	\$37.68
05/12/2021	310 2020 0001633.0002	Partial	Pmt Posted	\$1.13	\$10.00	\$48.80

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210889**

Initial Inspection Date: **05/19/2021**

Repeat Offender: **Yes**

Violation Address: **1209 APLEYARD DR**

Tax Identification Number: **2128700000310**

Owner(s):

**MATHERS JASPER H
2503 FRITZ LN
TALLAHASSEE FL 32304**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 5** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 7** IPMC Chapter 5, Section 505 ~ Water System

Land Development Code

- 8** TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Proper fitting screens must be installed on all windows. The front door must have a dead bolt lock installed. Ceiling damage in home indicates that the roof is leaking. Make these repairs.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The ceiling in the bathroom and in the living room is damaged from the roof leaking . Make these repairs.

- 3 Install a toilet in the main bathroom. Finish the woodwork surrounding the the sinks and tubs in the bathrooms.
- 4 Heating facilities shall be provided in structures as required by this section. The home must have heat provided. The central heat and air does not work.
- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. All electrical switches and sockets must have proper fitting covers. All lights must have globes or covers. An electrical socket in the kitchen has a burned area indicating an electrical short. Replace. All ceiling fans need to operate as intended.
- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm must be in each bedroom and the hall that connects these rooms.
- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. The gas needs to be connected so the water heater will function and cooking can be done.
- 8 Remove all trash, litter and debris from property. This includes a sofa, tires, and appliances.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

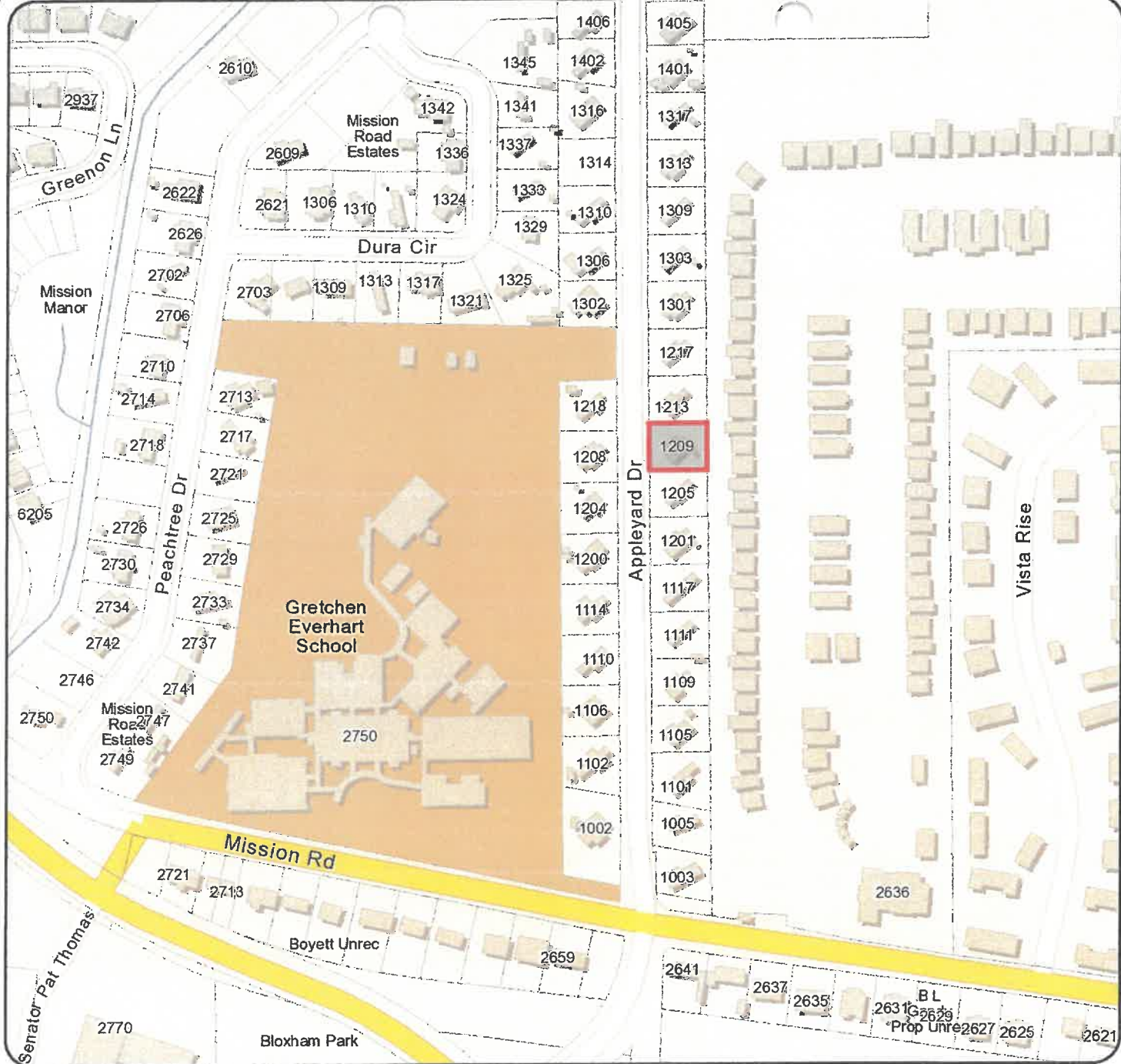
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

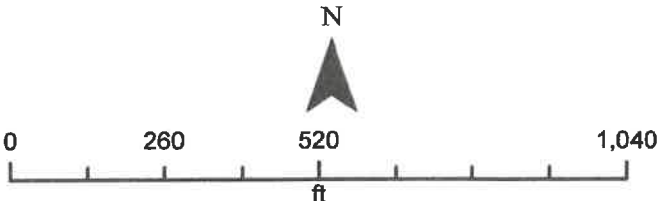
DIANNE WILLIAMS-COX
Commissioner



2128700000310

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 23, 2021

ITEM #9

CASE NO. TCE211094

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE211094**

Initial Inspection Date: **07/01/2021**

Violation Address: **2712 W THARPE ST APT A-6**

Tax Identification Number: **2121510311930**

Owner(s):

SILVERLEAF MANOR LLC
5114 FORT HAMILTON PKWY
BROOKLYN NY 11219

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 3** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair the ceiling in the bathroom damaged from a previous leak.
- 2** Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair the electrical outlet in the bathroom. Bare wires are exposed. There is no electrical powder in the bedroom or the bathroom. Make these repairs immediately.
- 3** Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm is required in each bedroom and the room adjacent to the bedroom. Install smoke alarm.

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED: 07/12/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 06, 2021

**SILVERLEAF MANOR LLC
5114 FORT HAMILTON PKWY
BROOKLYN NY 11219**

**Re: CASE NUMBER TCE211094
LOCATION: 2712 W THARPE ST APT A-6
Tax ID #: 2121510311930**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

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Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Date Produced: 07/19/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 0206 36. Our records indicate that this item was delivered on 07/12/2021 at 04:41 p.m. in BROOKLYN, NY 11219. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE211094 NOV NOH
SILVERLEAF MANOR LLC
5114 FORT HAMILTON PKWY
BROOKLYN NY 11219-4006

Customer Reference Number: C2796014.16091079

Parcel: 2121510311930
 Owner: SILVERLEAF MANOR LLC

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 2712 W THARPE ST OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2121510311930
Owner(s): SILVERLEAF MANOR LLC

Tax District: 1 - CITY
Legal Desc: SECTION 21 T1N R1W
 PLANTATION OF TALLAHASSEE PECAN CO
 LOT 31 & PART OF 32
 OR 5383/483
 DB 75/224 260/350 OR 612/704

Mailing Addr: 5114 FORT HAMILTON PKWY
 BROOKLYN NY 11219

Google Map

Location: 2712 W THARPE ST OFC
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 5.730
Subdivision: PLANTATION OF THE FLORIDA PECAN ENDOWMEN
Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Bldg Count: 10

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/13/2019	\$4,425,000	5383/483	Warranty Deed	Improved
02/10/2017	\$3,175,000	5026/1999	Warranty Deed	Improved
07/23/2014	\$2,000,000	4692/1610	Warranty Deed	Improved
06/28/2007	\$3,060,000	3734/511	Warranty Deed	Improved
12/06/2002	\$548,300	2783/1203	Warranty Deed	Improved
09/11/1991	\$42,857	1515/1037	Warranty Deed	Vacant
06/11/1991	\$115,000	1498/2255	Warranty Deed	Improved
10/22/1973	\$17,500	0618/0219	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$462,000	\$1,638,512	\$2,100,512	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$2,100,512	\$2,100,512	\$0	\$2,100,512
	Leon County - Emergency Medical Service	0.50000	\$2,100,512	\$2,100,512	\$0	\$2,100,512
	School - State Law	3.71500	\$2,100,512	\$2,100,512	\$0	\$2,100,512
	School - Local Board	2.24800	\$2,100,512	\$2,100,512	\$0	\$2,100,512
	City of Tallahassee	4.10000	\$2,100,512	\$2,100,512	\$0	\$2,100,512
	NW FL Water Management	0.03110	\$2,100,512	\$2,100,512	\$0	\$2,100,512

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	500 - Student Apartments	1991	1,435	
2020	2	8	Commercial	500 - Student Apartments	1991	33,712	248
2020	3	1	Commercial	307 - Office/Sfl Conversion	1970	1,276	128
Total:		10				36,423	376

Quick Links - (Note: Clicking links below will navigate away from our website.)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2121510311930		Type	REAL ESTATE		Request E-Bill
Address		2712 W THARPE ST TAL		Status			
Sec/Twn/Rng				Subdivision	PECAN ENDOWMENT		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2121510311930	PAID	11/1994	21,636.45		Tax Bill
1995	R	1995 2121510311930	PAID	01/1996	25,168.08		Tax Bill
1996	R	1996 2121510311930	PAID	11/1996	24,244.81		Tax Bill
1997	R	1997 2121510311930	PAID	11/1997	24,060.42		Tax Bill
1998	R	1998 2121510311930	PAID	11/1998	24,658.28		Tax Bill
1999	R	1999 2121510311930	INST F-PD	03/2000	24,223.12		Installment
2000	R	2000 2121510311930	PAID	11/2000	23,407.70		Tax Bill
2001	R	2001 2121510311930	PAID	11/2001	25,950.81		Tax Bill
2002	R	2002 2121510311930	PAID	11/2002	27,447.94		Tax Bill
2003	R	2003 2121510311930	PAID	12/2003	29,261.40		Tax Bill
2004	R	2004 2121510311930	PAID	11/2004	30,076.89		Tax Bill
2005	R	2005 2121510311930	PAID	11/2005	29,200.03		Tax Bill
2006	R	2006 2121510311930	PAID	11/2006	33,708.75		Tax Bill
2007	R	2007 2121510311930	PAID	03/2008	36,871.54		Tax Bill
2008	R	2008 2121510311930	PAID	03/2009	38,263.91		Tax Bill
2009	R	2009 2121510311930	CER SOLD	06/2010			Tax Bill
2009	CER	2010-00003274-00	REDEEMED	05/2011	35,487.06		Certificate
2010	R	2010 2121510311930	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00003101-00	REDEEMED	06/2011	35,674.88		Certificate
2011	R	2011 2121510311930	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00002590-00	REDEEMED	06/2012	34,900.38		Certificate
2012	R	2012 2121510311930	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00002565-00	REDEEMED	07/2014	35,254.74		Certificate
2013	R	2013 2121510311930	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00002339-00	REDEEMED	07/2014	31,370.77		Certificate
2014	R	2014 2121510311930	PAID	12/2014	29,711.82		Tax Bill
2015	R	2015 2121510311930	PAID	12/2015	30,580.44		Tax Bill
2016	R	2016 2121510311930	PAID	12/2016	31,963.21		Tax Bill
2017	R	2017 2121510311930	PAID	11/2017	32,018.35		Tax Bill
2018	R	2018 2121510311930	PAID	11/2018	32,444.39		Tax Bill
2019	R	2019 2121510311930	PAID	11/2019	34,195.93		Tax Bill
2020	R	2020 2121510311930	PAID	12/2020	38,128.84		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2121510311930	Tax Bill
----------------	------	---------------	--------------------------

Property Description	Owner Information
----------------------	-------------------

SECTION 21 TALLAHASSEE PLANTATION OF
TALLAHASSEE, FLORIDA CO LOT 31 &
PART OF 32 OR 5383/483 DB 75/224
260/350 OR 612/704 OR 773/147
148 1286/2107 1352/1160

SILVERLEAF MANAGEMENT LLC
5114 FORT HAMILTON PKWY
BROOKLYN, NY 11219

Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	2,100,512			TAXES		39,717.54
TAXABLE	2,100,512			TOTAL		39,717.54
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	38,128.84	38,526.01	38,923.19	39,320.36	39,717.54	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/02/2020	461 2020 0037369.0000	Full	Pmt Posted	-\$1588.70-	\$.00	\$38,128.84

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE211094**

Initial Inspection Date: **07/01/2021**

Repeat Offender: **No**

Violation Address: **2712 W THARPE ST APT A-6**

Tax Identification Number: **2121510311930**

Owner(s):

SILVERLEAF MANOR LLC
5114 FORT HAMILTON PKWY
BROOKLYN NY 11219

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 3 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair the ceiling in the bathroom damaged from a previous leak.
- 2 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair the electrical outlet in the bathroom. Bare wires are exposed. There is no electrical powder in the bedroom or the bathroom. Make these repairs immediately.
- 3 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm is required in each bedroom and the room adjacent to the bedroom. Install smoke alarm.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
 300 South Adams Street
 Tallahassee, FL 32301-1731
 850-891-0000
 TDD: 711 • Talgov.com

JOHN E. DAILEY
 Mayor

REESE GOAD
 City Manager

JEREMY MATLOW
 Mayor Pro Tem

CASSANDRA K. JACKSON
 City Attorney

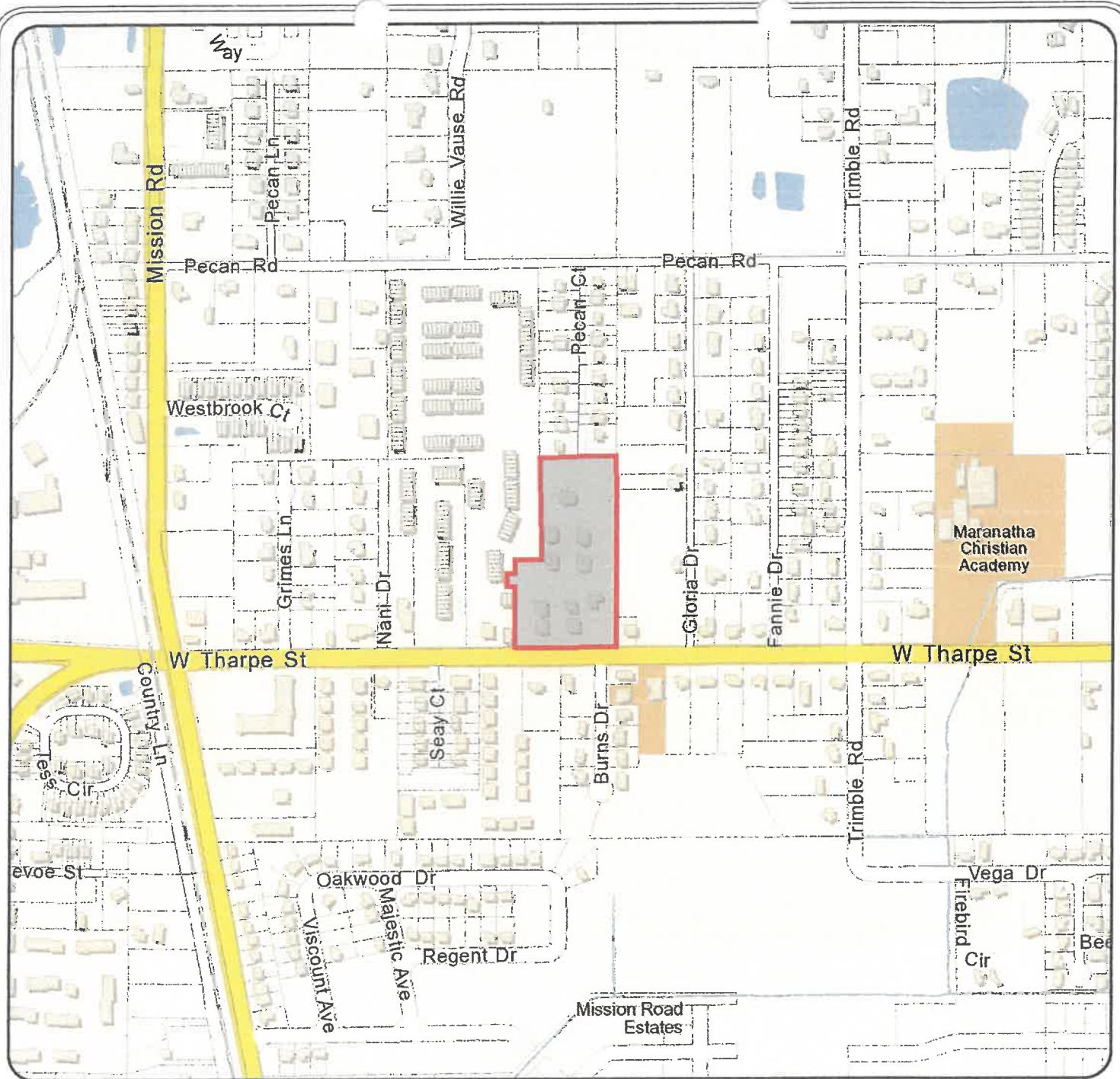
JACQUELINE "JACK" PORTER
 Commissioner

JAMES O. COOKE, IV
 City Treasurer-Clerk

CURTIS RICHARDSON
 Commissioner

DENNIS R. SUTTON
 City Auditor

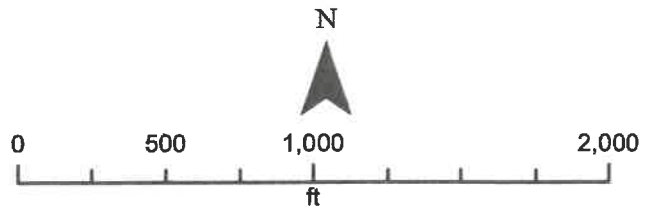
DIANNE WILLIAMS-COX
 Commissioner



2121510311930

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 01, 2021

ITEM #10

CASE NO. TCE210711

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210711**

Initial Inspection Date: **05/21/2021**

Violation Address: **605 HAMPTON AVE**

Tax Identification Number: **411240 C0090**

Owner(s):

**PHOENIX LAND TRUST KATY LEANN CASTER TRUSTEE
502 W JEFFERSON ST
TALLAHASSEE FL 32301**

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**
- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**
- 3 TLDC Chapter 3, Section 3-401 - Fences & Walls,**

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from property. Store tires inside.**
- 3 Repair or remove the fence/wall that is in disrepair.**

OWNER CONTACT: YES/NO

HAND DELIVERED : 07/08/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

June 24, 2021

PHOENIX LAND TRUST KATY LEANN *Trustee*
502 W JEFFERSON ST
TALLAHASSEE FL 32301

Re: CASE NUMBER **TCE210711**

LOCATION: **605 HAMPTON AVE**

Tax ID #: **411240 C0090**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1732901980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210711

Owner(s): PHOENIX LAND TRUST KATY LEANN CASTER TRUSTE

Violation Address: 605 HAMPTON AVE

I, JERRY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 07-08-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 07-08-21

Hand served to LORIAN COLSON at the violation address listed above on [date hand served] 07-08-21

Jerry Probert

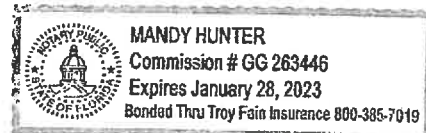
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jerry Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter

NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE210711**

Owner(s): **PHOENIX LAND TRUST KATY LEANN CASTER**

Violation Address: **605 HAMPTON AVE**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 07/08/2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 07/08/2021

Posted at the violation address listed above on _____

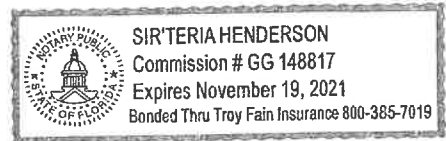
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of July, 2021 (year), by S. Henderson (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Parcel: 411240 C0090
 Owner: PHOENIX LAND TRUST

Property Use: 0100 - SINGLE FAMILY
 605 HAMPTON AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411240 C0090
 Owner(s): PHOENIX LAND TRUST

Tax District: 1 - CITY
 Legal Desc: COLLEGE TERRACE
 LOT 9 BLOCK C
 OR 381/600

KATY LEANN CASTER TRUSTEE

Mailing Addr: 502 W JEFFERSON ST
 TALLAHASSEE FL 32301

Google Map

Location: 605 HAMPTON AVE

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.160 - ESTIMATED

Subdivision: COLLEGE TERRACE

Property Use: 0100 - SINGLE FAMILY RESIDENTIAL

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
06/20/2012	\$51,300	4386/1926	Warranty Deed	Improved
04/15/2011	\$100	4237/628	Cert of Title	Improved
05/06/2005	\$147,000	3321/183	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,000	\$48,363	\$73,363	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$73,363	\$72,840	\$0	\$72,840
	Leon County - Emergency Medical Service	0.50000	\$73,363	\$72,840	\$0	\$72,840
	School - State Law	3.71500	\$73,363	\$73,363	\$0	\$73,363
	School - Local Board	2.24800	\$73,363	\$73,363	\$0	\$73,363
	City of Tallahassee	4.10000	\$73,363	\$72,840	\$0	\$72,840
	NW FL Water Management	0.03110	\$73,363	\$72,840	\$0	\$72,840

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1981	2,109	768
Total:		1				2,109	768

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		411240 C0090		Type	REAL ESTATE		Request E-Bill
Address		605 HAMPTON AVE TAL		Status			
Sec/Twn/Rng			Subdivision		411240		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 411240 C0090	PAID	02/1995	1,741.45	Tax Bill	
1995	R	1995 411240 C0090	PAID	11/1995	1,850.69	Tax Bill	
1996	R	1996 411240 C0090	PAID	11/1996	1,877.99	Tax Bill	
1997	R	1997 411240 C0090	PAID	12/1997	1,919.51	Tax Bill	
1998	R	1998 411240 C0090	PAID	11/1998	1,948.06	Tax Bill	
1999	R	1999 411240 C0090	PAID	11/1999	1,949.29	Tax Bill	
2000	R	2000 411240 C0090	PAID	11/2000	2,055.36	Tax Bill	
2001	R	2001 411240 C0090	PAID	11/2001	2,202.81	Tax Bill	
2002	R	2002 411240 C0090	PAID	12/2002	2,385.39	Tax Bill	
2003	R	2003 411240 C0090	PAID	11/2003	2,523.00	Tax Bill	
2004	R	2004 411240 C0090	PAID	11/2004	2,861.36	Tax Bill	
2005	R	2005 411240 C0090	PAID	11/2005	2,793.06	Tax Bill	
2006	R	2006 411240 C0090	PAID	11/2006	3,508.41	Tax Bill	
2007	R	2007 411240 C0090	PAID	11/2007	3,465.91	Tax Bill	
2008	R	2008 411240 C0090	PAID	11/2008	3,515.93	Tax Bill	
2009	R	2009 411240 C0090	PAID	11/2009	3,182.19	Tax Bill	
2010	R	2010 411240 C0090	PAID	11/2010	3,194.40	Tax Bill	
2011	R	2011 411240 C0090	PAID	11/2011	2,232.02	Tax Bill	
2012	R	2012 411240 C0090	PAID	12/2012	1,091.52	Tax Bill	
2013	R	2013 411240 C0090	PAID	01/2014	1,078.56	Tax Bill	
2014	R	2014 411240 C0090	PAID	12/2014	1,024.04	Tax Bill	
2015	R	2015 411240 C0090	PAID	11/2015	1,065.12	Tax Bill	
2016	R	2016 411240 C0090	PAID	12/2016	1,088.89	Tax Bill	
2017	R	2017 411240 C0090	PAID	11/2017	1,059.33	Tax Bill	
2018	R	2018 411240 C0090	PAID	01/2019	1,138.06	Tax Bill	
2019	R	2019 411240 C0090	PAID	11/2019	1,247.88	Tax Bill	
2020	R	2020 411240 C0090	PAID	11/2020	1,325.19	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	411240 C0090	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
COLLEGE TERRACE LOT 9 BLOCK C OR 381/600				PHOENIX LAND TRUST KATY LEANN CASTER TRUSTEE 502 W JEFFERSON ST TALLAHASSEE, FL 32301		
Current Values and Exemptions				Taxes and Fees Levied		
COUNTY ASMT	72,840			TAXES	1,380.41	
COUNTY TXBL	72,840			TOTAL	1,380.41	
SCHOOL ASMT	73,363					
SCHOOL TXBL	73,363					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,325.19	1,339.00	1,352.80	1,366.61	1,380.41	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/07/2020	998 2020 0007884.0034		Pmt Posted	\$55.22-	\$.00	\$1,325.19

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210711**

Initial Inspection Date: **05/21/2021**

Repeat Offender: **No**

Violation Address: **605 HAMPTON AVE**

Tax Identification Number: **411240 C0090**

Owner(s):

PHOENIX LAND TRUST KATY LEANN CASTER TRUSTEE
502 W JEFFERSON ST
TALLAHASSEE FL 32301

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

3 TLDC Chapter 3, Section 3-401 - Fences & Walls,

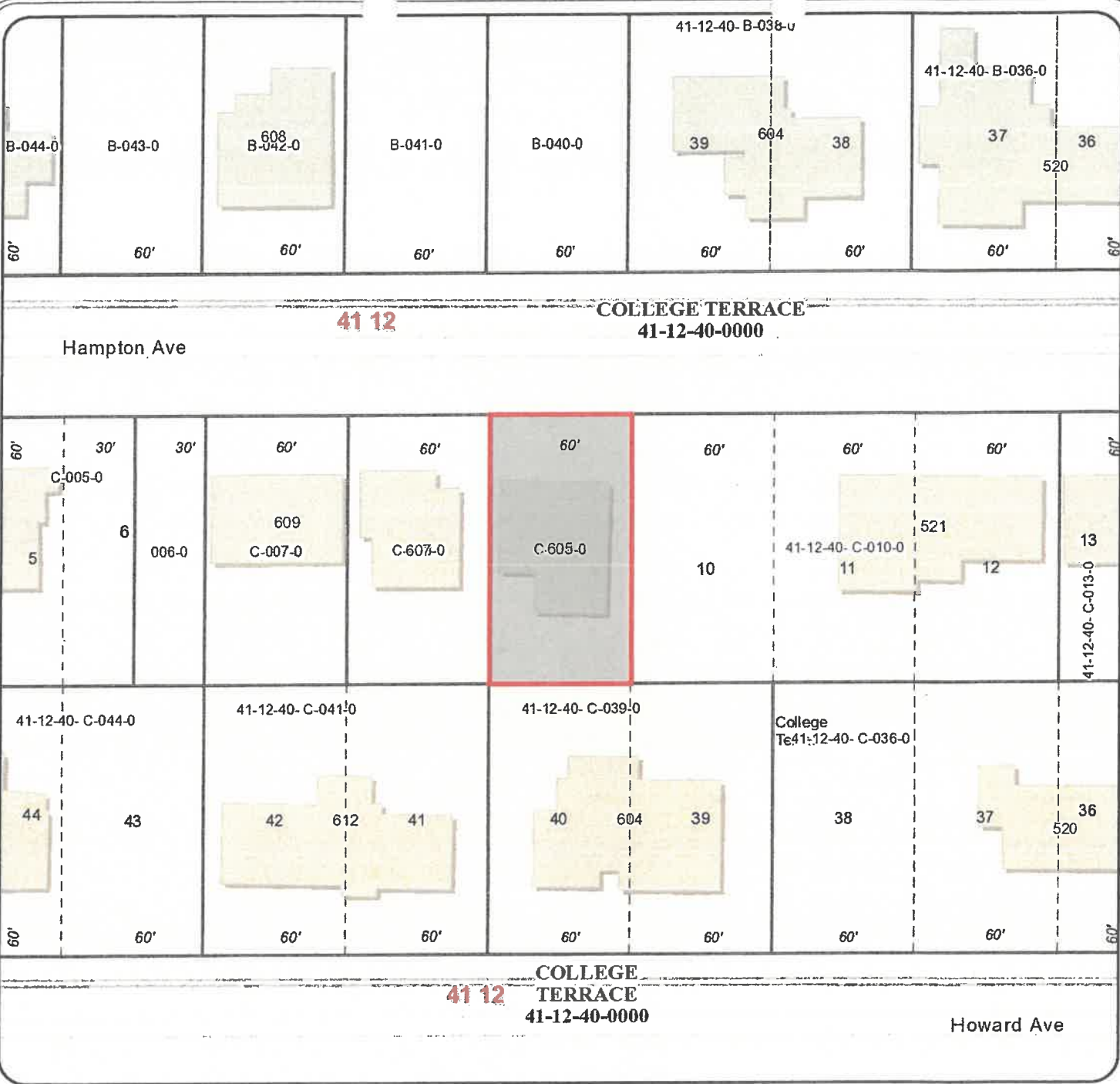
Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from property. Store tires inside.**
- 3 Repair or remove the fence/wall that is in disrepair.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

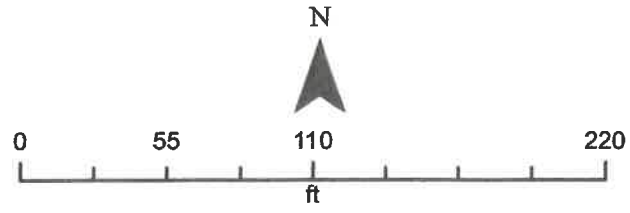
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



411240 C0090

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jun 21, 2021

ITEM #11

CASE NO. TCE211143

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211143**

Initial Inspection Date: **06/30/2021**

Violation Address: **3563 SUNDOWN RD**

Tax Identification Number: **411480 C0090**

Owner(s):

COULTER BARRY S

PO BOX 5274

TALLAHASSEE FL 32314

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth.

2 Remove all trash, litter and debris from property. Store items inside, no outside storage.

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED: 07/17/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 06, 2021

**COULTER BARRY S
PO BOX 5274
TALLAHASSEE FL 32314**

**Re: CASE NUMBER TCE211143
LOCATION: 3563 SUNDOWN RD
Tax ID #: 411480 C0090**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021 to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor


DIANNE WILLIAMS-COX
Commissioner

Date Produced: 07/19/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 0205 13. Our records indicate that this item was delivered on 07/17/2021 at 12:12 p.m. in TALLAHASSEE, FL 32301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

PO BOX 5274
TALLAHASSEE, FL 32314-5274

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE211143 NOV NOH
COULTER BARRY S
PO BOX 5274
TALLAHASSEE FL 32314-5274

Customer Reference Number: C2796014.16091078

Parcel: 411480 C0090
 Owner: COULTER BARRY S

Property Use: 0200 - MOBILE HOMES
 3563 SUNDOWN RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411480 C0090
Owner(s): COULTER BARRY S

Tax District: 1 - CITY
Legal Desc: SUNSHINE MOBILE HOME NEIGHBORHOOD
 LOT 9 BLOCK C
 OR 1611/1280

Mailing Addr: PO BOX 5274
 TALLAHASSEE FL 32314

Google Map

Location: 3563 SUNDOWN RD

Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 4114204200000

Acreage: 0.130 - ESTIMATED

Subdivision: SUNSHINE MOBILE HOME NEIGHBORHOOD

Property Use: 0200 - MOBILE HOMES

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/13/2019	\$100	5381/1058	Quit Claim	Improved
06/13/2019	\$14,000	5325/1464	Warranty Deed	Improved
07/16/2018	\$100	5403/2245	Warranty Deed	Improved
05/18/2018	\$30,000	5195/1338	Warranty Deed	Improved
01/15/2013	\$100	4471/870	Corrective Deed	Improved
12/27/2012	\$76,900	4462/622	Warranty Deed	Improved
12/01/1992	\$6,400	1611/1280	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$8,000	\$1,801	\$9,801	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$9,801	\$9,801	\$0	\$9,801
	Leon County - Emergency Medical Service	0.50000	\$9,801	\$9,801	\$0	\$9,801
	School - State Law	3.71500	\$9,801	\$9,801	\$0	\$9,801
	School - Local Board	2.24800	\$9,801	\$9,801	\$0	\$9,801
	City of Tallahassee	4.10000	\$9,801	\$9,801	\$0	\$9,801
	NW FL Water Management	0.03110	\$9,801	\$9,801	\$0	\$9,801

Building Summary

Tax Year	Card	Bldgs Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1 Residential	MH - Mobile Home	1974	732	0
Total:		1			732	0

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		411480 C0090		Type	REAL ESTATE		Request E-Bill
Address		3563 SUNDOWN RD TAL		Status			
Sec/Twn/Rng	14 1S 1W		Subdivision	SUNSHINE MOBILE HOME NH			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 411480 C0090	CER SOLD	05/1995			Tax Bill
1994	CER	1995-00004243-00	REDEEMED	03/1996	318.58		Certificate
1995	R	1995 411480 C0090	PAID	03/1996	256.16		Tax Bill
1996	R	1996 411480 C0090	CER SOLD	05/1997			Tax Bill
1996	CER	1997-00005285-00	REDEEMED	03/1998	316.13		Certificate
1997	R	1997 411480 C0090	CER SOLD	05/1998			Tax Bill
1997	CER	1998-00004981-00	REDEEMED	06/1998	283.39		Certificate
1998	R	1998 411480 C0090	PAID	01/1999	237.10		Tax Bill
1999	R	1999 411480 C0090	PAID	12/1999	224.22		Tax Bill
2000	R	2000 411480 C0090	PAID	11/2000	209.37		Tax Bill
2001	R	2001 411480 C0090	PAID	11/2001	161.98		Tax Bill
2002	R	2002 411480 C0090	PAID	11/2002	175.81		Tax Bill
2003	R	2003 411480 C0090	PAID	11/2003	205.05		Tax Bill
2004	R	2004 411480 C0090	PAID	11/2004	263.23		Tax Bill
2005	R	2005 411480 C0090	PAID	11/2005	279.63		Tax Bill
2006	R	2006 411480 C0090	PAID	12/2006	275.92		Tax Bill
2007	R	2007 411480 C0090	PAID	12/2007	249.65		Tax Bill
2008	R	2008 411480 C0090	PAID	12/2008	254.22		Tax Bill
2009	R	2009 411480 C0090	PAID	02/2010	251.40		Tax Bill
2010	R	2010 411480 C0090	PAID	12/2010	246.63		Tax Bill
2011	R	2011 411480 C0090	PAID	12/2011	220.63		Tax Bill
2012	R	2012 411480 C0090	PAID	11/2012	215.41		Tax Bill
2013	R	2013 411480 C0090	PAID	11/2013	209.67		Tax Bill
2014	R	2014 411480 C0090	PAID	11/2014	195.74		Tax Bill
2015	R	2015 411480 C0090	PAID	11/2015	198.88		Tax Bill
2016	R	2016 411480 C0090	PAID	11/2016	193.16		Tax Bill
2017	R	2017 411480 C0090	PAID	11/2017	188.76		Tax Bill
2018	R	2018 411480 C0090	PAID	11/2018	184.87		Tax Bill
2019	R	2019 411480 C0090	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00006137-00	REDEEMED	12/2020	268.26		Certificate
2020	R	2020 411480 C0090	PAID	12/2020	179.75		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number 2020 411480 C0090 [Tax Bill](#)

Property Description				Owner Information		
SUNSHINE MOBILE HOME NEIGHBORHOOD LOT 9 BLOCK C OR 1611/1280				COULTER BARRY S PO BOX 5274 TALLAHASSEE, FL 32314		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	9,801			TAXES	185.31	
TAXABLE	9,801			TOTAL	185.31	
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
179.75	181.60	183.46	185.31	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/23/2020	363 2020 0001111.0002	Full	Pmt Posted	\$5.56-	\$.00	\$179.75

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211143**

Initial Inspection Date: **06/30/2021**

Repeat Offender: **No**

Violation Address: **3563 SUNDOWN RD**

Tax Identification Number: **411480 C0090**

Owner(s):

**COULTER BARRY S
PO BOX 5274
TALLAHASSEE FL 32314**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**
- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

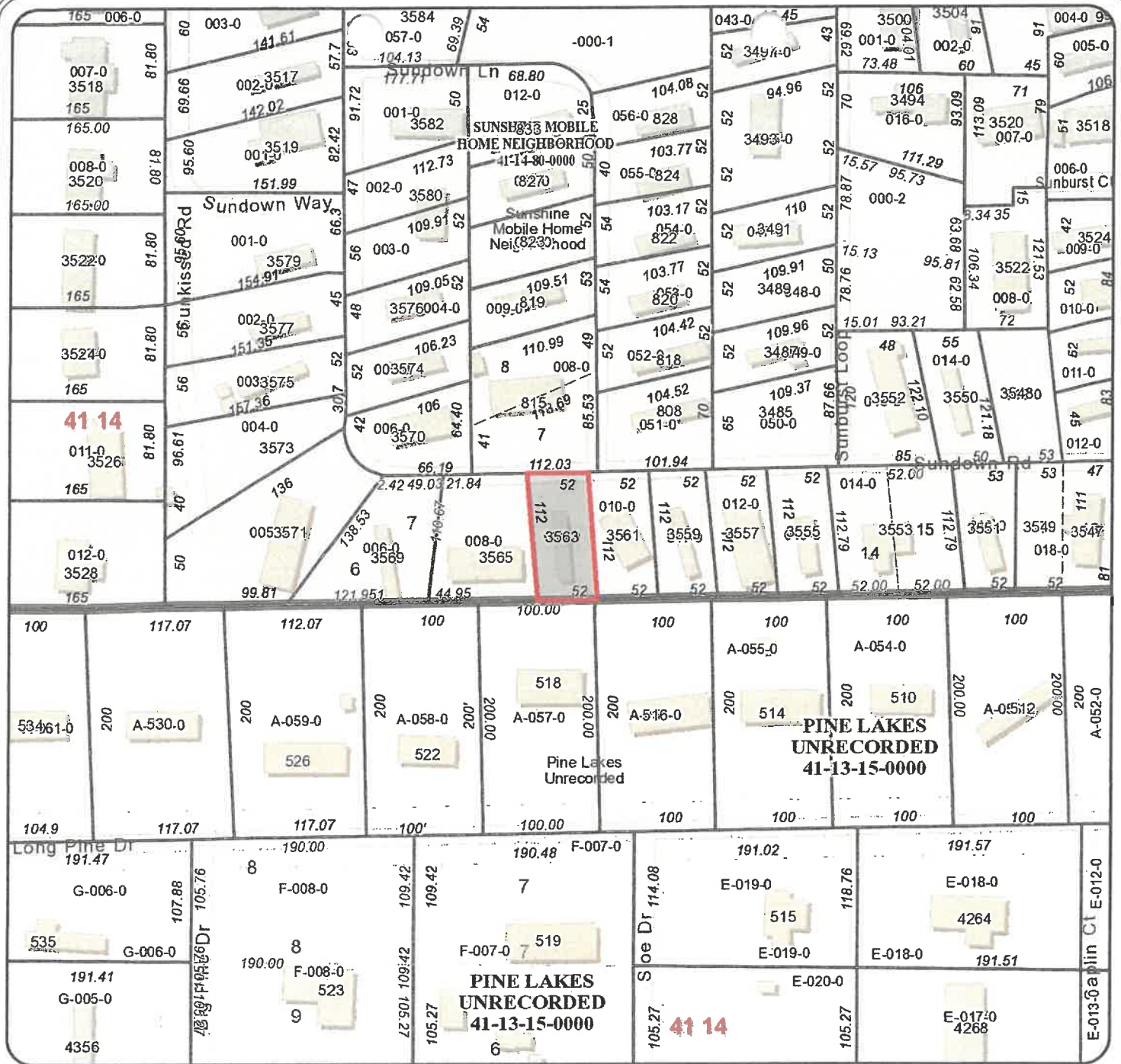
Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from property. Store items inside, no outside storage.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

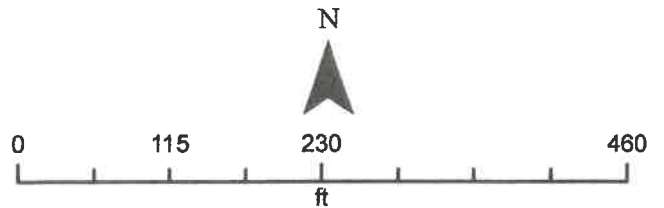
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



411480 C0090

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 01, 2021

ITEM #12

CASE NO. TCE211181

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211181**

Initial Inspection Date: **07/08/2021**

Violation Address: **2143 MAIN ST**

Tax Identification Number: **410156 H0040**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

**2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

4 TLDC Chapter 3, Section 3-401 - Fences & Walls,

5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 Repair all damaged roofing, siding, walls, doors, and windows as required to the applicable building code. A building permit and a licensed contractor may be required. Provide a protective coating on all unprotected surfaces, including repairs.**
- 2 Mow lawn removing all high grass, weeds and overgrowth.**
- 3 Remove all trash, litter and debris from property. In addition , remove all tree debris.**
- 4 Repair or remove the fence/wall that is in disrepair.**

5 The following violation requires your immediate attention.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

The front door is missing door hardware. Install the missing hardware and ensure all doors and windows are fully secured. If the building is not properly secured by the compliance date, the City of Tallahassee may secure the building.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/29/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 15, 2021

**POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302**

**Re: CASE NUMBER TCE211181
LOCATION: 2143 MAIN ST
Tax ID #: 410156 H0040**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211181

Owner(s): POWERUP FUND PARTNERS LLC

Violation Address: 2143 MAIN ST

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 07-29-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 07-29-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jenny Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211181

Owner(s): POWERUP FUND PARTNERS LLC

Violation Address: 2143 MAIN ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/29/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/29/21

Posted at the violation address listed above on _____

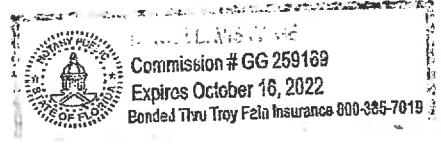
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 410156 H0040
 Owner: POWERUP FUND PARTNERS LLC

Property Use: 0100 - SINGLE FAMILY
 2143 MAIN ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 H0040
Owner(s): POWERUP FUND PARTNERS LLC

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 1 1S 1W
 N 50 FT OF S 125 FT OF LOT 4 BLOCK H
 DB 9/43 160/115 OR 2002/525 4619/1755

Mailing Addr: PO BOX 464
 TALLAHASSEE FL 32302

Google Map

Location: 2143 MAIN ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.240 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/19/2020	\$60,000	5506/1122	Warranty Deed	Improved
12/11/2015	\$10,000	4879/1049	Estate Deed	Improved
09/29/2006	\$100	3589/393	Quit Claim	Improved
03/26/1971	\$100	0478/0322	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$11,250	\$18,714	\$29,964	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$29,964	\$29,505	\$0	\$29,505
	Leon County - Emergency Medical Service	0.50000	\$29,964	\$29,505	\$0	\$29,505
	School - State Law	3.71500	\$29,964	\$29,964	\$0	\$29,964
	School - Local Board	2.24800	\$29,964	\$29,964	\$0	\$29,964
	City of Tallahassee	4.10000	\$29,964	\$29,505	\$0	\$29,505
	NW FL Water Management	0.03110	\$29,964	\$29,505	\$0	\$29,505

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
----------	------	-------	--------------	---------------	----------	-----------	----------------

2020	2	1 Residential	SF - Single Family	1948	533	48
Total:		1			533	48

Quick Links - (Note: Clicking links below will navigate away from our website.)

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[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links


[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	410156 H0040	Type	REAL ESTATE		Request E-Bill		
Address	2143 MAIN ST TAL	Status					
Sec/Twn/Rng	01 1S 1W	Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 410156 H0040	PAID	04/1995	357.75		Tax Bill
1995	R	1995 410156 H0040	PAID	04/1996	133.50		Tax Bill
1996	R	1996 410156 H0040	PAID	03/1997	126.34		Tax Bill
1997	R	1997 410156 H0040	PAID	05/1998	152.76		Tax Bill
1998	R	1998 410156 H0040	CER SOLD	05/1999			Tax Bill
1998	CER	1999-00003982-00	REDEEMED	09/2003	312.16		Certificate
1999	R	1999 410156 H0040	PAID	03/2000	165.20		Tax Bill
2000	R	2000 410156 H0040	PAID	12/2000	173.35		Tax Bill
2001	R	2001 410156 H0040	PAID	04/2002	206.81		Tax Bill
2002	R	2002 410156 H0040	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00003903-00	REDEEMED	02/2005	266.21		Certificate
2003	R	2003 410156 H0040	PAID	03/2004	237.39		Tax Bill
2004	R	2004 410156 H0040	PAID	05/2005	266.31		Tax Bill
2005	R	2005 410156 H0040	PAID	12/2005	261.41		Tax Bill
2006	R	2006 410156 H0040	PAID	03/2007	281.79		Tax Bill
2007	R	2007 410156 H0040	CER SOLD	06/2008			Tax Bill
2007	CER	2008-00005558-00	REDEEMED	02/2010	1,329.50		Certificate
2008	R	2008 410156 H0040	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00006105-00	REDEEMED	02/2010	1,148.23		Certificate
2009	R	2009 410156 H0040	PAID	05/2010	728.12		Tax Bill
2010	R	2010 410156 H0040	PAID	04/2011	732.23		Tax Bill
2011	R	2011 410156 H0040	PAID	04/2012	479.53		Tax Bill
2012	R	2012 410156 H0040	PAID	01/2013	452.30		Tax Bill
2013	R	2013 410156 H0040	PAID	11/2013	486.94		Tax Bill
2014	R	2014 410156 H0040	PAID	11/2014	520.17		Tax Bill
2015	R	2015 410156 H0040	PAID	12/2015	536.85		Tax Bill
2016	R	2016 410156 H0040	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00004701-00	REDEEMED	07/2018	786.89		Certificate
2017	R	2017 410156 H0040	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00004513-00	REDEEMED	10/2020	3,226.22		Certificate
2018	R	2018 410156 H0040	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00004669-00	REDEEMED	06/2020	757.86		Certificate

2019	R	2019 410156 H0040	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00005236-00	REDEEMED	06/2020	617.93		Certificate
2020	R	2020 410156 H0040	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00003982-00	UNPAID			673.17	Certificate
 Add to Cart							
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2020	410156 H0040	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description		Owner Information				
NORMAL SCHOOL 1 1S 1W N 50 FT OF S 125 FT OF LOT 4 BLOCK H DB 9/43 160/115 OR 2002/525 4619/1755		GREYWHISKEY LLC 8509 LITTLE SCENIC LN TALLAHASSEE, FL 32309				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	29,505	TAXES	560.64			
COUNTY TXBL	29,505	INT. 4.5000%	25.23			
SCHOOL ASMT	29,964	SALE 5%	29.29			
SCHOOL TXBL	29,964	ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	635.16			
CERTIFICATE - ISSUED FOR		635.16	- GROSS TAX 560.64			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0001964.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211181**

Initial Inspection Date: **07/08/2021**

Repeat Offender: **No**

Violation Address: **2143 MAIN ST**

Tax Identification Number: **410156 H0040**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

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- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure

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Land Development Code

- 3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 4 TLDC Chapter 3, Section 3-401 - Fences & Walls,
- 5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

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- 3 Remove all trash, litter and debris from property. In addition , remove all tree debris.
- 4 Repair or remove the fence/wall that is in disrepair.

5 The following violation requires your immediate attention.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

The front door is missing door hardware. Install the missing hardware and ensure all doors and windows are fully secured. If the building is not properly secured by the compliance date, the City of Tallahassee may secure the building.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
 300 South Adams Street
 Tallahassee, FL 32301-1731
 850-891-0000
 TDD: 711 • Talgov.com

JOHN E. DAILEY
 Mayor

JEREMY MATLOW
 Mayor Pro Tem

JACQUELINE "JACK" PORTER
 Commissioner

CURTIS RICHARDSON
 Commissioner

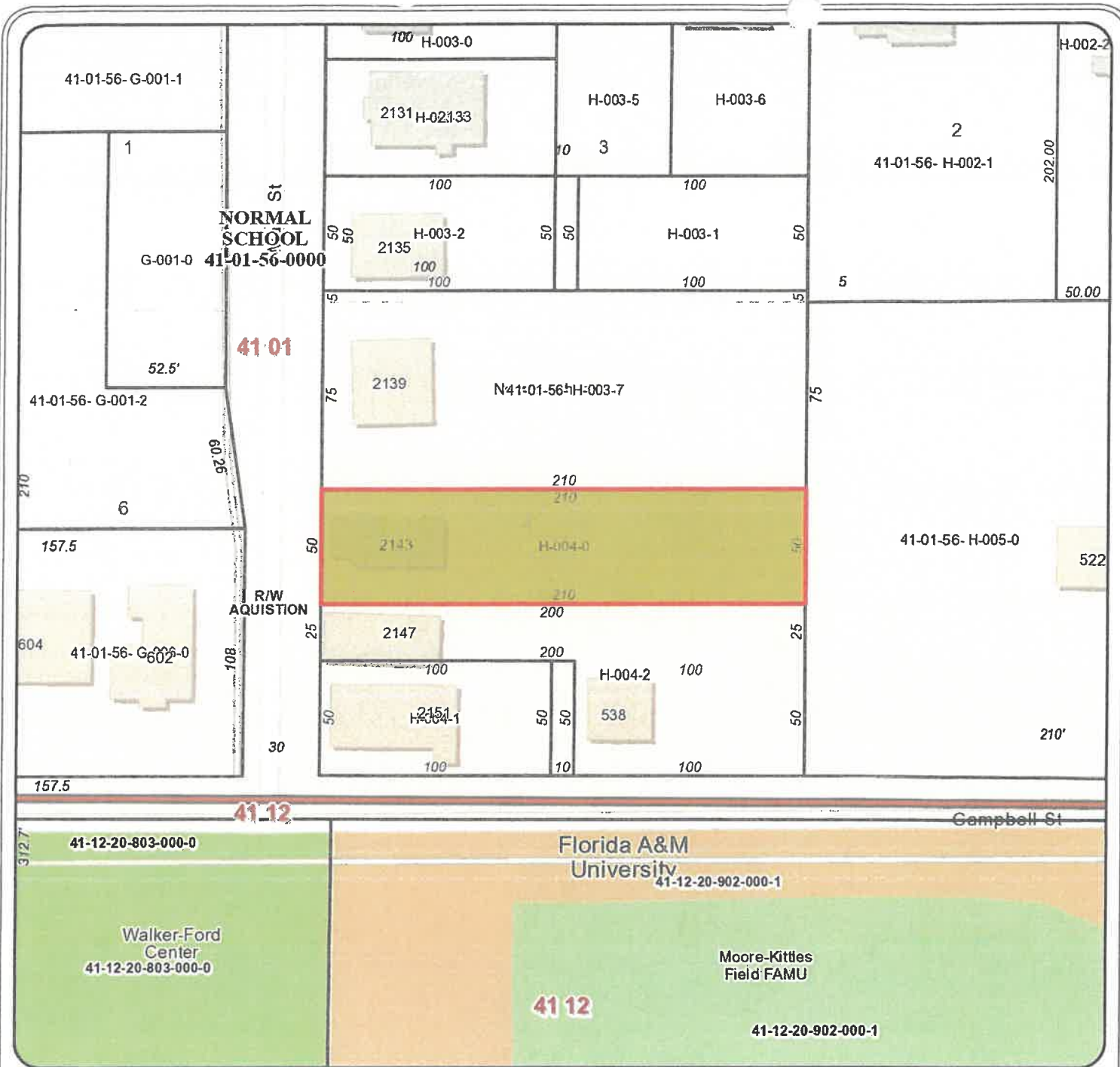
DIANNE WILLIAMS-COX
 Commissioner

REESE GOAD
 City Manager

CASSANDRA K. JACKSON
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JAMES O. COOKE, IV
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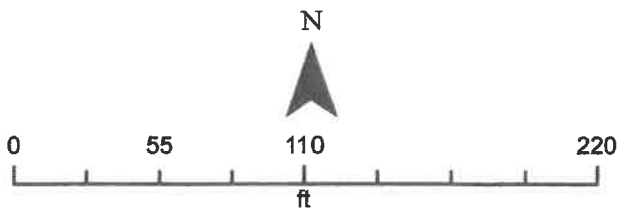
DENNIS R. SUTTON
 City Auditor



410156 H0040

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 10, 2021

ITEM #13

CASE NO. TCE211200

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211200**

Initial Inspection Date: **07/15/2021**

Violation Address: **Vacant lot north of 606 Campbell St.**

Tax Identification Number: **410156 G0012**

Owner(s):

HARRIS BRIAN

2234 N FEDERAL HWY STE 387

BOCA RATON FL 33431

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Remove the dead tree and all associated tree debris. Remove the additional tree debris next to the sidewalk on Main Street.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 08/03/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 20, 2021

**HARRIS BRIAN
2234 N FEDERAL HWY STE 387
BOCA RATON FL 33431**

Re: CASE NUMBER TCE211200

LOCATION: Vacant lot north of 606 Campbell St.

Tax ID #: 410156 G0012

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **1-408-418-9388** and enter meeting number (access code) **173 290 1980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
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DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211200

Owner(s): HARRIS BRIAN

Violation Address: Vacant lot north of 606 Campbell St.

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 08-03-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

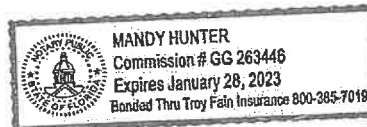
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 08-03-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of August, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jenny Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211200

Owner(s): HARRIS BRIAN

Violation Address: Vacant lot north of 606 Campbell St.

I, Marilyn Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 8/3/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 8/3/21

Posted at the violation address listed above on _____

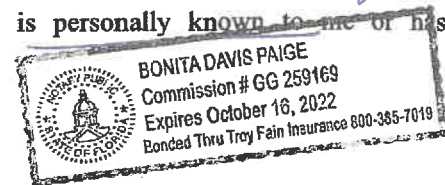
Hand served to _____ at the violation address listed above on [date hand served]

Marilyn Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of August, 2021 (year), by Bonita Paige (name of person acknowledging) by Marilyn Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 410156 G0012
 Owner: HARRIS BRIAN

Property Use: 0000 - VACANT RESIDENTIAL
 PASCO ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 G0012
Owner(s): HARRIS BRIAN

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 S 73.5 FT OF W 157.5 FT OF BLOCK G
 LOT 1 N 94.5 FT OF LOT 6
 EX E 52.5 FT OF N 34.5 FT
 OF LOT 6 LS R/W
 OR 1711/1223 2315/868 2412/2087

Mailing Addr: 2234 N FEDERAL HWY STE 387
 BOCA RATON FL 33431

Google Map

Location: PASCO ST

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.680 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0000 - VACANT RESIDENTIAL
Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/24/2019	\$32,000	5363/1368	Warranty Deed	Vacant
06/21/2018	\$8,000	5208/1054	Warranty Deed	Vacant
12/11/2014	\$600	4748/1230	Warranty Deed	Vacant
11/19/2013	\$100	4606/611	Cert of Title	Vacant
08/31/2004	\$45,000	3156/160	Warranty Deed	Vacant
03/24/2004	\$1,000	3056/2363	Cert of Title	Vacant
09/01/2000	\$43,000	2412/2087	Quit Claim	Vacant
10/01/1999	\$49,300	2315/0868	Warranty Deed	Vacant
02/01/1994	\$100	1711/1223	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$52,500	\$0	\$52,500	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$52,500	\$52,500	\$0	\$52,500
	Leon County - Emergency Medical Service	0.50000	\$52,500	\$52,500	\$0	\$52,500
	School - State Law	3.71500	\$52,500	\$52,500	\$0	\$52,500
	School - Local Board	2.24800	\$52,500	\$52,500	\$0	\$52,500
	City of Tallahassee	4.10000	\$52,500	\$52,500	\$0	\$52,500

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	410156 G0012			Type	REAL ESTATE		Request E-Bill	
Address	0 PASCO ST TAL			Status				
Sec/Twn/Rng	01 1S 1W			Subdivision	NORMAL SCHOOL			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 G0012	PAID	03/1995	336.12		Tax Bill	
1995	R	1995 410156 G0012	PAID	11/1995	327.62		Tax Bill	
1996	R	1996 410156 G0012	PAID	12/1996	322.18		Tax Bill	
1997	R	1997 410156 G0012	PAID	11/1997	323.14		Tax Bill	
1998	R	1998 410156 G0012	PAID	12/1998	323.58		Tax Bill	
1999	R	1999 410156 G0012	PAID	11/1999	312.34		Tax Bill	
2000	R	2000 410156 G0012	PAID	02/2001	318.42		Tax Bill	
2001	R	2001 410156 G0012	PAID	02/2002	317.92		Tax Bill	
2002	R	2002 410156 G0012	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00003895-00	REDEEMED	05/2004	377.75		Certificate	
2003	R	2003 410156 G0012	PAID	05/2004	344.14		Tax Bill	
2004	R	2004 410156 G0012	PAID	04/2005	343.22		Tax Bill	
2005	R	2005 410156 G0012	PAID	11/2005	310.69		Tax Bill	
2006	R	2006 410156 G0012	PAID	05/2007	1,126.16		Tax Bill	
2007	R	2007 410156 G0012	PAID	05/2008	1,026.24		Tax Bill	
2008	R	2008 410156 G0012	PAID	03/2009	1,019.90		Tax Bill	
2009	R	2009 410156 G0012	PAID	05/2010	1,201.23		Tax Bill	
2010	R	2010 410156 G0012	CER SOLD	06/2011			Tax Bill	
2010	CER	2011-00007073-00	REDEEMED	09/2013	1,578.13		Certificate	
2011	R	2011 410156 G0012	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00005814-00	REDEEMED	09/2013	1,029.26		Certificate	
2012	R	2012 410156 G0012	CER SOLD	06/2013			Tax Bill	
2012	CER	2013-00005767-00	REDEEMED	09/2013	1,004.52		Certificate	
2013	R	2013 410156 G0012	PAID	12/2013	810.75		Tax Bill	
2014	R	2014 410156 G0012	PAID	11/2014	803.88		Tax Bill	
2015	R	2015 410156 G0012	PAID	11/2015	714.40		Tax Bill	
2016	R	2016 410156 G0012	PAID	03/2017	811.24		Tax Bill	
2017	R	2017 410156 G0012	PAID	01/2018	803.55		Tax Bill	
2018	R	2018 410156 G0012	PAID	02/2019	802.13		Tax Bill	
2019	R	2019 410156 G0012	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005225-00	UNPAID			964.93	<input type="checkbox"/> Certificate	
2020	R	2020 410156 G0012	CER SOLD	06/2021			Tax Bill	

2020 CER 2021-00003972-00 ...AID .,170.95 [Certificate](#)

Year Roll Account Number Status Date Paid Amount Paid Balance Due Pay Online



CURRENT ACCOUNT DETAILS

Account Number 2020 410156 G0012 [Tax Bill](#)

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL S 73.5 FT OF W 157.5 FT OF BLOCK G LOT 1 N 94.5 FT OF LOT 6 EX E 52.5 FT OF N 34.5 FT OF LOT 6 LS R/W OR 1711/1223 2315/868 2412/2087		HARRIS BRIAN 2234 N FEDERAL HWY STE 387 BOCA RATON, FL 33431				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	52,500	TAXES	992.70			
TAXABLE	52,500	INT. 4.5000%	44.67			
		SALE 5%	51.87			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	1,109.24			
CERTIFICATE - ISSUED FOR		1,109.24	- GROSS TAX 992.70			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0002741.0001	Full	Pmt Posted			

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE211200**
Initial Inspection Date: **07/15/2021** Repeat Offender: **No**
Violation Address: **Vacant lot north of 606 Campbell St.**
Tax Identification Number: **410156 G0012**

Owner(s):

HARRIS BRIAN
2234 N FEDERAL HWY STE 387
BOCA RATON FL 33431

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Remove the dead tree and all associated tree debris. Remove the additional tree debris next to the sidewalk on Main Street.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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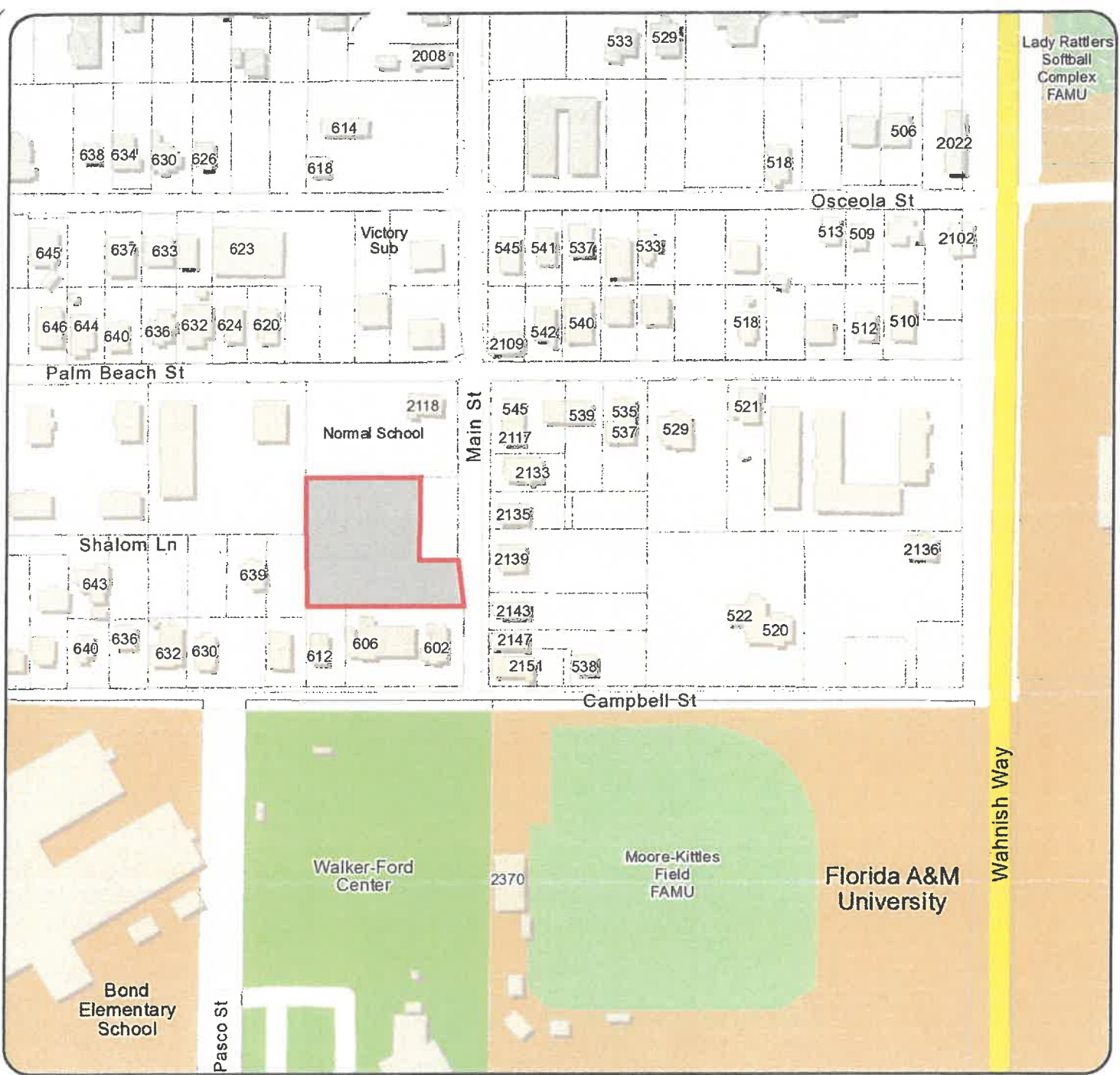
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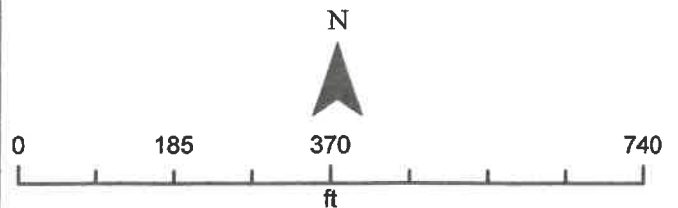
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



410156 G0012

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
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Date Drawn: Jul 15, 2021

ITEM #14

CASE NO. TCE211211

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211211**

Initial Inspection Date: **07/10/2021**

Violation Address: **2139 MAIN ST**

Tax Identification Number: **410156 H0037**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

**2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

4 TLDC Chapter 3, Section 3-401 - Fences & Walls,

5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 Repair all damaged roofing, siding, windows and doors as required to the applicable building codes. A building permit and a licensed contractor may be required.**
- 2 Provide a protective coating on unprotected surfaces, including repairs.**
- 3 Mow lawn removing all high grass, weeds and overgrowth.**
- 3 Remove all trash, litter and debris from property. In addition, remove all tree debris from the property.**
- 4 Repair or remove the fence/wall that is in disrepair.**

5 The following violation requires your immediate attention.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

The building is dangerous due to missing door hardware. Properly secure all windows and doors to prevent unlawful entry. If the building is not properly secured by the compliance date the City of Tallahassee may secure the building.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/23/2021



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 15, 2021

**POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302**

Re: CASE NUMBER **TCE211211**
LOCATION: **2139 MAIN ST**
Tax ID #: **410156 H0037**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

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Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON City Auditor	

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211211

Owner(s): POWERUP FUND PARTNERS LLC

Violation Address: 2139 MAIN ST

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 07-23-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input checked="" type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 07-23-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jenny Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211211

Owner(s): POWERUP FUND PARTNERS LLC

Violation Address: 2139 MAIN ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/29/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/29/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter

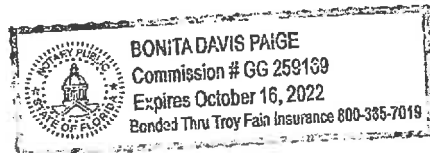
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige

NOTARY PUBLIC



Parcel: 410156 H0037
 Owner: POWERUP FUND PARTNERS LLC

Property Use: 0100 - SINGLE FAMILY
 2139 MAIN ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 H0037
Owner(s): POWERUP FUND PARTNERS LLC

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 S 5 FT OF LOT 3 & N 75 FT OF LOT 4 &
 E 10 'OF W 110' OF N 50' OF S 55'
 OF LOT 3 BLOCK H
 DB 9/43 140/459 OR 879/1966 1280/2288
 OR 2002/525W 97-338PR

Mailing Addr: PO BOX 464
 TALLAHASSEE FL 32302

[Google Map](#)

Location: 2139 MAIN ST

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.420 - ESTIMATED

Subdivision: NORMAL SCHOOL

Property Use: 0100 - SINGLE FAMILY RESIDENTIAL

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/19/2020	\$60,000	5506/1122	Warranty Deed	Improved
12/11/2015	\$10,000	4879/496	Estate Deed	Improved
08/10/2013	\$0	4619/1755	Probate	Improved
04/14/1997	\$0	2002/0525	Probate	Improved
01/01/1987	\$9,600	1280/2288	Warranty Deed	Improved
01/01/1977	\$1,000	0879/1966	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$30,000	\$28,972	\$58,972	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$58,972	\$44,636	\$0	\$44,636
	Leon County - Emergency Medical Service	0.50000	\$58,972	\$44,636	\$0	\$44,636
	School - State Law	3.71500	\$58,972	\$58,972	\$0	\$58,972
	School - Local Board	2.24800	\$58,972	\$58,972	\$0	\$58,972
	City of Tallahassee	4.10000	\$58,972	\$44,636	\$0	\$44,636
	NW FL Water Management	0.03110	\$58,972	\$44,636	\$0	\$44,636

Building Summary

Tax Year	Card	Bldgs	Building Us.	Building Type	Yr Built	Case SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1960	775	189
Total:		1				775	189

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 H0037		Type	REAL ESTATE		Request E-Bill	
Address		2139 MAIN ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 H0037	No Tax Due				Tax Bill	
1995	R	1995 410156 H0037	No Tax Due				Tax Bill	
1996	R	1996 410156 H0037	No Tax Due				Tax Bill	
1997	R	1997 410156 H0037	PAID	05/1998	564.39		Tax Bill	
1998	R	1998 410156 H0037	PAID	05/1999	543.08		Tax Bill	
1999	R	1999 410156 H0037	PAID	05/2000	527.42		Tax Bill	
2000	R	2000 410156 H0037	PAID	04/2001	529.74		Tax Bill	
2001	R	2001 410156 H0037	PAID	04/2002	592.80		Tax Bill	
2002	R	2002 410156 H0037	PAID	04/2003	648.37		Tax Bill	
2003	R	2003 410156 H0037	PAID	04/2004	675.93		Tax Bill	
2004	R	2004 410156 H0037	PAID	03/2005	725.25		Tax Bill	
2005	R	2005 410156 H0037	PAID	03/2006	840.25		Tax Bill	
2006	R	2006 410156 H0037	PAID	03/2007	1,046.68		Tax Bill	
2007	R	2007 410156 H0037	PAID	05/2008	956.99		Tax Bill	
2008	R	2008 410156 H0037	PAID	05/2009	983.34		Tax Bill	
2009	R	2009 410156 H0037	PAID	05/2010	1,138.87		Tax Bill	
2010	R	2010 410156 H0037	PAID	04/2011	1,204.53		Tax Bill	
2011	R	2011 410156 H0037	PAID	04/2012	842.26		Tax Bill	
2012	R	2012 410156 H0037	PAID	01/2013	795.69		Tax Bill	
2013	R	2013 410156 H0037	PAID	11/2013	723.31		Tax Bill	
2014	R	2014 410156 H0037	PAID	11/2014	737.86		Tax Bill	
2015	R	2015 410156 H0037	PAID	12/2015	713.73		Tax Bill	
2016	R	2016 410156 H0037	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00004700-00	REDEEMED	07/2018	946.06		Certificate	
2017	R	2017 410156 H0037	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00004512-00	REDEEMED	10/2020	3,986.40		Certificate	
2018	R	2018 410156 H0037	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00004668-00	REDEEMED	06/2020	965.12		Certificate	
2019	R	2019 410156 H0037	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005235-00	REDEEMED	06/2020	920.85		Certificate	
2020	R	2020 410156 H0037	CER SOLD	06/2021			Tax Bill	
2020	CER	2021-00003981-00	UNPAID			1,098.13	Certificate	



Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
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CURRENT ACCOUNT DETAILS

Account Number	2020	410156 H0037	Tax Bill
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Property Description		Owner Information				
NORMAL SCHOOL S 5 FT OF LOT 3 & N 75 FT OF LOT 4 & E 10 'OF W 110' OF N 50' OF S 55' OF LOT 3 BLOCK H DB 9/43 140/459 OR 879/1966 1280/2288 OR 2002/525W 97-338PR		GREYWHISKEY LLC 8509 LITTLE SCENIC LN TALLAHASSEE,FL 32309				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	44,636	TAXES	929.49			
COUNTY TXBL	44,636	INT. 4.5000%	41.83			
SCHOOL ASMT	58,972	SALE 5%	48.57			
SCHOOL TXBL	58,972	ADV. FEE	5.00			
		INT. ADV	5.00			
		INT.SALE	10.00			
		TOTAL	1,039.89			
CERTIFICATE - ISSUED FOR		1,039.89	- GROSS TAX 929.49			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0002743.0001	Full	Pmt Posted			

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211211**

Initial Inspection Date: **07/10/2021**

Repeat Offender: **No**

Violation Address: **2139 MAIN ST**

Tax Identification Number: **410156 H0037**

Owner(s):

**POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

- 2 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

- 3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 4 TLDC Chapter 3, Section 3-401 - Fences & Walls,
- 5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1 Repair all damaged roofing, siding, windows and doors as required to the applicable building codes. A building permit and a licensed contractor may be required.

Provide a protective coating on unprotected surfaces, including repairs.
- 2 Mow lawn removing all high grass, weeds and overgrowth.
- 3 Remove all trash, litter and debris from property. In addition, remove all tree debris from the property.

- 4 Repair or remove the fence/wall that is in disrepair.
- 5 The following violation requires your immediate attention.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

The building is dangerous due to missing door hardware. Properly secure all windows and doors to prevent unlawful entry. If the building is not properly secured by the compliance date the City of Tallahassee may secure the building.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
 300 South Adams Street
 Tallahassee, FL 32301-1731
 850-891-0000
 TDD: 711 • Talgov.com

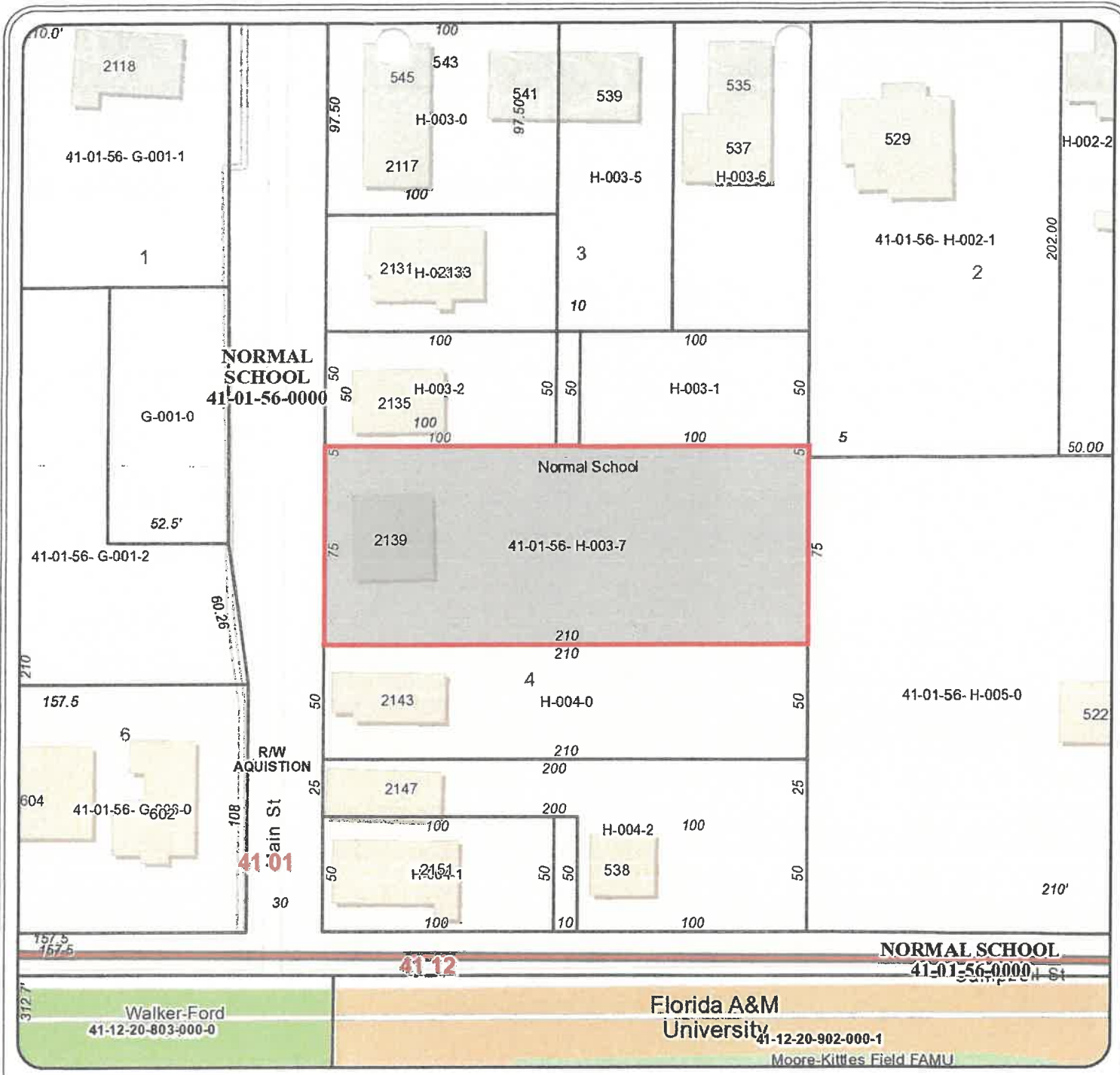
JOHN E. DAILEY
 Mayor
 REESE GOAD
 City Manager

JEREMY MATLOW
 Mayor Pro Tem
 CASSANDRA K. JACKSON
 City Attorney

JACQUELINE "JACK" PORTER
 Commissioner
 JAMES O. COOKE, IV
 City Treasurer-Clerk

CURTIS RICHARDSON
 Commissioner
 DENNIS R. SUTTON
 City Auditor

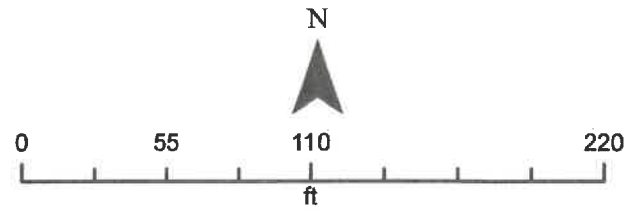
DIANNE WILLIAMS-COX
 Commissioner



410156 H0037

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 10, 2021

ITEM #15

CASE NO. TCE194230

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE194230**

Initial Inspection Date: **12/30/2019**

Violation Address: **2030 MIDYETTE RD**

Tax Identification Number: **3109202020000**

Owner(s):

**MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE FL 32317-6181**

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth over the entire property.**
- 2 Remove all trash, litter and debris from property and remove the fallen dead tree at the front of the drive way.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED: 07/16/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

July 01, 2021

**MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE FL 32317-6181**

Re: CASE NUMBER **TCE194230**
LOCATION: **2030 MIDYETTE RD**
Tax ID #: **3109202020000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1732901980** and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner


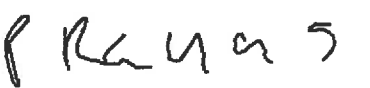


Date Produced: 07/19/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 0802 41. Our records indicate that this item was delivered on 07/16/2021 at 12:51 p.m. in SHERMAN OAKS, CA 91403. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

AMENDEDFINALCM/TCE202430
SMITH KATHRYN E
41 BELVEDERE AVE
BELVEDERE CA 94920-2420

Customer Reference Number: C2797847.16101858

- Home
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- E-File
- Exemptions
- Downloads
- Forms
- FAQ
- General Info
- About Us

Summary

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

Parcel: 3109202020000
Owner: MIDYETTE PROPERTIES LLC

Property Use: 0100 - SINGLE FAMILY
2030 MIDYETTE RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

<p>Parcel ID: 3109202020000 Owner(s): MIDYETTE PROPERTIES LLC</p>	<p>Tax District: 1 - CITY Legal Desc: 9 1S 1E 1.72 A IN NW 1/4 DB 122/157 254/14 OR 1416/1466 OR 1610/1275 1616/1820 2293/2130</p>
---	--

Mailing Addr: PO BOX 16181
TALLAHASSEE FL 32317-6181

Google Map

Location: 2030 MIDYETTE RD
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 1.720
Subdivision:
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/03/2017	\$131,000	5121/762	Warranty Deed	Improved
04/09/2008	\$57,500	3844/1202	Quit Claim	Improved
09/01/1999	\$95,000	2293/2130	Warranty Deed	Improved
01/01/1993	\$100	1616/1820	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$43,000	\$64,333	\$107,333	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$107,333	\$107,333	\$0	\$107,333
	Leon County - Emergency Medical Service	0.50000	\$107,333	\$107,333	\$0	\$107,333
	School - State Law	3.71500	\$107,333	\$107,333	\$0	\$107,333
	School - Local Board	2.24800	\$107,333	\$107,333	\$0	\$107,333
	City of Tallahassee	4.10000	\$107,333	\$107,333	\$0	\$107,333
	NWFL Water Management	0.03110	\$107,333	\$107,333	\$0	\$107,333

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1957	950	862
Total:		1				950	862

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
- [\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

1 of 1
[Return to Search Results](#)

Actions

- [Neighborhood Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

- [Mailing List](#)
- [Property Data Export](#)

[Go](#)

Help Links

- [Data Dictionary](#)
- [Search Instructions](#)
- [Property Use Codes](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	3109202020000		Type	REAL ESTATE		Request E-Bill	
Address	2030 MIDYETTE RD TAL		Status				
Sec/Twn/Rng	09 1S 1E		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 3109202020000	PAID	12/1994	417.32		Tax Bill
1995	R	1995 3109202020000	PAID	11/1995	444.34		Tax Bill
1996	R	1996 3109202020000	PAID	12/1996	450.57		Tax Bill
1997	R	1997 3109202020000	PAID	11/1997	1,185.91		Tax Bill
1998	R	1998 3109202020000	PAID	12/1998	1,161.76		Tax Bill
1999	R	1999 3109202020000	CER SOLD	05/2000			Tax Bill
1999	CER	2000-00003173-00	REDEEMED	12/2002	1,714.06		Certificate
2000	R	2000 3109202020000	PAID	05/2001	883.44		Tax Bill
2001	R	2001 3109202020000	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00003333-00	REDEEMED	10/2004	1,141.77		Certificate
2002	R	2002 3109202020000	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00003209-00	REDEEMED	10/2004	1,056.61		Certificate
2003	R	2003 3109202020000	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00002877-00	REDEEMED	10/2004	1,130.00		Certificate
2004	R	2004 3109202020000	PAID	05/2005	1,114.00		Tax Bill
2005	R	2005 3109202020000	PAID	11/2005	995.40		Tax Bill
2006	R	2006 3109202020000	PAID	11/2006	998.34		Tax Bill
2007	R	2007 3109202020000	PAID	11/2007	943.29		Tax Bill
2008	R	2008 3109202020000	PAID	11/2008	736.80		Tax Bill
2009	R	2009 3109202020000	PAID	11/2009	748.29		Tax Bill
2010	R	2010 3109202020000	PAID	11/2010	804.83		Tax Bill
2011	R	2011 3109202020000	PAID	11/2011	814.38		Tax Bill
2012	R	2012 3109202020000	PAID	11/2012	873.19		Tax Bill
2013	R	2013 3109202020000	PAID	11/2013	879.96		Tax Bill
2014	R	2014 3109202020000	PAID	11/2014	907.11		Tax Bill
2015	R	2015 3109202020000	PAID	11/2015	1,817.68		Tax Bill
2016	R	2016 3109202020000	PAID	11/2016	1,830.60		Tax Bill
2017	R	2017 3109202020000	PAID	04/2018	1,969.00		Tax Bill
2018	R	2018 3109202020000	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00003874-00	REDEEMED	07/2019	2,282.11		Certificate
2019	R	2019 3109202020000	PAID	02/2020	1,974.07		Tax Bill
2020	R	2020 3109202020000	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00003319-00	UNPAID			2,365.48	Certificate



Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
------	------	----------------	--------	-----------	-------------	-------------	------------

CURRENT ACCOUNT DETAILS

Account Number	2020	3109202020000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description	Owner Information
9 1S 1E 1.72 A IN NW 1/4 DB 122/157 254/14 OR 1416/1466 OR 1610/1275 1616/1820 2293/2130	MIDYETTE PROPERTIES LLC PO BOX 16181 TALLAHASSEE,FL 32317-6181

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	107,333	TAXES	2,029.52
TAXABLE	107,333	INT. 4.5000%	91.33
		SALE 5%	106.04
		ADV. FEE	5.00
		INT. ADV	5.00
		INT. SALE	10.00
		TOTAL	2,246.89

CERTIFICATE - ISSUED FOR	2,246.89	- GROSS TAX	2,029.52
--------------------------	----------	-------------	----------

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0001130.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Lesla Vause**

Case No.: **TCE194230**

Initial Inspection Date: **12/30/2019**

Repeat Offender: **No**

Violation Address: **2030 MIDYETTE RD**

Tax Identification Number: **3109202020000**

Owner(s):

MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE FL 32317-6181

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

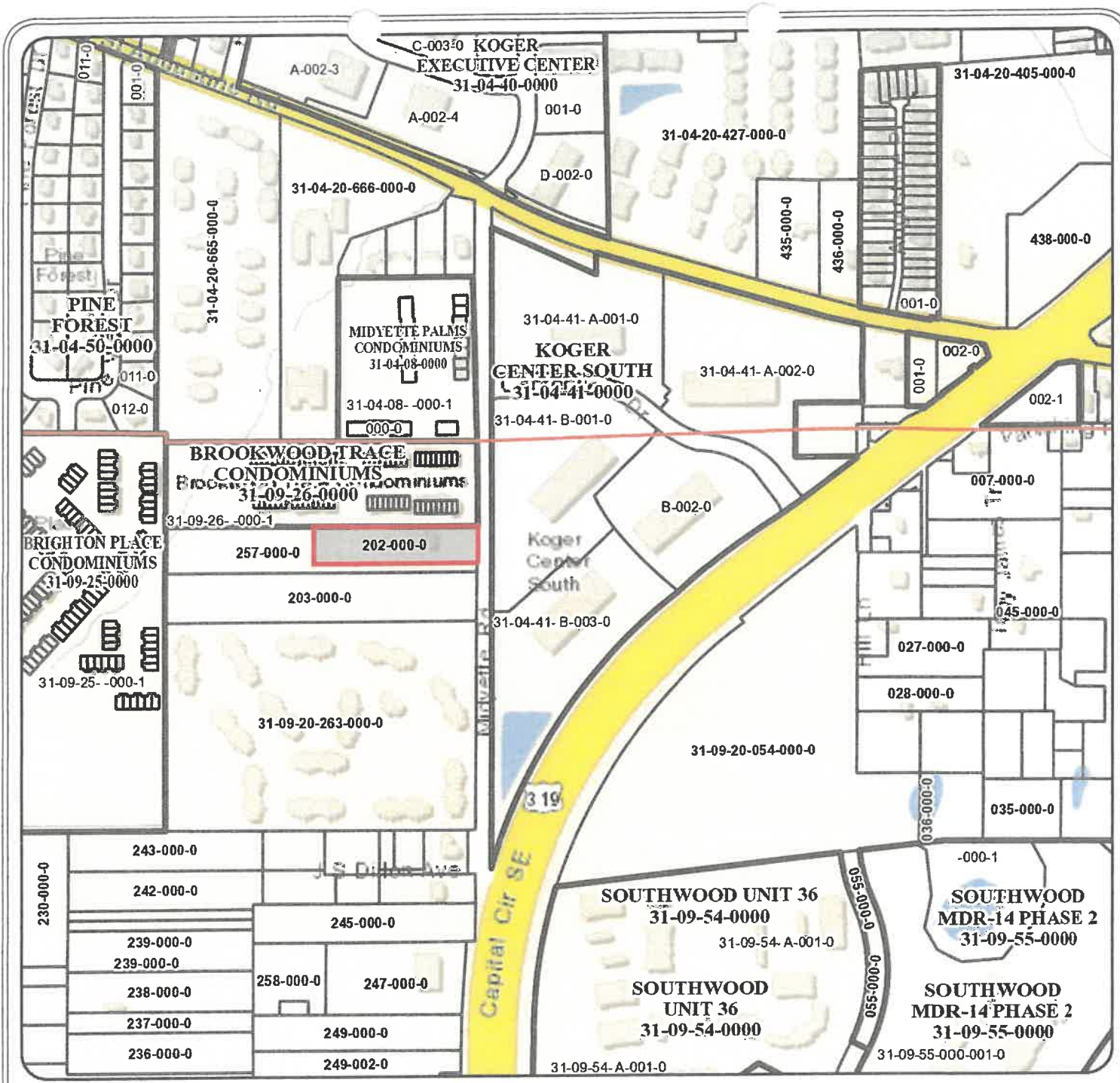
Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth over the entire property.**
- 2 Remove all trash, litter and debris from property and remove the fallen dead tree at the front of the drive way.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

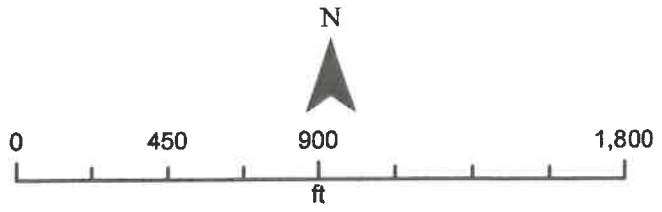
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



3109202020000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jan 29, 2020

ITEM #16

CASE NO. TCE210480

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE210480**

Initial Inspection Date: **04/12/2021**

Violation Address: **3122 CONNIE DR**

Tax Identification Number: **3103500000060**

Owner(s):

HUMPHRIES BUD

2958 HWY 98E

CARRABELLE FL 32322

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Including but not limited to, tires, disabled bicycles, broken lawn mowers, lawn mower parts, the window a/c and other items spread all over the front and back yard.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 06/30/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

July 01, 2021

HUMPHRIES BUD
2958 HWY 98E
CARRABELLE FL 32322

Re: CASE NUMBER TCE210480
LOCATION: 3122 CONNIE DR
Tax ID #: 310350000060

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://www.tal.gov> or call (408) 418-9388 and enter meeting number (access code) 1732901980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://www.tal.gov>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
100 South Adams Street
Tallahassee, FL 32301-1731
850-891-6800
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MALLOW
Mayor Pro Tem

REISE C. CAVD
City Manager

CASSANDRA K. JACKSON
City Attorney

JACQUETINE "JACK" PORTER
Commissioner

JAMES O. COOK, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE210480

Owner(s): HUMPHRIES BUD

Violation Address: 3122 CONNIE DR

I, LESA VAUSE, City of Tallahassee, Code Enforcement Division, hereby state that on 6/30/2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 6/30/2021

Hand served to _____ at the violation address listed above on [date hand served]



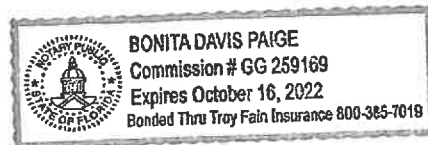
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of June, 2021 (year), by Bonita Paige (name of person acknowledging) by Lesla Vause, who is personally known to me or has produced N/A (type of identification) as identification.



BONITA DAVIS PAIGE



Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210480

Owner(s): HUMPHRIES BUD

Violation Address: 3122 CONNIE DR

I, SIR'TERIA HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on 7-1-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked), Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing (checked), Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on July 1, 2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of July, 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON who is personally known to me or has produced (type of identification) as identification.

[Signature]



Parcel: 3103500000060
 Owner: HUMPHRIES BUD

Property Use: 0200 - MOBILE HOMES
 3122 CONNIE DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3103500000060
 Owner(s): HUMPHRIES BUD

Tax District: 1 - CITY
 Legal Desc: PARADISE VILLAGE EAST 1
 LOT 6
 OR 1813/2240 2242 2352/880

Mailing Addr: 2958 HWY 98E
 CARRABELLE FL 32322

Google Map

Location: 3122 CONNIE DR

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.230 - ESTIMATED
 Subdivision: PARADISE VILLAGE EAST
 Property Use: 0200 - MOBILE HOMES
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
03/30/2020	\$37,500	5503/371	Warranty Deed	Improved
03/10/2000	\$100	2352/0880	Quit Claim	Improved
05/11/1995	\$100	1813/2242	Quit Claim	Improved
07/07/1994	\$23,500	1813/2240	Warranty Deed	Improved
01/01/1973	\$4,000	0620/0526	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$7,500	\$4,583	\$12,083	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$12,083	\$12,083	\$0	\$12,083
	Leon County - Emergency Medical Service	0.50000	\$12,083	\$12,083	\$0	\$12,083
	School - State Law	3.71500	\$12,083	\$12,083	\$0	\$12,083
	School - Local Board	2.24800	\$12,083	\$12,083	\$0	\$12,083
	City of Tallahassee	4.10000	\$12,083	\$12,083	\$0	\$12,083
	NW FL Water Management	0.03110	\$12,083	\$12,083	\$0	\$12,083

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
----------	------	-------	--------------	---------------	----------	-----------	----------------

2020	1	1 Residential	MH - Mobile Home	1970	1,200	315
Total:		1			1,200	315

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		3103500000060		Type	REAL ESTATE		Request E-Bill	
Address		3122 CONNIE DR TAL		Status				
Sec/Twn/Rng	03 1S 1E		Subdivision	PARADISE VILLAGE EAST				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 3103500000060	No Tax Due				Tax Bill	
1995	R	1995 3103500000060	PAID	12/1995	376.59		Tax Bill	
1996	R	1996 3103500000060	PAID	01/1997	374.15		Tax Bill	
1997	R	1997 3103500000060	PAID	01/1998	359.28		Tax Bill	
1998	R	1998 3103500000060	PAID	12/1998	348.96		Tax Bill	
1999	R	1999 3103500000060	PAID	12/1999	335.86		Tax Bill	
2000	R	2000 3103500000060	PAID	01/2001	331.18		Tax Bill	
2001	R	2001 3103500000060	PAID	01/2002	351.93		Tax Bill	
2002	R	2002 3103500000060	PAID	01/2003	386.90		Tax Bill	
2003	R	2003 3103500000060	PAID	12/2003	398.57		Tax Bill	
2004	R	2004 3103500000060	PAID	11/2004	357.38		Tax Bill	
2005	R	2005 3103500000060	PAID	01/2006	296.48		Tax Bill	
2006	R	2006 3103500000060	PAID	11/2006	288.52		Tax Bill	
2007	R	2007 3103500000060	PAID	01/2008	311.41		Tax Bill	
2008	R	2008 3103500000060	PAID	12/2008	406.86		Tax Bill	
2009	R	2009 3103500000060	PAID	11/2009	391.74		Tax Bill	
2010	R	2010 3103500000060	PAID	12/2010	396.32		Tax Bill	
2011	R	2011 3103500000060	PAID	02/2012	399.84		Tax Bill	
2012	R	2012 3103500000060	PAID	01/2013	401.49		Tax Bill	
2013	R	2013 3103500000060	PAID	05/2014	416.76		Tax Bill	
2014	R	2014 3103500000060	PAID	05/2015	259.45		Tax Bill	
2015	R	2015 3103500000060	CER SOLD	06/2016			Tax Bill	
2015	CER	2016-00003678-00	REDEEMED	06/2017	355.33		Certificate	
2016	R	2016 3103500000060	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00003501-00	REDEEMED	12/2020	493.14		Certificate	
2017	R	2017 3103500000060	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00003389-00	UNPAID			391.75	<input type="checkbox"/> Certificate	
2018	R	2018 3103500000060	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00003534-00	UNPAID			352.33	<input type="checkbox"/> Certificate	
2019	R	2019 3103500000060	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00003862-00	UNPAID			315.20	<input type="checkbox"/> Certificate	

2020 R 2020 3103500000060 NPAID 245.32 [Tax Bill](#)

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
------	------	----------------	--------	-----------	-------------	-------------	------------



CURRENT ACCOUNT DETAILS

Account Number	2020	3103500000060	Tax Bill
-----------------------	------	---------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
PARADISE VILLAGE EAST 1 LOT 6 OR 1813/2240 2242 2352/880		HUMPHRIES BUD 2958 HWY 98E CARRABELLE,FL 32322				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	12,083	TAXES	228.47			
TAXABLE	12,083	INT. 3.0000%	6.85			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		TOTAL	245.32			
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
245.32	APRIL 1	JUNE 1				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Lesa Vause** Case No.: **TCE210480**
Initial Inspection Date: **04/12/2021** Repeat Offender: **No**
Violation Address: **3122 CONNIE DR**
Tax Identification Number: **3103500000060**

Owner(s):
HUMPHRIES BUD
2958 HWY 98E
CARRABELLE FL 32322

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Including but not limited to, tires, disabled bicycles, broken lawn mowers, lawn mower parts, the window a/c and other items spread all over the front and back yard.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

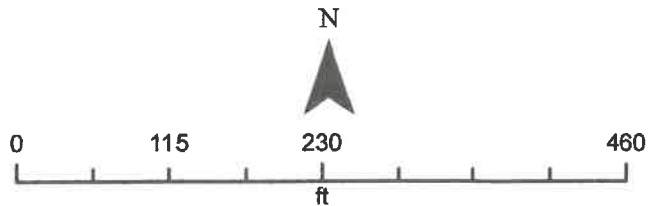
DIANNE WILLIAMS-COX
Commissioner



310350000060

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: May 27, 2021

ITEM #17

CASE NO. TCE211150

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE211150**

Initial Inspection Date: **06/30/2021**

Violation Address: **3094 HUGO LN**

Tax Identification Number: **311530 B0060**

Owner(s):

MILLER MICHAEL G & MILLER BURLIE B
3094 HUGO LN
TALLAHASSEE FL 32311

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3-432, 3-433 & 3-434 - Swimming Pools

CASE FACTS

Corrective Actions Required:

- 1 Protective fence is missing around pool. Fence pool immediately.

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED: 07/10/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

July 08, 2021

MILLER MICHAEL G & MILLER BURLIE B
3094 HUGO LN
TALLAHASSEE FL 32311

Re: CASE NUMBER TCE211150
LOCATION: 3094 HUGO LN
Tax ID #: 311530 B0060

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Date Produced: 07/12/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8344 2229 00. Our records indicate that this item was delivered on 07/10/2021 at 03:35 p.m. in TALLAHASSEE, FL 32311. The scanned image of the recipient information is provided below.

Signature of Recipient :

(an)
M Miller

Address of Recipient :

3094 HUGO LN
TALLAHASSEE

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TCE211150 NOV NOH
MILLER MICHAEL G & MILLER BURLIE B
3094 HUGO LN
TALLAHASSEE FL 32311-3364

Customer Reference Number: C2802457.16123648

Parcel: 311530 B0060
 Owner: MILLER MICHAEL G

Property Use: 0100 - SINGLE FAMILY
 3094 HUGO LN

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 311530 B0060
Owner(s): MILLER MICHAEL G
 MILLER BURLIE B

Tax District: 1 - CITY
Legal Desc: SOUTHWOOD UNIT 21
 10 & 15 1S 1E
 LOT 6 BLOCK B

Mailing Addr: 3094 HUGO LN
 TALLAHASSEE FL 32311

Google Map

Location: 3094 HUGO LN

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 3110200120000

Acreage: 0.480

Subdivision: SOUTHWOOD UNIT 21
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
07/15/2016	\$480,000	4952/946	Warranty Deed	Improved
10/30/2014	\$482,000	4731/552	Warranty Deed	Improved
04/30/2014	\$0	4661/919	Final Judgement	Improved
06/15/2007	\$155,000	3721/1177	Warranty Deed	Vacant
12/15/2006	\$3,676,400	3629/1157	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$100,000	\$321,987	\$421,987	\$16,553		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$421,987	\$405,434	\$50,000	\$355,434
	Leon County - Emergency Medical Service	0.50000	\$421,987	\$405,434	\$50,000	\$355,434
	School - State Law	3.71500	\$421,987	\$405,434	\$25,000	\$380,434
	School - Local Board	2.24800	\$421,987	\$405,434	\$25,000	\$380,434
	City of Tallahassee	4.10000	\$421,987	\$405,434	\$50,000	\$355,434
	NW FL Water Management	0.03110	\$421,987	\$405,434	\$50,000	\$355,434

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
----------	------	-------	--------------	---------------	----------	-----------	----------------

2020	1	1 Residential	SF - Single Family	2009	2,602	1,263
Total:		1			2,602	1,263

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		311530 B0060		Type	REAL ESTATE		Request E-Bill
Address		3094 HUGO LN TAL		Status			
Sec/Twn/Rng				Subdivision	SOUTHWOOD UNIT 21		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2007	R	2007 311530 B0060	PAID	03/2008	3,636.07		Tax Bill
2008	R	2008 311530 B0060	PAID	11/2008	3,592.24		Tax Bill
2009	R	2009 311530 B0060	PAID	11/2009	3,524.88		Tax Bill
2010	R	2010 311530 B0060	PAID	11/2010	7,120.12		Tax Bill
2011	R	2011 311530 B0060	PAID	11/2011	6,795.09		Tax Bill
2012	R	2012 311530 B0060	PAID	11/2012	6,824.69		Tax Bill
2013	R	2013 311530 B0060	PAID	11/2013	6,826.71		Tax Bill
2014	R	2014 311530 B0060	PAID	11/2014	6,834.75		Tax Bill
2015	R	2015 311530 B0060	PAID	11/2015	7,734.18		Tax Bill
2016	R	2016 311530 B0060	PAID	11/2016	7,770.41		Tax Bill
2017	R	2017 311530 B0060	PAID	11/2017	7,905.13		Tax Bill
2018	R	2018 311530 B0060	PAID	11/2018	7,856.18		Tax Bill
2019	R	2019 311530 B0060	PAID	12/2019	8,047.99		Tax Bill
2020	R	2020 311530 B0060	PAID	12/2020	8,140.19		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	311530 B0060	Tax Bill
----------------	------	--------------	--------------------------

Property Description		Owner Information				
SOUTHWOOD UNIT 21 10 & 15 1S 1E LOT 6 BLOCK B		MILLER MICHAEL G MILLER BURLIE B MILLER PAMELA B 3094 HUGO LN TALLAHASSEE,FL 32311				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	405,434	TAXES	6,869.79			
TAXABLE	355,434	CAP REGN	1,609.57			
EXEM.	25,000	TOTAL	8,479.36			
EXEM.	25,000					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	8,140.19	8,224.98	8,309.77	8,394.57	8,479.36	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

7/7/2021

Property Tax - Property Summary

12/01/2020 461 2020 0027550.0000 Full

Pmt Posted

\$339.17-

\$.00

\$8,140.19

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Lesa Vause**

Case No.: **TCE211150**

Initial Inspection Date: **06/30/2021**

Repeat Offender: **No**

Violation Address: **3094 HUGO LN**

Tax Identification Number: **311530 B0060**

Owner(s):

**MILLER MICHAEL G
3094 HUGO LN
TALLAHASSEE FL 32311**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3-432, 3-433 & 3-434 - Swimming Pools

Corrective Actions Required:

- 1 Protective fence is missing around pool. Fence pool immediately.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

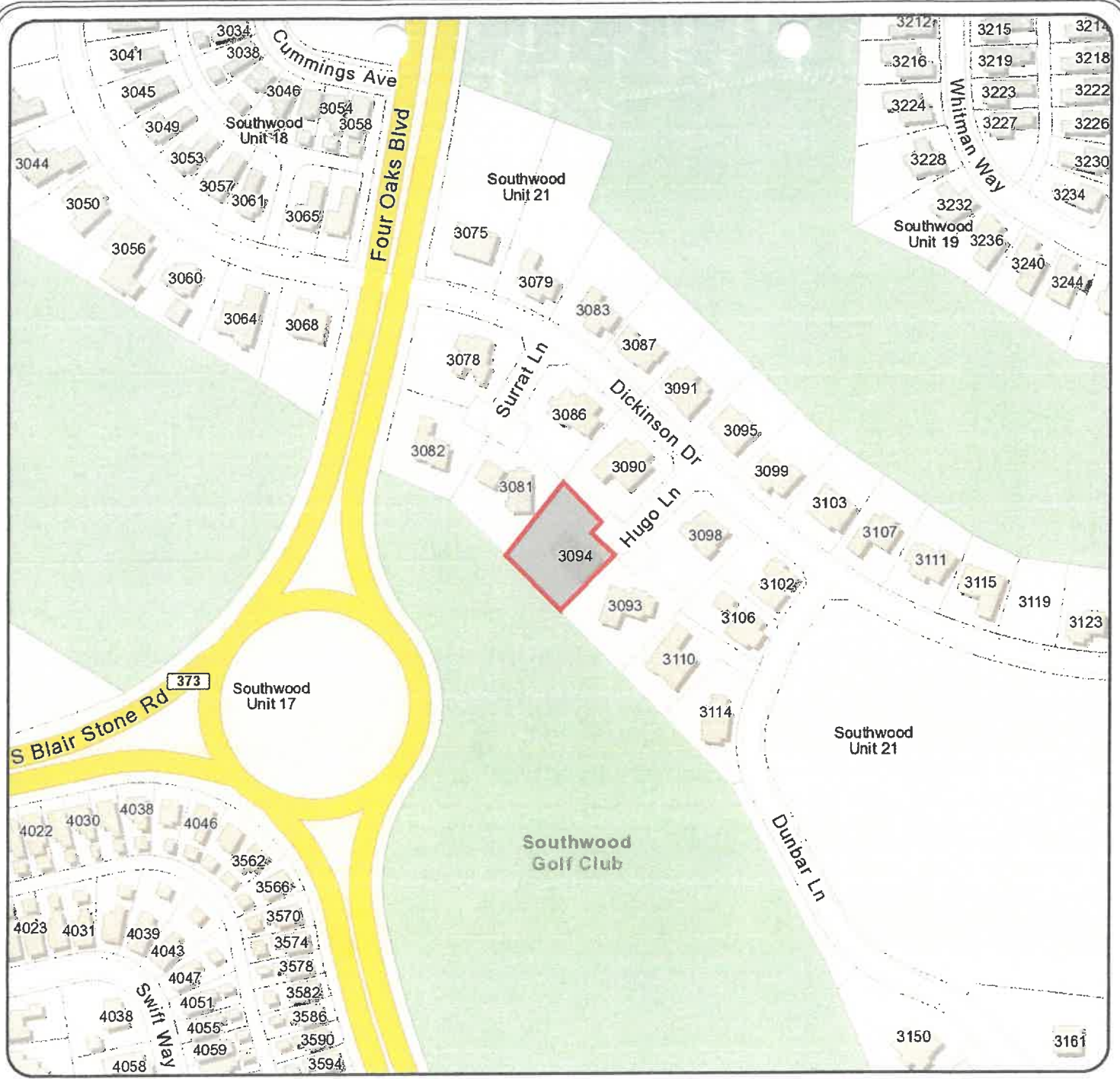
DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

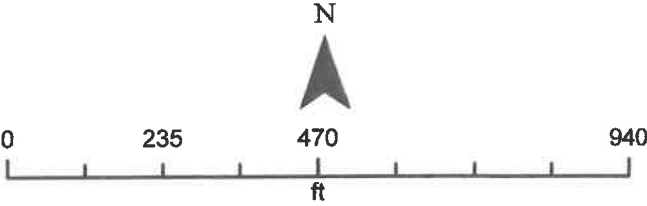
JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor



311530 B0060

Legend					
	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 07, 2021

ITEM #18

CASE NO. TCE211148

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211148**

Initial Inspection Date: **06/30/2021**

Violation Address: **1569 CALDWELL DR**

Tax Identification Number: **410480 J0100**

Owner(s):

STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor Storage is not allowed must be stored inside.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 7/30/2021_



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

July 15, 2021

STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

Re: CASE NUMBER TCE211148
LOCATION: 1569 CALDWELL DR
Tax ID #: 410480 J0100

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 173 290 1980 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atonesagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211148**

Owner(s): **STEWART ORAN R**

Violation Address: **1569 CALDWELL DR**

I, Martin Atorresagast City of Tallahassee, Code Enforcement Division, hereby state that on _____, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 7-30-21

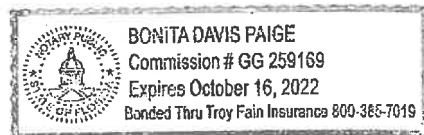
Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Martin Atorresagast, who is personally known to me or has produced N/A (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211148**

Owner(s): **STEWART ORAN R**

Violation Address: **1569 CALDWELL DR**

I, Mandy Hunter City of Tallahassee, Code Enforcement Division, hereby state that on 7/29/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/29/21

Posted at the violation address listed above on _____

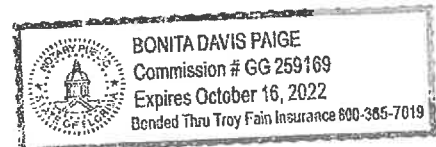
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 410480 J0100
Owner: STEWART ORAN R

Property Use: 0100 - SINGLE FAMILY
1569 CALDWELL DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410480 J0100
Owner(s): STEWART ORAN R

Tax District: 1 - CITY
Legal Desc: SEMINOLE MANOR 1
LOT 10 BLOCK J
OR 152/44

Mailing Addr: 4380 N JEFFERSON HWY
MONTICELLO FL 32344

Google Map

Location: 1569 CALDWELL DR

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.400 - ESTIMATED
Subdivision: SEMINOLE MANOR
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
02/07/2020	\$45,000	5411/1246	Warranty Deed	Improved
07/03/2019	\$0	5333/2218	Probate	Improved
06/14/2019	\$0	5326/105	Probate	Improved
11/10/2001	\$0	5319/2037	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$45,589	\$57,589	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$57,589	\$57,589	\$0	\$57,589
	Leon County - Emergency Medical Service	0.50000	\$57,589	\$57,589	\$0	\$57,589
	School - State Law	3.71500	\$57,589	\$57,589	\$0	\$57,589
	School - Local Board	2.24800	\$57,589	\$57,589	\$0	\$57,589
	City of Tallahassee	4.10000	\$57,589	\$57,589	\$0	\$57,589
	NW FL Water Management	0.03110	\$57,589	\$57,589	\$0	\$57,589

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1953	690	367

Total: 1

690

367

Quick Links - (Note: Clicking links below will navigate away from our website.)

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- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410480 J0100		Type	REAL ESTATE		Request E-Bill
Address		1569 CALDWELL DR TAL		Status			
Sec/Twn/Rng				Subdivision	SEMINOLE MANOR		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410480 J0100	PAID	03/1995	116.52	Tax Bill	
1995	R	1995 410480 J0100	PAID	12/1995	44.82	Tax Bill	
1996	R	1996 410480 J0100	PAID	02/1997	59.95	Tax Bill	
1997	R	1997 410480 J0100	PAID	12/1997	77.02	Tax Bill	
1998	R	1998 410480 J0100	PAID	01/1999	87.67	Tax Bill	
1999	R	1999 410480 J0100	PAID	01/2000	95.37	Tax Bill	
2000	R	2000 410480 J0100	PAID	01/2001	111.01	Tax Bill	
2001	R	2001 410480 J0100	PAID	02/2002	131.21	Tax Bill	
2002	R	2002 410480 J0100	PAID	01/2003	140.83	Tax Bill	
2003	R	2003 410480 J0100	PAID	01/2004	161.70	Tax Bill	
2004	R	2004 410480 J0100	PAID	01/2005	174.62	Tax Bill	
2005	R	2005 410480 J0100	PAID	01/2006	191.57	Tax Bill	
2006	R	2006 410480 J0100	PAID	02/2007	206.55	Tax Bill	
2007	R	2007 410480 J0100	PAID	02/2008	204.49	Tax Bill	
2008	R	2008 410480 J0100	PAID	01/2009	229.19	Tax Bill	
2009	R	2009 410480 J0100	PAID	02/2010	237.19	Tax Bill	
2010	R	2010 410480 J0100	PAID	02/2011	260.58	Tax Bill	
2011	R	2011 410480 J0100	PAID	03/2012	271.21	Tax Bill	
2012	R	2012 410480 J0100	PAID	02/2013	296.98	Tax Bill	
2013	R	2013 410480 J0100	PAID	02/2014	305.03	Tax Bill	
2014	R	2014 410480 J0100	PAID	03/2015	317.60	Tax Bill	
2015	R	2015 410480 J0100	PAID	02/2016	329.15	Tax Bill	
2016	R	2016 410480 J0100	PAID	03/2017	330.85	Tax Bill	
2017	R	2017 410480 J0100	PAID	02/2018	339.88	Tax Bill	
2018	R	2018 410480 J0100	PAID	03/2019	356.47	Tax Bill	
2019	R	2019 410480 J0100	PAID	12/2019	1,024.03	Tax Bill	
2020	R	2020 410480 J0100	PAID	11/2020	1,045.35	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410480 J0100	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
SEMINOLE MANOR 1 LOT 10 BLOCK J OR 152/44				STEWART ORAN R 4380 N JEFFERSON HWY MONTICELLO,FL 32344		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	57,589			TAXES	1,088.91	
TAXABLE	57,589			TOTAL	1,088.91	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,045.35	1,056.24	1,067.13	1,078.02	1,088.91	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/18/2020	998 2020 0203083.0001		Pmt Posted	\$43.56-	\$.00	\$1,045.35

Links of Interest[TALLAHASSEE - LEON GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti Case No.: TCE211148
Initial Inspection Date: 06/30/2021 Repeat Offender: No
Violation Address: 1569 CALDWELL DR
Tax Identification Number: 410480 J0100

Owner(s): STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor Storage is not allowed must be stored inside.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
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Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

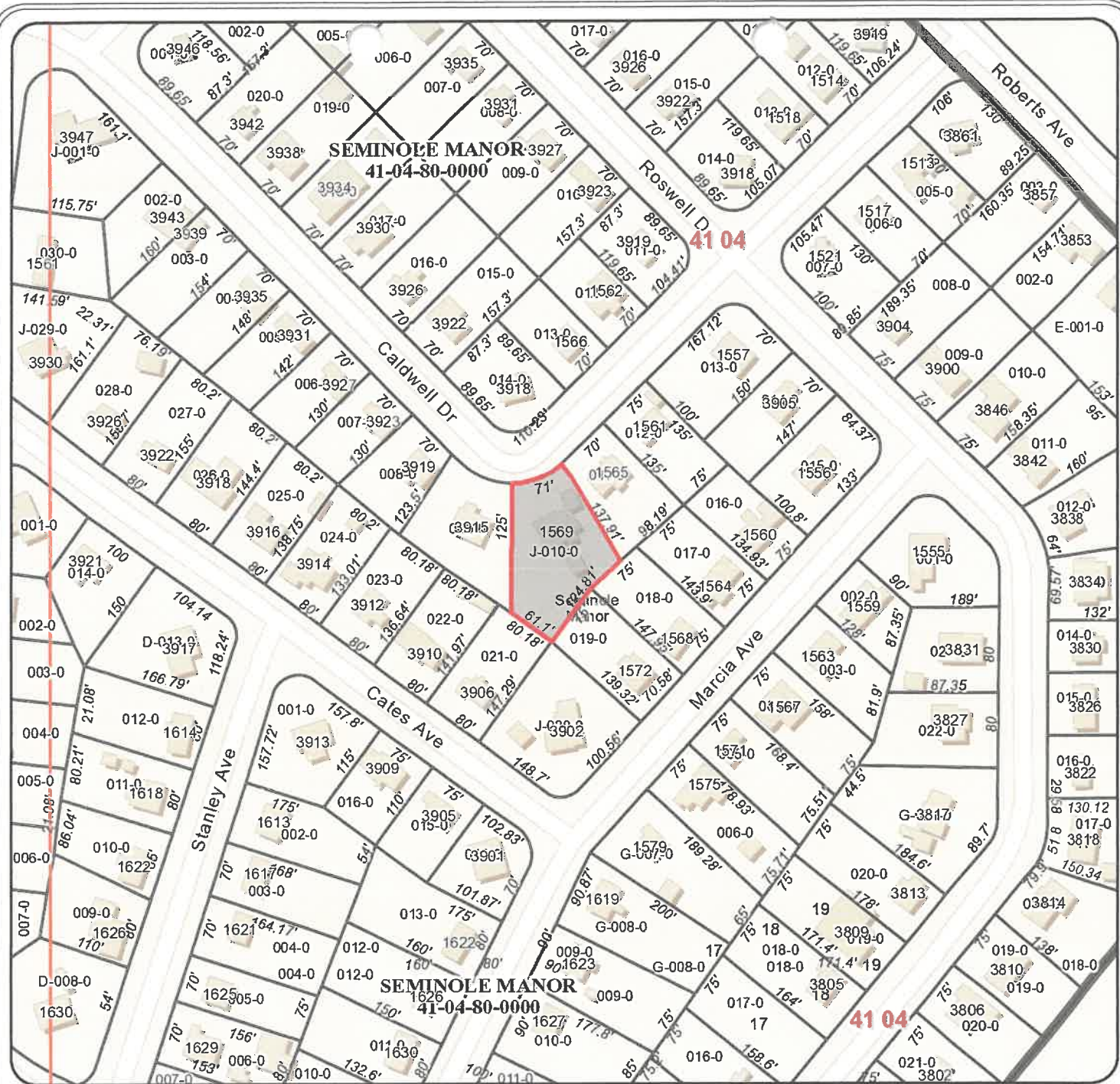
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

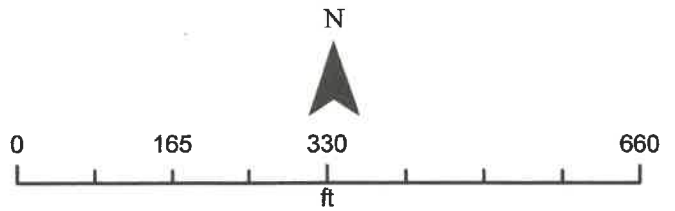
DIANNE WILLIAMS-COX
Commissioner



410480 J0100

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 15, 2021

ITEM #19

CASE NO. TCE210472

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE210472**

Initial Inspection Date: **03/18/2021**

Violation Address: **833 CENTRAL ST**

Tax Identification Number: **2125320000070**

Owner(s):

NIMS MAMIE ALLEN
1225 CENTRAL ST
TALLAHASSEE FL 32303

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Repair or replace roof that is in disrepair, roof must be sound and tight not to admit rain.**
- 2 Remove all trash, litter and debris from property.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: **7-19-2021**



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

July 16, 2021

NIMS MAMIE ALLEN
1225 CENTRAL ST
TALLAHASSEE FL 32303

NEW HEARING DATE

Re: CASE NUMBER **TCE210472**
LOCATION: **833 CENTRAL ST**
Tax ID #: **2125320000070**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1732901980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 08/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210472**

Owner(s): **NIMS MAMIE ALLEN**

Violation Address: **833 CENTRAL ST**

I, **MARTIN ATORRESAGASTI**, City of Tallahassee, Code Enforcement Division, hereby state that on 7-19-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- New Hearing Date initial em* Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 7-19-21

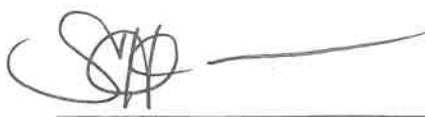
Hand served to _____ at the violation address listed above on _____

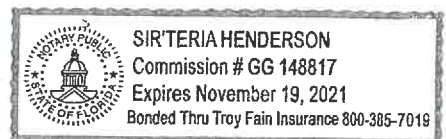


AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2021 (year), by Sir Teria Henderson (name of person acknowledging) by **MARTIN ATORRESAGASTI**, who is personally known to me or has produced _____ (type of identification) as identification.





Housing and Community Resilience

Mailing address:

CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210472

Owner(s): NIMS MAMIE ALLEN

Violation Address: 833 CENTRAL ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on July 17, 2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing date initial cm
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7-16-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification.

[Handwritten signature]



Parcel: 2125320000070
 Owner: NIMS MAMIE ALLEN

Prope 0100 - SINGLE FAMILY
 833 CENTRAL ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2125320000070
 Owner(s): NIMS MAMIE ALLEN

Tax District: 1 - CITY
 Legal Desc: GIBBS SUB
 LOT 7
 DB 140/465 OR 1579/1739

Mailing Addr: 1225 CENTRAL ST
 TALLAHASSEE FL 32303

Google Map

Location: 833 CENTRAL ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.460 - ESTIMATED
 Subdivision: GIBBS SUB
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/05/1992	\$100	1579/1739	Estate Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$17,000	\$54,796	\$71,796	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$71,796	\$71,796	\$0	\$71,796
	Leon County - Emergency Medical Service	0.50000	\$71,796	\$71,796	\$0	\$71,796
	School - State Law	3.71500	\$71,796	\$71,796	\$0	\$71,796
	School - Local Board	2.24800	\$71,796	\$71,796	\$0	\$71,796
	City of Tallahassee	4.10000	\$71,796	\$71,796	\$0	\$71,796
	NW FL Water Management	0.03110	\$71,796	\$71,796	\$0	\$71,796

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1930	1,131	186
Total:		1				1,131	186

Quick Links - (Note: Clicking links below will navigate away from our website.)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2125320000070		Type	REAL ESTATE		Request E-Bill
Address		833 CENTRAL ST TAL		Status			
Sec/Twn/Rng		25 1N 1W		Subdivision		GIBBS SUB	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2125320000070	No Tax Due			Tax Bill	
1995	R	1995 2125320000070	No Tax Due			Tax Bill	
1996	R	1996 2125320000070	No Tax Due			Tax Bill	
1997	R	1997 2125320000070	No Tax Due			Tax Bill	
1998	R	1998 2125320000070	No Tax Due			Tax Bill	
1999	R	1999 2125320000070	No Tax Due			Tax Bill	
2000	R	2000 2125320000070	CER SOLD	05/2001		Tax Bill	
2000	CER	2001-00002073-00	REDEEMED	06/2001	25.16	Certificate	
2001	R	2001 2125320000070	CER SOLD	05/2002		Tax Bill	
2001	CER	2002-00002032-00	REDEEMED	12/2004	59.28	Certificate	
2002	R	2002 2125320000070	PAID	11/2002	40.26	Tax Bill	
2003	R	2003 2125320000070	PAID	11/2003	55.51	Tax Bill	
2004	R	2004 2125320000070	PAID	12/2004	67.38	Tax Bill	
2005	R	2005 2125320000070	PAID	12/2005	83.79	Tax Bill	
2006	R	2006 2125320000070	PAID	03/2007	101.18	Tax Bill	
2007	R	2007 2125320000070	PAID	03/2008	1,752.71	Tax Bill	
2008	R	2008 2125320000070	PAID	01/2009	1,776.87	Tax Bill	
2009	R	2009 2125320000070	PAID	03/2010	1,641.30	Tax Bill	
2010	R	2010 2125320000070	CER SOLD	06/2011		Tax Bill	
2010	CER	2011-00003425-00	REDEEMED	10/2011	1,926.04	Certificate	
2011	R	2011 2125320000070	CER SOLD	06/2012		Tax Bill	
2011	CER	2012-00002857-00	REDEEMED	05/2014	1,863.83	Certificate	
2012	R	2012 2125320000070	CER SOLD	06/2013		Tax Bill	
2012	CER	2013-00002823-00	REDEEMED	05/2015	1,457.80	Certificate	
2013	R	2013 2125320000070	CER SOLD	06/2014		Tax Bill	
2013	CER	2014-00002569-00	REDEEMED	05/2016	1,426.68	Certificate	
2014	R	2014 2125320000070	CER SOLD	06/2015		Tax Bill	
2014	CER	2015-00002401-00	REDEEMED	10/2017	4,289.83	Certificate	
2015	R	2015 2125320000070	CER SOLD	06/2016		Tax Bill	
2015	CER	2016-00002222-00	REDEEMED	07/2017	1,253.68	Certificate	
2016	R	2016 2125320000070	CER SOLD	06/2017		Tax Bill	
2016	CER	2017-00002133-00	REDEEMED	07/2017	1,246.92	Certificate	

2017	R	2017 2125320000070	PAID	03/2018	1,084.99	Tax Bill
2018	R	2018 2125320000070	CER SOLD	06/2019		Tax Bill
2018	CER	2019-00002191-00	REDEEMED	04/2020	1,423.02	Certificate
2019	R	2019 2125320000070	CER SOLD	06/2020		Tax Bill
2019	CER	2020-00002326-00	REDEEMED	03/2021	1,518.04	Certificate
2020	R	2020 2125320000070	PAID	01/2021	1,330.39	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	2125320000070	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description			Owner Information			
GIBBS SUB LOT 7 DB 140/465 OR 1579/1739			NIMS MAMIE ALLEN 1225 CENTRAL ST TALLAHASSEE, FL 32303			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	71,796		TAXES		1,357.54	
TAXABLE	71,796		TOTAL		1,357.54	
JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON			
1,330.39	1,343.96	1,357.54	APRIL 1			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/27/2021	995 2020 0010021.0003	Full	Pmt Posted	\$27.15-	\$.00	\$1,330.39

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case No.: **TCE210472**

Initial Inspection Date: **03/18/2021**

Repeat Offender: **No**

Violation Address: **833 CENTRAL ST**

Tax Identification Number: **2125320000070**

Owner(s):

**NIMS MAMIE ALLEN
1225 CENTRAL ST
TALLAHASSEE FL 32303**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**

Land Development Code

- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

Corrective Actions Required:

- 1 Repair or replace roof that is in disrepair, roof must be sound and tight not to admit rain.**
- 2 Remove all trash, litter and debris from property.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

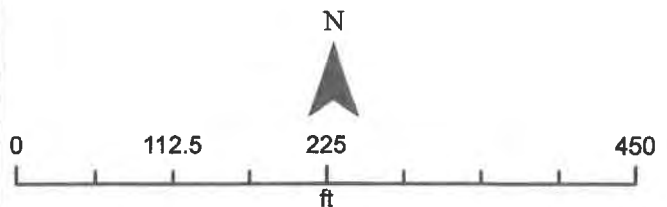
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



212532000070

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Aug 24, 2021

ITEM #20

CASE NO. TCE211072

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211072**

Initial Inspection Date: **06/16/2021**

Violation Address: **828 GOLDEN ST**

Tax Identification Number: **212655 D0060**

Owner(s):

VAUGHN KEITH I

832 GOLDEN ST

TALLAHASSEE FL 32304

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

3 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

4 TLDC Chapter 1, Section 1-2 Dangerous Building (2): Those which, exclusive of foundation, show damage or deterioration of a critical supporting member or members, or fifty (50) percent of damage or deterioration of an outside wall or covering.

5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 Repair or replace roof , exterior walls and windows that are damaged . Building must be secured immediately.**
- 2 Mow lawn removing all high grass, weeds and overgrowth.**
- 3 Remove all trash, litter and debris from property.**
- 4 Missing walls and windows building is open to the public and must be boarded or secured from mall intent from the public.**

- 5 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/08/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

June 18, 2021

**VAUGHN KEITH I
832 GOLDEN ST
TALLAHASSEE FL 32304**

Re: CASE NUMBER **TCE211072**
LOCATION: **828 GOLDEN ST**
Tax ID #: **212655 D0060**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on September 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **173 290 1980** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on August 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call **(850) 891-7007** to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211072

Owner(s): VAUGHN KEITH I

Violation Address: 828 GOLDEN ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/8/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 7-8-21

Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of July, 2021 (year), by Mandy Hunter (name of person acknowledging) by Martin Atorresagasti who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211072

Owner(s): VAUGHN KEITH I

Violation Address: 828 GOLDEN ST

I, Manley Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 7/16/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 7/16/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Manley Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notorization, this 16th day of July, 2021 (year), by Bonita Paige (name of person acknowledging) by Manley Hunter who is personally known to me or has produced N/A (type of identification) as identification.

[Signature]



Parcel: 212655 D0060
 Owner: VAUGHN KEITH I

Prop. Use: 0100 - SINGLE FAMILY
 828 GOLDEN ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212655 D0060
Owner(s): VAUGHN KEITH I

Tax District: 1 - CITY
Legal Desc: SPRINGFIELD
 LOT 6 BLOCK D
 OR 841/36 1366/1038 2358/1758
 OR 2393/2305

Mailing Addr: 832 GOLDEN ST
 TALLAHASSEE FL 32304

Google Map

Location: 828 GOLDEN ST

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.170 - ESTIMATED
Subdivision: SPRINGFIELD SUB
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/18/2020	\$100	5490/1876	Quit Claim	Improved
10/29/2015	\$100	4859/1564	Quit Claim	Improved
03/31/2009	\$15,500	4006/1624	Quit Claim	Improved
07/01/2000	\$32,000	2393/2305	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$6,375	\$10,995	\$17,370	\$0		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$17,370	\$17,370	\$17,370	\$0
	Leon County - Emergency Medical Service	0.50000	\$17,370	\$17,370	\$17,370	\$0
	School - State Law	3.71500	\$17,370	\$17,370	\$17,370	\$0
	School - Local Board	2.24800	\$17,370	\$17,370	\$17,370	\$0
	City of Tallahassee	4.10000	\$17,370	\$17,370	\$17,370	\$0
	NW FL Water Management	0.03110	\$17,370	\$17,370	\$17,370	\$0

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
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2020	1	1 Reside	SF - Single Family	1965	864	588
Total:		1			864	588

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212655 D0060		Type	REAL ESTATE		Request E-Bill
Address		828 GOLDEN ST TAL		Status			
Sec/Twn/Rng	26 1N 1W		Subdivision	SPRINGFIELD SUB			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212655 D0060	No Tax Due				Tax Bill
1995	R	1995 212655 D0060	No Tax Due				Tax Bill
1996	R	1996 212655 D0060	No Tax Due				Tax Bill
1997	R	1997 212655 D0060	No Tax Due				Tax Bill
1998	R	1998 212655 D0060	No Tax Due				Tax Bill
1999	R	1999 212655 D0060	PAID	04/2000	7.11		Tax Bill
2000	R	2000 212655 D0060	CER SOLD	05/2001			Tax Bill
2000	CER	2001-00002241-00	REDEEMED	05/2002	35.12		Certificate
2001	R	2001 212655 D0060	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00002242-00	REDEEMED	07/2004	436.47		Certificate
2002	R	2002 212655 D0060	PAID	04/2003	321.38		Tax Bill
2003	R	2003 212655 D0060	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00001857-00	REDEEMED	07/2004	384.59		Certificate
2004	R	2004 212655 D0060	PAID	05/2006	406.82		Tax Bill
2005	R	2005 212655 D0060	PAID	04/2006	457.61		Tax Bill
2006	R	2006 212655 D0060	PAID	06/2011	694.60		Tax Bill
2007	R	2007 212655 D0060	PAID	03/2008	438.35		Tax Bill
2008	R	2008 212655 D0060	PAID	11/2008	460.71		Tax Bill
2009	R	2009 212655 D0060	PAID	05/2010	505.89		Tax Bill
2010	R	2010 212655 D0060	PAID	09/2012	650.29		Tax Bill
2011	R	2011 212655 D0060	PAID	04/2013	618.03		Tax Bill
2012	R	2012 212655 D0060	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00003128-00	REDEEMED	07/2013	634.64		Certificate
2013	R	2013 212655 D0060	PAID	05/2014	540.31		Tax Bill
2014	R	2014 212655 D0060	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00002699-00	REDEEMED	08/2017	1,207.20		Certificate
2015	R	2015 212655 D0060	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00002476-00	REDEEMED	04/2018	1,211.39		Certificate
2016	R	2016 212655 D0060	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00002391-00	REDEEMED	04/2018	510.52		Certificate
2017	R	2017 212655 D0060	PAID	04/2018	439.48		Tax Bill
2018	R	2018 212655 D0060	CER SOLD	06/2019			Tax Bill

2018	CER	2019-00002399-00	REDEEMED	05/2021	796.21	Certificate
2019	R	2019 212655 D0060	CER SOLD	06/2020		Tax Bill
2019	CER	2020-00002565-00	REDEEMED	05/2021	513.18	Certificate
2020	R	2020 212655 D0060	No Tax Due			Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	212655 D0060	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description		Owner Information				
SPRINGFIELD LOT 6 BLOCK D OR 841/36 1366/1038 2358/1758 OR 2393/2305		VAUGHN KEITH I 832 GOLDEN ST TALLAHASSEE, FL 32304				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	17,370	TAXES	.00			
TAXABLE	0	TOTAL	.00			
EXEM.	17,370					
* NO TAXES DUE * * * * * NO TAXES DUE * * * * * NO TAXES DUE * * * * *						
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211072**

Initial Inspection Date: **06/16/2021**

Repeat Offender: **No**

Violation Address: **828 GOLDEN ST**

Tax Identification Number: **212655 D0060**

Owner(s):

VAUGHN KEITH I
832 GOLDEN ST
TALLAHASSEE FL 32304

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

4 TLDC Chapter 1, Section 1-2 Dangerous Building (2): Those which, exclusive of foundation, show damage or deterioration of a critical supporting member or members, or fifty (50) percent of damage or deterioration of an outside wall or covering.

5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1** Repair or replace roof , exterior walls and windows that are damaged . Building must be secured immediately.
- 2** Mow lawn removing all high grass, weeds and overgrowth.
- 3** Remove all trash, litter and debris from property.
- 4** Missing walls and windows building is open to the public and must be boarded or secured from mall intent from the public.

- 5 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REFSE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

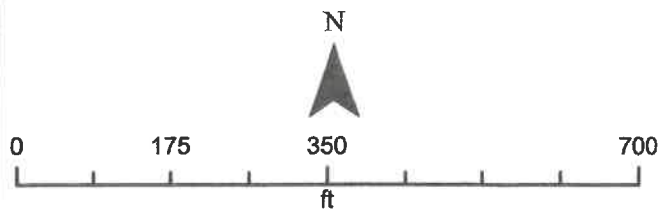
DIANNE WILLIAMS-COX
Commissioner



212655 D0060

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 16, 2021

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
SEPTEMBER 6, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE KEVIN SOSSONG**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. PUBLIC INPUT OF UNAGENDAED ITEMS**
- V. FINAL ORDERS**
- VI. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE220467
(Jency Probert) | TALLAHASSEE LASSIE 2 LLC
1229 CHEE LN |
| 2. CASE NO. TCE220561
(Jency Probert) | RIDLEY ALFRED DENNIS
1232 HIDDEN PL |
| 3. CASE NO. TCE220563
(Jency Probert) | RIDLEY ALFRED DENNIS
1216 HIDDEN PL |

INITIAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE220484
(James Payne) | ROBERTS ANITA W
1402 CLAUDE PICHARD DR |
| 2. CASE NO. TCE220969
(James Payne) | BLACKBERRY HILL FARMS LLC
1542 PROCTOR ST |
| 3. CASE NO. TCE221261
(Martin Atorresagasti) | WALKER RENEE
3515 SUNKISSED RD |

4. CASE NO. TCE220891
(Martin Atorresagasti) WHITE DANNY / WHITE BLANCHE B
706 BRAGG DR
5. CASE NO. TCE220757
(Martin Atorresagasti) HOME HARMONY REAL ESTATE LLC
1420 MELVIN ST
6. CASE NO. TCE220424
(Martin Atorresagasti) TAYLOR RUSSELL
805 S MACOMB ST
7. CASE NO. TCE221323
(Martin Atorresagasti) WOOLARD ELLEN /
WOOLARD GORDON
606 WHITTAKER RD
8. CASE NO. TCE220651
(Martin Atorresagasti) HEAD DON D / PHILANDER C
2302 PONTIAC DR
- ~~9. CASE NO. TCE221237
(Angela Land) HANLEY ADAM
1803 IVAN DR~~
- ~~10. CASE NO. TCE221230
(Angela Land) SQUARE PARK UNITED LLC
2301 OLD BAINBRIDGE RD~~
11. CASE NO. TCE221387
(Lesa Vause) TCB TALLAHASSEE WOODLAKE LLC
1555 DELANEY DR (APT #313)
12. CASE NO. TCE221135
(Lesa Vause) LCP TALLAHASSEE LLC
2915 SHAREER RD (APT #921)
13. CASE NO. TCE221319
(Lesa Vause) TCB TALLAHASSEE WOODLAKE LLC
1555 DELANEY DR (APT #905)
14. CASE NO. TCE220483
(Lesa Vause) LCP TALLAHASSEE LLC
2915 SHARER RD (PARKING AREA)
15. CASE NO. TCE221096
(Shameka Bush) CMP CHP SAN MARCOS LTD
4768 WOODVILLE HWY (APT #1112)

16. CASE NO. TCE220949
(Shameka Bush)
MCFATTER JAMES EDWARD II /
MCFATTER MICHELLE L
1553 E INDIAN HEAD DR
17. CASE NO. TCE221297
(Shameka Bush)
BURLIE B PAMELA / MILLER MICHAEL G
3094 HUGO LN
18. CASE NO. TCE220667
(Shameka Bush)
CHASON HUBERT L / CHASON LISA F
2395 CLAREMONT LN
19. CASE NO. TCE220973
(Jency Probert)
SABAL COURT PARTNERS LLC
2125 JACKSON BLUFF RD (APT #V-201)
20. CASE NO. TCE220974
(Jency Probert)
CS SEMINOLE TRAILS LLC
205 WHITE DR (A-15)
21. CASE NO. TCE221018
(Jency Probert)
TEN SQUARE RENTALS LLC
2715 LAKE MARY ST
22. CASE NO. TCE221327
(Jency Probert)
REGIS CONSTRUCTION & DESIGN LLC
2049 BELLE VUE WAY
23. CASE NO. TCE221438
(Jency Probert)
ESCAMBIA UNTIED LLC
2161 ESCAMBIA DR (APT #F)
24. CASE NO. TCE220596
(Jency Probert)
MATHERS JASPER H / MATHERS MARY A
2609 PEACHTREE DR
25. CASE NO. TCE221145
(Jency Probert)
HAMILTON FAMILY TRUST
CAPITAL CONSULTANTS LLC TRUSTEE
1233 HERNANDO DR
26. CASE NO. TCE221000
(Jency Probert)
MCDONALD GEORGE F /
MCDONALD SHARON
1217 APPLEYARD DR
27. CASE NO. TCE221029
(Jency Probert)
PROMISE HOMES BORROWER I LLC
330 MEADOWBROOK LN
28. CASE NO. TCE210910
(Jency Probert)
DUGAN TARA
222 FLEETWOOD ST

29. CASE NO. TCE221192
(Jency Probert)

SUMMIT CAPITAL PARTNERS –
TALLAHASSEE VI LP
691 W TENNESSEE ST

30. CASE NO. TCE221171
(Jency Probert)

SABAL COURT PARTNERS LLC
2125 JACKSON BLUFF RD

31. CASE NO. TCE221170
(Jency Probert)

SABAL COURT PARTNERS LLC
2125 JACKSON BLUFF RD (APT #S-201)

32. CASE NO. TCE220983
(Jency Probert)

RRE ASPEN HERITAGE ASSOCIATES LLC
1128 OCALA RD

VII. NEW BUSINESS

VIII. ADJOURNED: _____

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
OCTOBER 4, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE JODY DODSON**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. FINAL ORDERS**
- V. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|---|---|
| 1. CASE NO. TCE210527
(Ray Wilkinson) | KINGDOM FIRST REALTY INC
625 KISSIMMEE ST |
| 2. CASE NO. TCE2121051
(Shameka Bush) | CALLOWAY HOLDINGS OF MIAMI LLC
3230 TIFFANY ST |
| 3. CASE NO. TCE220033
(Jency Probert) | BURGESS RALPH E / BURGESS PATRICIA
2714 PEACHTREE DR |
| 4. CASE NO. TCE211923
(Jency Probert) | WAFFLE HOUSE INC
2230 W PENSACOLA ST |
| 5. CASE NO. TCE220061
(Jency Probert) | MATHERS JASPER H / MATHERS MARY A
2718 PEACHTREE DR |
| 6. CASE NO. TCE220754
(Martin Atorresagasti) | YU JIANKUI / GAO DONGMEI
848 FLORAL ST |

INITIAL ORDERS

1. CASE NO. TCE221444
(Martin Atorresagasti) LITTLE NORMAN / MILLING DEBORAH M
817 BAHAMA DR
2. CASE NO. TCE221409
(Shameka Bush) HOWELL SARAH
3094 ADKINS FOREST LN
3. CASE NO. TCE221407
(Shameka Bush) FORMAN MICHAEL O
1509 BLUEBAY LN
4. CASE NO. TCE221291
(Shameka Bush) FOUSHEE MICHAEL / FOUSHEE BRENDA J
3604 PICKETT CT
5. CASE NO. TCE220955
(Jency Probert) LEGACY PARC LLC
457 WHITE DR (APT A-1)
6. CASE NO. TCE221023
(Jency Probert) PROMISE HOMES BORROWER I LLC
407 CAMBRIDGE DR
7. CASE NO. TCE221383
(Jency Probert) FLM MCCASKILL LLC
1535 MCCASKILL AVE
8. CASE NO. TCE221543
(Jency Probert) GIDDENS ANTONIO
1236 MCCASKILL AVE
9. CASE NO. TCE211640
(Jency Probert) HALL RICHARD L
215 DAFFODIL CIR
10. CASE NO. TCE221544
(Jency Probert) GIDDENS ANTONIO
1228 MCCASKILL AVE
11. CASE NO. TCE221452
(Angela Land) REEVES CARLISLE REEVES W
1906 HIDEWAY CT
12. CASE NO. TCE221464
(Angela Land) GREENPOINT MORTGAGE FUNDING
TRUST
1814 MEDART DR

13. CASE NO. TCE221230
(Angela Land)

SQUARE PARK UNITED LLC
2301 OLD BAINBRIDGE RD

14. CASE NO. TCE221237
(Angela Land)

HANLEY ADAM
1803 IVAN DR

15. CASE NO. TCE221168
(Angela Land)

NKEMBO AUGUSTINE T
3290 SAWTOOTH DR

16. CASE NO. TCE220659
(Angela Land)

HARRIS STEWARD / HARRIS SALLIE
1605 INDIANA ST

VI. NEW BUSINESS:

II. ADJOURNED: _____

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
NOVEMBER 1, 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE JODY DODSON**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. FINAL ORDERS**
- V. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

INITIAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE221940
(Lesa Vause) | BOYD JANNIE E
2033 WARWICK ST |
| 2. CASE NO. TCE221428
(Lesa Vause) | BAUER KARL
3465 BEAR CREEK RD |
| 3. CASE NO. TCE221587
(Jency Probert) | MCCLAIN HARVEY D III
1316 LINWOOD DR |
| 4. CASE NO. TCE221648
(Jency Probert) | WALLACE JESSICA K / PAYNE ORAL R
1605 HERNANDO DR |
| 5. CASE NO. TCE221541
(Jency Probert) | WAL-MART STORES EAST LP
4400 W TENNESSEE ST |

6. CASE NO. TCE221542
(Jency Probert) WAL-MART STORES EAST LP
4400 W TENNESSEE ST

7. CASE NO. TCE221791
(Martin Atorresagasti) 3000 S ADAMS ST LLC
3000 S ADAMS ST #1032

8. CASE NO. TCE221760
(Martin Atorresagasti) MACOMB 800 LLC
(LOT ON CORNER OF ST. FRANCIS /
S. MACOMB)

9. CASE NO. TCE221259
(Martin Atorresagasti) MCDONALD GERALD
213 GREAT LAKES ST

10. CASE NO. TCE220773
(Shameka Bush) WEST MARK LEO / WEST HELEN L
1463 IDLEWILD DR

11. CASE NO. TCE221193
(Shameka Bush) ROSIER ALCINDOR / ROSIER JACQUELINE
320 W HARRISON ST

12. CASE NO. TCE221354
(Shameka Bush) ROBERTS SOLOMON
3074 ADKINS FOREST LN

13. CASE NO. TCE221517
(Shameka Bush) SRTJR TALLAHASSEE LLC
1190 CAPITAL CIR SE

14. CASE NO. TCE221619
(Shameka Bush) CARTER JOHN
2928 WOODRICH DR

15. CASE NO. TCE221647
(Shameka Bush) KPRM II LLC
3142 TIFFANY ST

16. CASE NO. TCE221792
(Shameka Bush) ASSET BACKED SECURITIES VII LLC
1539 PAUL RUSSELL RD (APT D-5)

17. CASE NO. TCE221101
(Shameka Bush)

MARIA RODRIGUEZ
1048 SEMINOLE DR

18. CASE NO. TCE222289
(James Payne)

SILVERMAN ROBERT/
SILVERMAN AARON
V/L ON MIRANDA AVE

FINAL HEARING

ITEM #1

TCE202320

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE202320**

Initial Inspection Date: **10/01/2020**

Violation Address: **2212 MULBERRY BLVD**

Tax Identification Number: **212380 D0060**

Owner(s):

EMBRY CAROLYN H
2212 MULBERRY BLVD
TALLAHASSEE FL 32303

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing. Gold 4 door Buick without a tag.

OWNER CONTACT: YES/NO

PROPERTY POSTED: (



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

SEPTEMBER 21, 2021

EMBRY CAROLYN H
2212 MULBERRY BLVD
TALLAHASSEE, FL 32303

NEW HEARING DATE

Re: CASE NUMBER TCE202320

LOCATION: 2212 MULBERRY BLVD

Tax ID #: 212380 D0060

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on August 3, 2021. **This final hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

Location address:

AFFIDAVIT OF POSTING (850) 891-7007

Final

Case No. TCE202320

Owner(s): EMBRY CAROLYN H

Violation Address: 2212 MULBERRY BLVD

I, David Thomas, City of Tallahassee, Code Enforcement Division, hereby state that on 09-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 09-22-2021

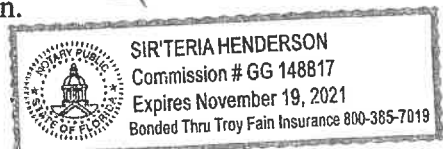
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of Sept., 2021 (year), by S. Henderson (name of person acknowledging) by DAVID THOMAS, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Final

Case No. TCE202320

Owner(s): EMBRY CAROLYN H

Violation Address: 2212 MULBERRY BLVD

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 9-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: (with handwritten 'New Final date cm' and a yellow highlight)

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-22-2021
Posted at the violation address listed above on
Hand served to at the violation address listed above on

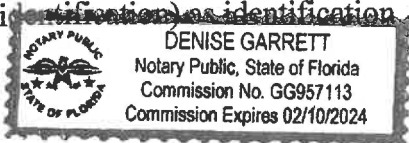
[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Sept., 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON who is personally known to me or has produced (type of identification) as identification

[Handwritten signature: Denise Garrett]



Parcel: 212380 D0060
 Owner: EMBRY CAROLYN H

Property Use: 0100 - SINGLE FAMILY
 2212 MULBERRY BLVD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212380 D0060
Owner(s): EMBRY CAROLYN H

Tax District: 1 - CITY
Legal Desc: TOWN N COUNTRY PARK
 LOT 6 BLOCK D
 OR 428/475

Mailing Addr: 2212 MULBERRY BLVD
 TALLAHASSEE FL 32303

Google Map

Location: 2212 MULBERRY BLVD
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.270 - ESTIMATED
Subdivision: TOWN N COUNTRY PARK
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$115,385	\$140,885	\$42,558		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$140,885	\$98,327	\$50,500	\$47,827
	Leon County - Emergency Medical Service	0.50000	\$140,885	\$98,327	\$50,500	\$47,827
	School - State Law	3.71500	\$140,885	\$98,327	\$25,500	\$72,827
	School - Local Board	2.24800	\$140,885	\$98,327	\$25,500	\$72,827
	City of Tallahassee	4.10000	\$140,885	\$98,327	\$50,500	\$47,827
	NW FL Water Management	0.03110	\$140,885	\$98,327	\$50,500	\$47,827

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1962	1,407	430
Total:		1				1,407	430

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)

County Map Links

[Land Information](#)
 (Contains FEMA, Zoning, Fire Hydrant, etc.)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		212380 D0060		Type	REAL ESTATE		Request E-Bill
Address		2212 MULBERRY BLVD TAL		Status			
Sec/Twn/Rng	23 1N 1W		Subdivision	TOWN N COUNTRY PARK			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212380 D0060	PAID	11/1994	690.54		Tax Bill
1995	R	1995 212380 D0060	PAID	03/1996	765.39		Tax Bill
1996	R	1996 212380 D0060	PAID	01/1997	769.77		Tax Bill
1997	R	1997 212380 D0060	PAID	04/1998	854.13		Tax Bill
1998	R	1998 212380 D0060	PAID	03/1999	844.26		Tax Bill
1999	R	1999 212380 D0060	PAID	04/2000	859.43		Tax Bill
2000	R	2000 212380 D0060	PAID	03/2001	861.91		Tax Bill
2001	R	2001 212380 D0060	PAID	02/2002	893.72		Tax Bill
2002	R	2002 212380 D0060	PAID	01/2003	910.45		Tax Bill
2003	R	2003 212380 D0060	PAID	03/2004	994.29		Tax Bill
2004	R	2004 212380 D0060	INST F-PD	03/2005	987.22		Installment
2005	R	2005 212380 D0060	INST F-PD	03/2006	1,037.37		Installment
2006	R	2006 212380 D0060	INST F-PD	01/2007	1,019.98		Installment
2007	R	2007 212380 D0060	INST F-PD	03/2008	955.29		Installment
2008	R	2008 212380 D0060	INST F-PD	03/2009	745.22		Installment
2009	R	2009 212380 D0060	INST F-PD	03/2010	761.22		Installment
2010	R	2010 212380 D0060	INST F-PD	03/2011	841.22		Installment
2011	R	2011 212380 D0060	INST F-PD	03/2012	828.43		Installment
2012	R	2012 212380 D0060	INST F-PD	03/2013	889.33		Installment
2013	R	2013 212380 D0060	INST F-PD	03/2014	895.29		Installment
2014	R	2014 212380 D0060	INST F-PD	03/2015	956.19		Installment
2015	R	2015 212380 D0060	INST F-PD	03/2016	951.76		Installment
2016	R	2016 212380 D0060	INST F-PD	03/2017	957.07		Installment
2017	R	2017 212380 D0060	INST F-PD	03/2018	994.05		Installment
2018	R	2018 212380 D0060	PAID	12/2018	973.87		Tax Bill
2019	R	2019 212380 D0060	PAID	12/2019	995.30		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2019	212380 D0060	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
TOWN N COUNTRY PARK LOT 6 BLOCK D OR 428/475				EMBRY CAROLYN H 2212 MULBERRY BLVD TALLAHASSEE, FL 32303		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	96,116			TAXES	1,026.08	
TAXABLE	45,616			TOTAL	1,026.08	
EXEM.	25,000					
EXEM.	25,000					
EXEM.	500					
DEC 7-JAN 2	JAN 3-JAN 31	FEB 1-MAR 2	MAR 3-MAR 31	DELINQUENT ON		
995.30	1,005.56	1,015.82	1,026.08	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/22/2019	995 2019 0006292.0001	Full	Pmt Posted	\$30.78-	\$.00	\$995.30

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE202320**

Initial Inspection Date: **10/01/2020**

Repeat Offender: **No**

Violation Address: **2212 MULBERRY BLVD**

Tax Identification Number: **212380 D0060**

Owner(s):

EMBRY CAROLYN H
2212 MULBERRY BLVD
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing. Gold 4 door Buick without a tag.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

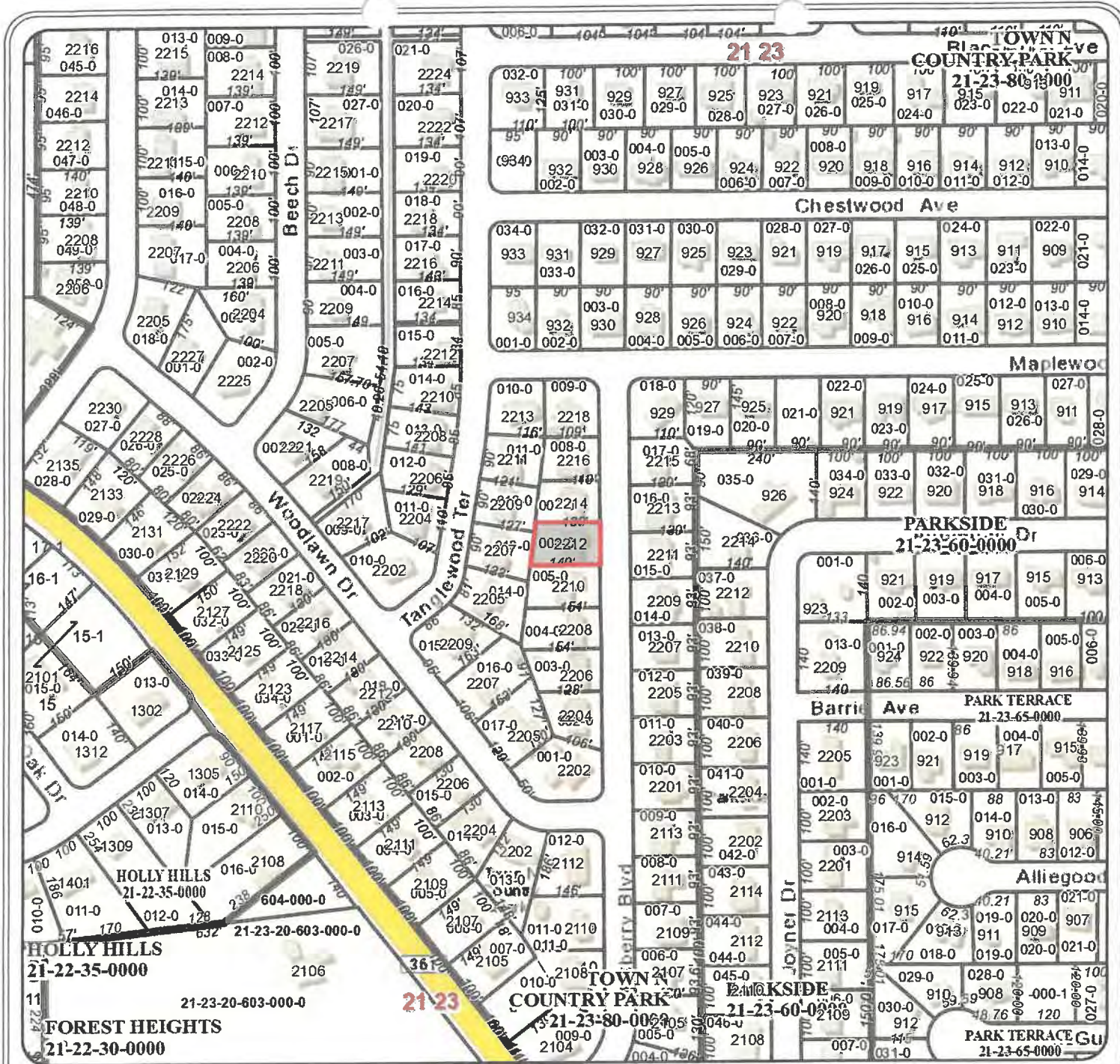
JACQUELINE "JACK" PORTER
Commissioner

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CURTIS RICHARDSON
Commissioner

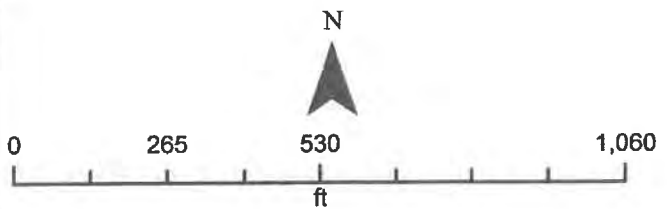
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



212380 D0060

Legend		
	Township	
	Section	
	Subdivision	
	Tax Parcel	
	Lot	
	Access Easement	
	River	
	Waterbody	
	Building	
	Park	
	City Limit	
	Imagery 1/2015	



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Oct 16, 2020

FINAL HEARING

ITEM # 2

TCE210814

Complied

FINAL HEARING

ITEM # 3

TCE210889

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210889**

Initial Inspection Date: **05/19/2021**

Violation Address: **1209 APLEYARD DR**

Tax Identification Number: **2128700000310**

Owner(s):

**MATHERS JASPER H
2503 FRITZ LN
TALLAHASSEE FL 32304**

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure**
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure**
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
- 4 IPMC Chapter 6, Section 602 ~ Heating Facilities**
- 5 IPMC Chapter 6, Section 605 ~Electrical Equipment**
- 6 IPMC Chapter 7, Section 704 ~ Fire Protection Systems**
- 7 IPMC Chapter 5, Section 505 ~ Water System**

Land Development Code

- 8 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Proper fitting screens must be installed on all windows. The front door must have a dead bolt lock installed. Ceiling damage in home indicates that the roof is leaking. Make these repairs.**
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structural sound and in a sanitary condition. The ceiling in the bathroom and in the living room is damaged from the roof leaking . Make these repairs.**
- 3 Install a toilet in the main bathroom. Finish the woodwork surrounding the the sinks and tubs the bathrooms.**

- 4 Heating facilities shall be provided in structures as required by this section. The home must have heat provided. The central heat and air does not work.
- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. All electrical switches and sockets must have proper fitting covers. All lights must have globes or covers. An electrical socket in the kitchen has a burned area indicating an electrical short. Replace. All ceiling fans need to operate as intended.
- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm must be in each bedroom and the hall that connects these rooms.
- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. The gas needs to be connected so the water heater will function and cooking can be done.
- 8 Remove all trash, litter and debris from property. This includes a sofa, tires, and appliances.

OWNER CONTACT: YES/NO

PROPERTY POSTED:



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

SEPTEMBER 21, 2021

**MATHERS JASPER H
2503 FRITZ LANE
TALLAHASSEE, FL 32304**

Re: CASE NUMBER **TCE210889**

LOCATION: **1209 APLEYARD DRIVE**

Tax ID #: **212025 A0270**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on ~~Sept. 2~~, 2021. **This final hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **179 104 1200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
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JEREMY MATLOW
Commissioner

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Final

Case No. **TCE210889**

Owner(s): **MATHERS JASPER H**

Violation Address: **1209 APLEYARD DR**

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 09-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- New Hearing Date - CM
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 09-22-2021

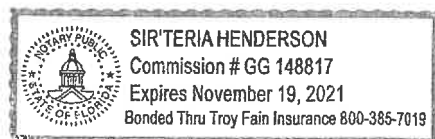
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of Sept, 2021 (year), by S. Henderson (name of person acknowledging) by **DAVID THOMAS**, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

Code Enforcement Division
AFFIDAVIT OF POSTING

Final

Case No. TCE210889

Owner(s): MATHERS JASPER H

Violation Address: 1209 APLEYARD DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 9-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Date Final - CM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-22-2021

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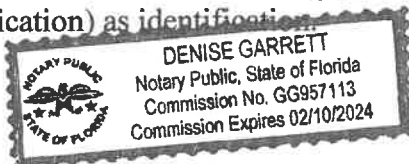
[Signature]

AFFIANT


STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Sept., 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification

[Signature]



Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	2128700000310		Type	REAL ESTATE INSTALLMENT			Request E-Bill	
Address	1209 APPELYARD DR TAL		Status					
Sec/Twn/Rng	28 1N 1W		Subdivision	MISSION ROAD ESTATES				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 2128700000310	INST F-PD	03/1995	192.52		Installment	
1995	R	1995 2128700000310	INST F-PD	04/1996	187.10		Installment	
1996	R	1996 2128700000310	INST F-PD	04/1997	184.02		Installment	
1997	R	1997 2128700000310	INST F-PD	03/1998	167.58		Installment	
1998	R	1998 2128700000310	INST F-PD	04/1999	156.83		Installment	
1999	R	1999 2128700000310	INST F-PD	04/2000	143.85		Installment	
2000	R	2000 2128700000310	INST F-PD	04/2001	180.61		Installment	
2001	R	2001 2128700000310	INST F-PD	04/2002	165.22		Installment	
2002	R	2002 2128700000310	INST F-PD	03/2003	220.87		Installment	
2003	R	2003 2128700000310	INST F-PD	04/2004	230.62		Installment	
2004	R	2004 2128700000310	INST F-PD	03/2005	234.39		Installment	
2005	R	2005 2128700000310	INST F-PD	03/2006	260.24		Installment	
2006	R	2006 2128700000310	INST F-PD	03/2007	259.30		Installment	
2007	R	2007 2128700000310	INST F-PD	03/2008	403.52		Installment	
2008	R	2008 2128700000310	INST F-PD	03/2009	408.36		Installment	
2009	R	2009 2128700000310	INST F-PD	03/2010	398.23		Installment	
2010	R	2010 2128700000310	INST F-PD	03/2011	399.23		Installment	
2011	R	2011 2128700000310	INST F-PD	03/2012	370.69		Installment	
2012	R	2012 2128700000310	INST F-PD	03/2013	317.13		Installment	
2013	R	2013 2128700000310	INST F-PD	03/2014	503.55		Installment	
2014	R	2014 2128700000310	REFUND	10/2014			Installment	
2015	R	2015 2128700000310	INST F-PD	03/2016	157.34		Installment	
2016	R	2016 2128700000310	INST F-PD	03/2017	157.17		Installment	
2017	R	2017 2128700000310	INST F-PD	04/2018	151.96		Installment	
2018	R	2018 2128700000310	INST F-PD	03/2019	150.15		Installment	
2019	R	2019 2128700000310	INST F-PD	04/2020	148.79		Installment	
2020	R	2020 2128700000310	INST F-PD	05/2021	159.44		Installment	
2021	R	2021 2128700000310	UNPAID			35.80	Installment 	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2020	2128700000310	Installment
----------------	------	---------------	-----------------------------

Property Description	Owner Information
MISSION ROAD ESTATES UNIT 1 LOT 31 OR 616/409	MATHERS JASPER H 2503 FRITZ LN TALLAHASSEE, FL 32304
Current Values and Exemptions	Taxes and Fees Levied

Property Tax - Property Summary

ASSESSMENT	8,057	TAXES	152.35
TAXABLE	8,057	ADV. FEE	5.00
		INT. ADV	5.00
		TOTAL	162.35

GROSS TAX	INTEREST	FEES	NET TAX
37.67	1.13	10.00	48.80

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/30/2020	170 2019 0001993.0002	Partial	Pmt Posted	\$2.31-	\$.00	\$36.19
09/30/2020	155 2019 0002784.0002	Partial	Pmt Posted	\$1.73-	\$.00	\$36.77
01/05/2021	157 2020 0001131.0014	Partial	Pmt Posted	\$.00	\$.00	\$37.68
05/12/2021	310 2020 0001633.0002	Partial	Pmt Posted	\$1.13	\$10.00	\$48.80

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210889**

Initial Inspection Date: **05/19/2021**

Repeat Offender: **Yes**

Violation Address: **1209 APLEYARD DR**

Tax Identification Number: **2128700000310**

Owner(s):

**MATHERS JASPER H
2503 FRITZ LN
TALLAHASSEE FL 32304**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 5** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 7** IPMC Chapter 5, Section 505 ~ Water System

Land Development Code

- 8** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Proper fitting screens must be installed on all windows. The front door must have a dead bolt lock installed. Ceiling damage in home indicates that the roof is leaking. Make these repairs.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The ceiling in the bathroom and in the living room is damaged from the roof leaking . Make these repairs.

- 3 Install a toilet in the main bathroom. Finish the woodwork surrounding the the sinks and tubs in the bathrooms.
- 4 Heating facilities shall be provided in structures as required by this section. The home must have heat provided. The central heat and air does not work.
- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. All electrical switches and sockets must have proper fitting covers. All lights must have globes or covers. An electrical socket in the kitchen has a burned area indicating an electrical short. Replace. All ceiling fans need to operate as intended.
- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. A smoke alarm must be in each bedroom and the hall that connects these rooms.
- 7 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code. The gas needs to be connected so the water heater will function and cooking can be done.
- 8 Remove all trash, litter and debris from property. This includes a sofa, tires, and appliances.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
 300 South Adams Street
 Tallahassee, Fl. 32301-1731
 850-891-0000
 TDD: 711 • Talgov.com

JOHN E. DAILEY
 Mayor

JEREMY MATLOW
 Mayor Pro Tem

JACQUELINE "JACK" PORTER
 Commissioner

CURTIS RICHARDSON
 Commissioner

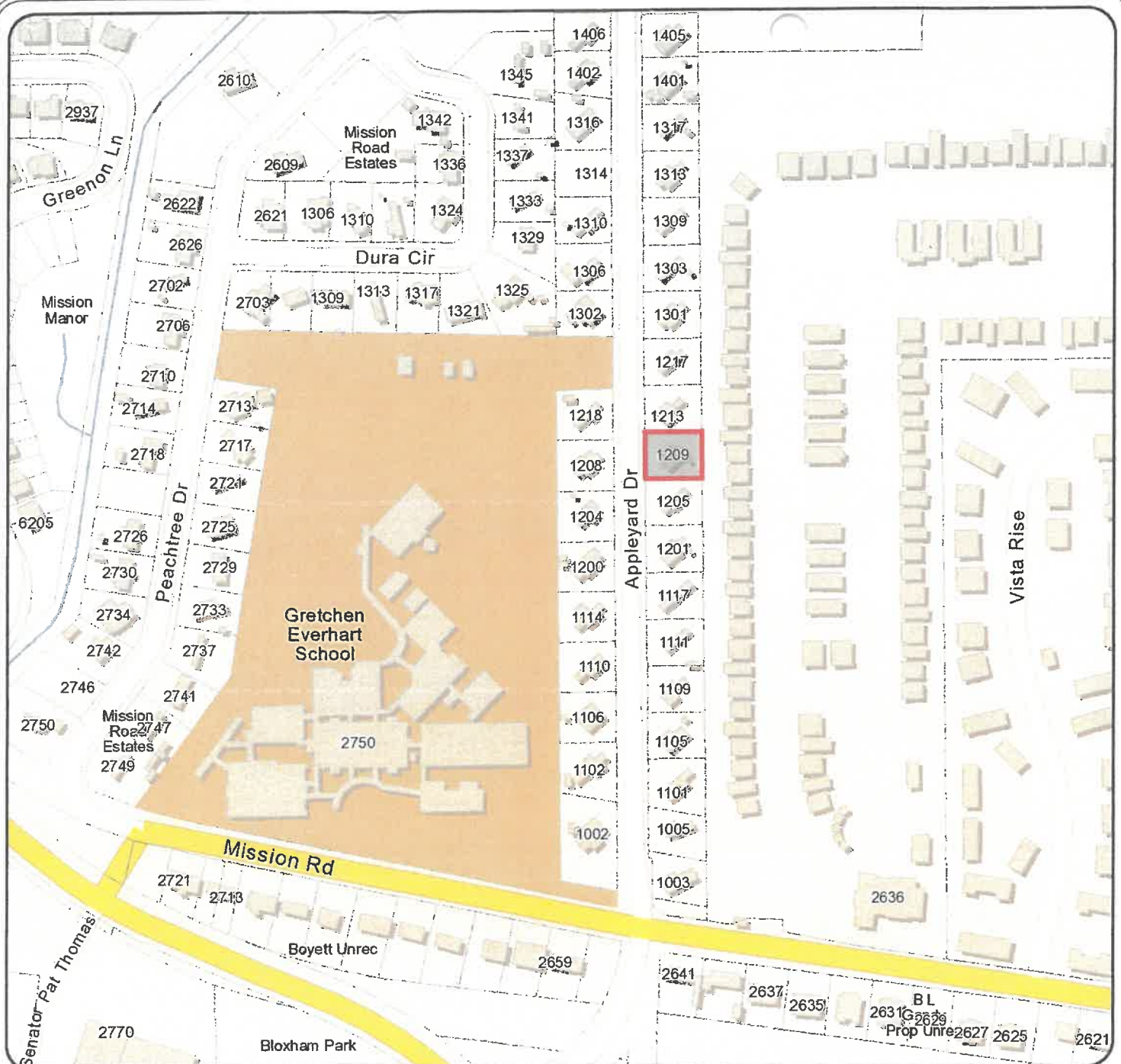
DIANNE WILLIAMS-COX
 Commissioner

REESE GOAD
 City Manager

CASSANDRA K. JACKSON
 City Attorney

JAMES O. COOKE, IV
 City Treasurer-Clerk

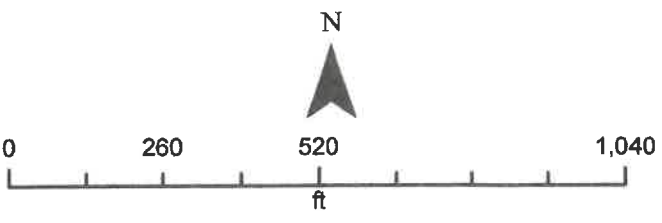
DENNIS R. SUTTON
 City Auditor



2128700000310

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jun 23, 2021

INITIAL HEARING

ITEM# 4

TCE 194230

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE194230**

Initial Inspection Date: **12/30/2019**

Violation Address: **2030 MIDYETTE RD**

Tax Identification Number: **3109202020000**

Owner(s):

**MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE FL 32317-6181**

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth over the entire property.**
- 2 Remove all trash, litter and debris from property and remove the fallen dead tree at the front of the drive way.**

OWNER CONTACT: YES/NO

CERTIFIED MAIL RECEIVED:



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

SEPTEMBER 22, 2021

**MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE, FL 32317-6181**

Re: CASE NUMBER **TCE194230**
LOCATION: **2030 MIDYETTE RD**
Tax ID #: **3109202020000**

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on September 2, 2021. **This final hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **179 104 1200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 09/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE194230

Owner(s): MIDYETTE PROPERTIES LLC

Violation Address: 2030 MIDYETTE RD

I, LESA VAUSE, City of Tallahassee, Code Enforcement Division, hereby state that on 9-23-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
X CM Final
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

X Posted at the violation address listed above on 9-23-2021

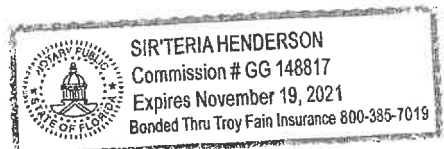
Hand served to at the violation address listed above on

Affiant signature line

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, the 23rd day of September, 2021 (year), by S. Henderson (name of person acknowledging) by LESA VAUSE, who is personally known to me or has produced (type of identification) as identification.

Notary signature line



Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE194230**

Owner(s): **MIDYETTE PROPERTIES LLC**

Violation Address: **2030 MIDYETTE RD**

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 9-23-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- CM Final Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-23-2021

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of Sept., 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced _____ (type of identification) as identical to _____

Denise Garrett



- Home
- Search
- E-File
- Exemptions
- Downloads
- Forms
- FAQ
- General Info
- About Us

Summary

Parcel: 3109202020000 Property Use: 0100 - SINGLE FAMILY
 Owner: MIDYETTE PROPERTIES LLC 2030 MIDYETTE RD

Additional Addresses

Additional Owners

Bldg - Commercial

Bldg - Residential

Bldg - Sketch

Map

Pictometry

Quick Links

Tax Estimator

TRIM Notice

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3109202020000 **Tax District:** 1 - CITY
Owner(s): MIDYETTE PROPERTIES LLC **Legal Desc:** 9 1S 1E 1.72 A
 IN NW 1/4
 DB 122/157 254/14 OR 1416/1466
 OR 1610/1275 1616/1820 2293/2130

Mailing Addr: PO BOX 16181
 TALLAHASSEE FL 32317-6181

Google Map **Parent Parcel:**
Location: 2030 MIDYETTE RD **Acreage:** 1.720
 Location (Street) Addresses are provided **Subdivision:**
 by City Growth Management 850-891-7001 **Property Use:** 0100 - SINGLE FAMILY RESIDENTIAL
 (option 4), and County DSEM 850-606-1300. **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/03/2017	\$131,000	5121/762	Warranty Deed	Improved
04/09/2008	\$57,500	3844/1202	Quit Claim	Improved
09/01/1999	\$95,000	2293/2130	Warranty Deed	Improved
01/01/1993	\$100	1616/1820	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$43,000	\$64,333	\$107,333	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$107,333	\$107,333	\$0	\$107,333
	Leon County - Emergency Medical Service	0.50000	\$107,333	\$107,333	\$0	\$107,333
	School - State Law	3.71500	\$107,333	\$107,333	\$0	\$107,333
	School - Local Board	2.24800	\$107,333	\$107,333	\$0	\$107,333
	City of Tallahassee	4.10000	\$107,333	\$107,333	\$0	\$107,333
	NW FL Water Management	0.03110	\$107,333	\$107,333	\$0	\$107,333

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1957	950	862
Total:		1				950	862

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
- [\(Contains FEMA, Zoning, Fire Hydrant, etc.\)](#)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

1 of 1
[Return to Search Results](#)

Actions

- [Neighborhood Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

- [Mailing List](#)
- [Property Data Export](#)

Go

Help Links

- [Data Dictionary](#)
- [Search Instructions](#)
- [Property Use Codes](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		3109202020000		Type	REAL ESTATE		Request E-Bill	
Address		2030 MIDYETTE RD TAL		Status				
Sec/Twn/Rng		09 1S 1E		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 3109202020000	PAID	12/1994	417.32		Tax Bill	
1995	R	1995 3109202020000	PAID	11/1995	444.34		Tax Bill	
1996	R	1996 3109202020000	PAID	12/1996	450.57		Tax Bill	
1997	R	1997 3109202020000	PAID	11/1997	1,185.91		Tax Bill	
1998	R	1998 3109202020000	PAID	12/1998	1,161.76		Tax Bill	
1999	R	1999 3109202020000	CER SOLD	05/2000			Tax Bill	
1999	CER	2000-00003173-00	REDEEMED	12/2002	1,714.06		Certificate	
2000	R	2000 3109202020000	PAID	05/2001	883.44		Tax Bill	
2001	R	2001 3109202020000	CER SOLD	05/2002			Tax Bill	
2001	CER	2002-00003333-00	REDEEMED	10/2004	1,141.77		Certificate	
2002	R	2002 3109202020000	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00003209-00	REDEEMED	10/2004	1,056.61		Certificate	
2003	R	2003 3109202020000	CER SOLD	05/2004			Tax Bill	
2003	CER	2004-00002877-00	REDEEMED	10/2004	1,130.00		Certificate	
2004	R	2004 3109202020000	PAID	05/2005	1,114.00		Tax Bill	
2005	R	2005 3109202020000	PAID	11/2005	995.40		Tax Bill	
2006	R	2006 3109202020000	PAID	11/2006	998.34		Tax Bill	
2007	R	2007 3109202020000	PAID	11/2007	943.29		Tax Bill	
2008	R	2008 3109202020000	PAID	11/2008	736.80		Tax Bill	
2009	R	2009 3109202020000	PAID	11/2009	748.29		Tax Bill	
2010	R	2010 3109202020000	PAID	11/2010	804.83		Tax Bill	
2011	R	2011 3109202020000	PAID	11/2011	814.38		Tax Bill	
2012	R	2012 3109202020000	PAID	11/2012	873.19		Tax Bill	
2013	R	2013 3109202020000	PAID	11/2013	879.96		Tax Bill	
2014	R	2014 3109202020000	PAID	11/2014	907.11		Tax Bill	
2015	R	2015 3109202020000	PAID	11/2015	1,817.68		Tax Bill	
2016	R	2016 3109202020000	PAID	11/2016	1,830.60		Tax Bill	
2017	R	2017 3109202020000	PAID	04/2018	1,969.00		Tax Bill	
2018	R	2018 3109202020000	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00003874-00	REDEEMED	07/2019	2,282.11		Certificate	
2019	R	2019 3109202020000	PAID	02/2020	1,974.07		Tax Bill	
2020	R	2020 3109202020000	CER SOLD	06/2021			Tax Bill	
2020	CER	2021-00003319-00	UNPAID			2,365.48	Certificate	



Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
------	------	----------------	--------	-----------	-------------	-------------	------------

CURRENT ACCOUNT DETAILS

Account Number	2020	3109202020000	Tax Bill
----------------	------	---------------	--------------------------

Property Description		Owner Information				
9 1S 1E 1.72 A IN NW 1/4 DB 122/157 254/14 OR 1416/1466 OR 1610/1275 1616/1820 2293/2130		MIDYETTE PROPERTIES LLC PO BOX 16181 TALLAHASSEE, FL 32317-6181				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	107,333	TAXES	2,029.52			
TAXABLE	107,333	INT. 4.5000%	91.33			
		SALE 5%	106.04			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	2,246.89			
CERTIFICATE - ISSUED FOR		2,246.89	- GROSS TAX 2,029.52			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0001130.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Lesla Vause**

Case No.: **TCE194230**

Initial Inspection Date: **12/30/2019**

Repeat Offender: **No**

Violation Address: **2030 MIDYETTE RD**

Tax Identification Number: **3109202020000**

Owner(s):

MIDYETTE PROPERTIES LLC
PO BOX 16181
TALLAHASSEE FL 32317-6181

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code
- 2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

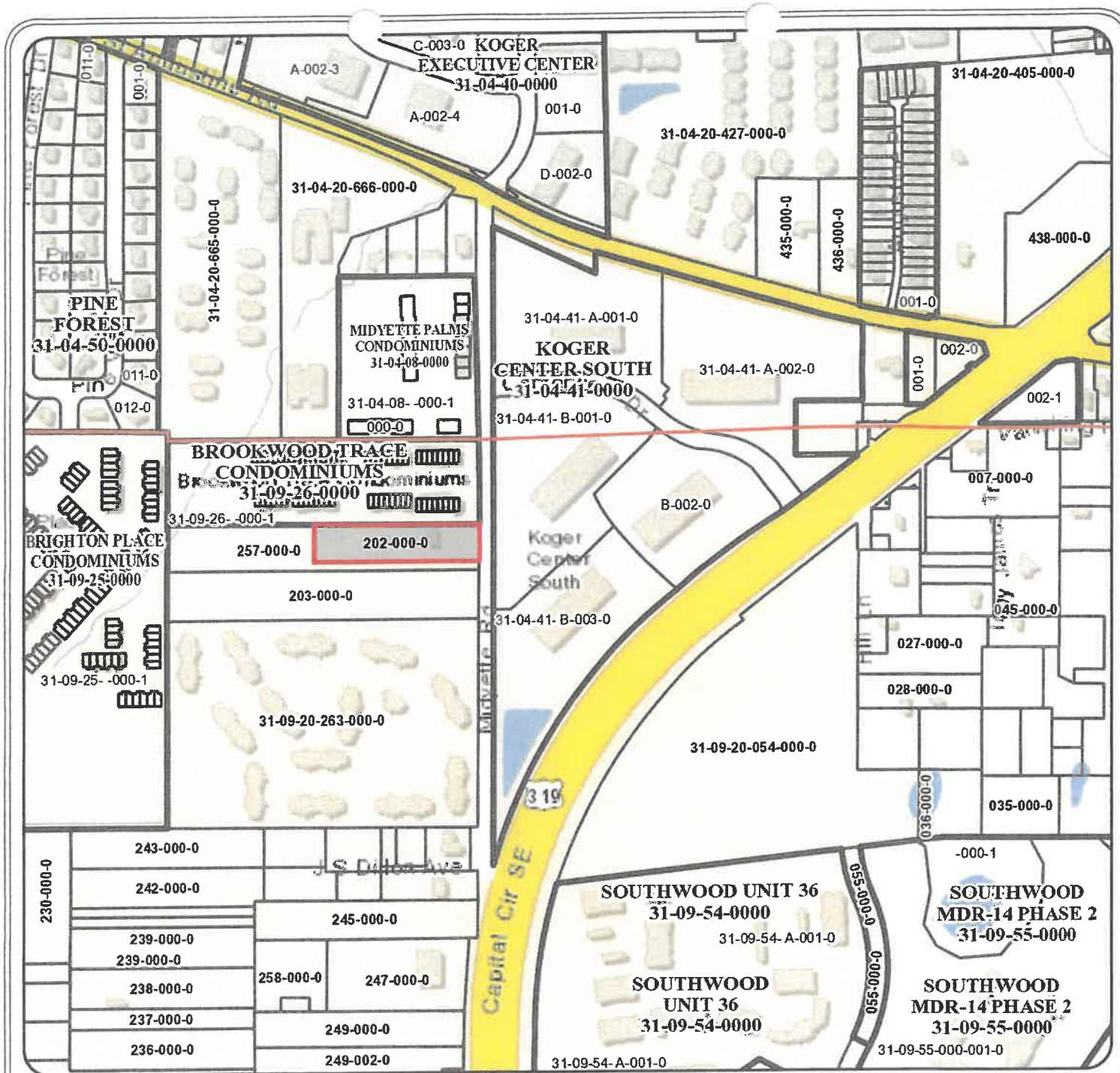
Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth over the entire property.
- 2** Remove all trash, litter and debris from property and remove the fallen dead tree at the front of the drive way.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

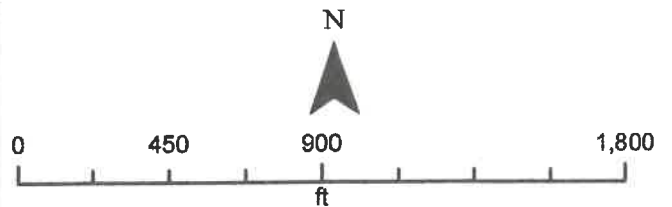
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



3109202020000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jan 29, 2020

FINAL HEARING

ITEM # 5

TCE211148

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211148**

Initial Inspection Date: **06/30/2021**

Violation Address: **1569 CALDWELL DR**

Tax Identification Number: **410480 J0100**

Owner(s):

**STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344**

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor Storage is not allowed must be stored inside.**

OWNER CONTACT: YES/NO



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

SEPTEMBER 21, 2021

**STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO, FL 32344**

Re: CASE NUMBER **TCE211148**

LOCATION: **1569 CALDWELL DR**

Tax ID #: **410480 J0100**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as a Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on *Sept. 2, 2021*. **This final hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **179 104 1200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner

Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Final

Case No. TCE211148

Owner(s): STEWART ORAN R

Violation Address: 1569 CALDWELL DR

I, MARTIN ATORRESAGASTI, City of Tallahassee, Code Enforcement Division, hereby state that on 9/22/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked), Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing (checked), Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other.

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 9-22-21

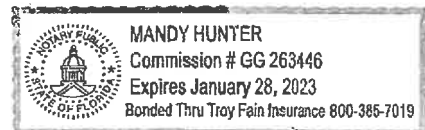
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2021 (year), by Mandy Hunter (name of person acknowledging) by MARTIN ATORRESAGASTI, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

Code Enforcement Division

AFFIDAVIT OF POSTING (850) 891-7007

Final

Case No. TCE211148

Owner(s): STEWART ORAN R

Violation Address: 1569 CALDWELL DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 9-22-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: (Note: 'New Hearing Final - cm' is handwritten and 'Notice of Violation / Notice of Hearing' is highlighted)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-22-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

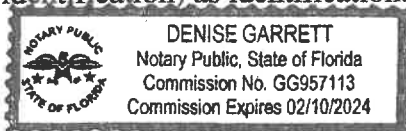
[Handwritten signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Sept, 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification.

[Handwritten signature: Denise Garrett]



Parcel: 410480 J0100
 Owner: STEWART ORAN R

Property Use: 0100 - SINGLE FAMILY
 1569 CALDWELL DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410480 J0100
 Owner(s): STEWART ORAN R

Tax District: 1 - CITY
 Legal Desc: SEMINOLE MANOR 1
 LOT 10 BLOCK J
 OR 152/44

Mailing Addr: 4380 N JEFFERSON HWY
 MONTICELLO FL 32344

Google Map

Location: 1569 CALDWELL DR

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.400 - ESTIMATED
 Subdivision: SEMINOLE MANOR
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
02/07/2020	\$45,000	5411/1246	Warranty Deed	Improved
07/03/2019	\$0	5333/2218	Probate	Improved
06/14/2019	\$0	5326/105	Probate	Improved
11/10/2001	\$0	5319/2037	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$45,589	\$57,589	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$57,589	\$57,589	\$0	\$57,589
	Leon County - Emergency Medical Service	0.50000	\$57,589	\$57,589	\$0	\$57,589
	School - State Law	3.71500	\$57,589	\$57,589	\$0	\$57,589
	School - Local Board	2.24800	\$57,589	\$57,589	\$0	\$57,589
	City of Tallahassee	4.10000	\$57,589	\$57,589	\$0	\$57,589
	NW FL Water Management	0.03110	\$57,589	\$57,589	\$0	\$57,589

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1953	690	367

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410480 J0100		Type	REAL ESTATE		Request E-Bill
Address		1569 CALDWELL DR TAL		Status			
Sec/Twn/Rng				Subdivision SEMINOLE MANOR			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410480 J0100	PAID	03/1995	116.52	Tax Bill	
1995	R	1995 410480 J0100	PAID	12/1995	44.82	Tax Bill	
1996	R	1996 410480 J0100	PAID	02/1997	59.95	Tax Bill	
1997	R	1997 410480 J0100	PAID	12/1997	77.02	Tax Bill	
1998	R	1998 410480 J0100	PAID	01/1999	87.67	Tax Bill	
1999	R	1999 410480 J0100	PAID	01/2000	95.37	Tax Bill	
2000	R	2000 410480 J0100	PAID	01/2001	111.01	Tax Bill	
2001	R	2001 410480 J0100	PAID	02/2002	131.21	Tax Bill	
2002	R	2002 410480 J0100	PAID	01/2003	140.83	Tax Bill	
2003	R	2003 410480 J0100	PAID	01/2004	161.70	Tax Bill	
2004	R	2004 410480 J0100	PAID	01/2005	174.62	Tax Bill	
2005	R	2005 410480 J0100	PAID	01/2006	191.57	Tax Bill	
2006	R	2006 410480 J0100	PAID	02/2007	206.55	Tax Bill	
2007	R	2007 410480 J0100	PAID	02/2008	204.49	Tax Bill	
2008	R	2008 410480 J0100	PAID	01/2009	229.19	Tax Bill	
2009	R	2009 410480 J0100	PAID	02/2010	237.19	Tax Bill	
2010	R	2010 410480 J0100	PAID	02/2011	260.58	Tax Bill	
2011	R	2011 410480 J0100	PAID	03/2012	271.21	Tax Bill	
2012	R	2012 410480 J0100	PAID	02/2013	296.98	Tax Bill	
2013	R	2013 410480 J0100	PAID	02/2014	305.03	Tax Bill	
2014	R	2014 410480 J0100	PAID	03/2015	317.60	Tax Bill	
2015	R	2015 410480 J0100	PAID	02/2016	329.15	Tax Bill	
2016	R	2016 410480 J0100	PAID	03/2017	330.85	Tax Bill	
2017	R	2017 410480 J0100	PAID	02/2018	339.88	Tax Bill	
2018	R	2018 410480 J0100	PAID	03/2019	356.47	Tax Bill	
2019	R	2019 410480 J0100	PAID	12/2019	1,024.03	Tax Bill	
2020	R	2020 410480 J0100	PAID	11/2020	1,045.35	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410480 J0100	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
SEMINOLE MANOR 1 LOT 10 BLOCK J OR 152/44				STEWART ORAN R 4380 N JEFFERSON HWY MONTICELLO, FL 32344		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	57,589			TAXES	1,088.91	
TAXABLE	57,589			TOTAL	1,088.91	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,045.35	1,056.24	1,067.13	1,078.02	1,088.91	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/18/2020	998 2020 0203083.0001		Pmt Posted	\$43.56-	\$.00	\$1,045.35

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: Martin Atorresagasti Case No.: TCE211148
Initial Inspection Date: 06/30/2021 Repeat Offender: No
Violation Address: 1569 CALDWELL DR
Tax Identification Number: 410480 J0100

Owner(s): STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Outdoor Storage is not allowed must be stored inside.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

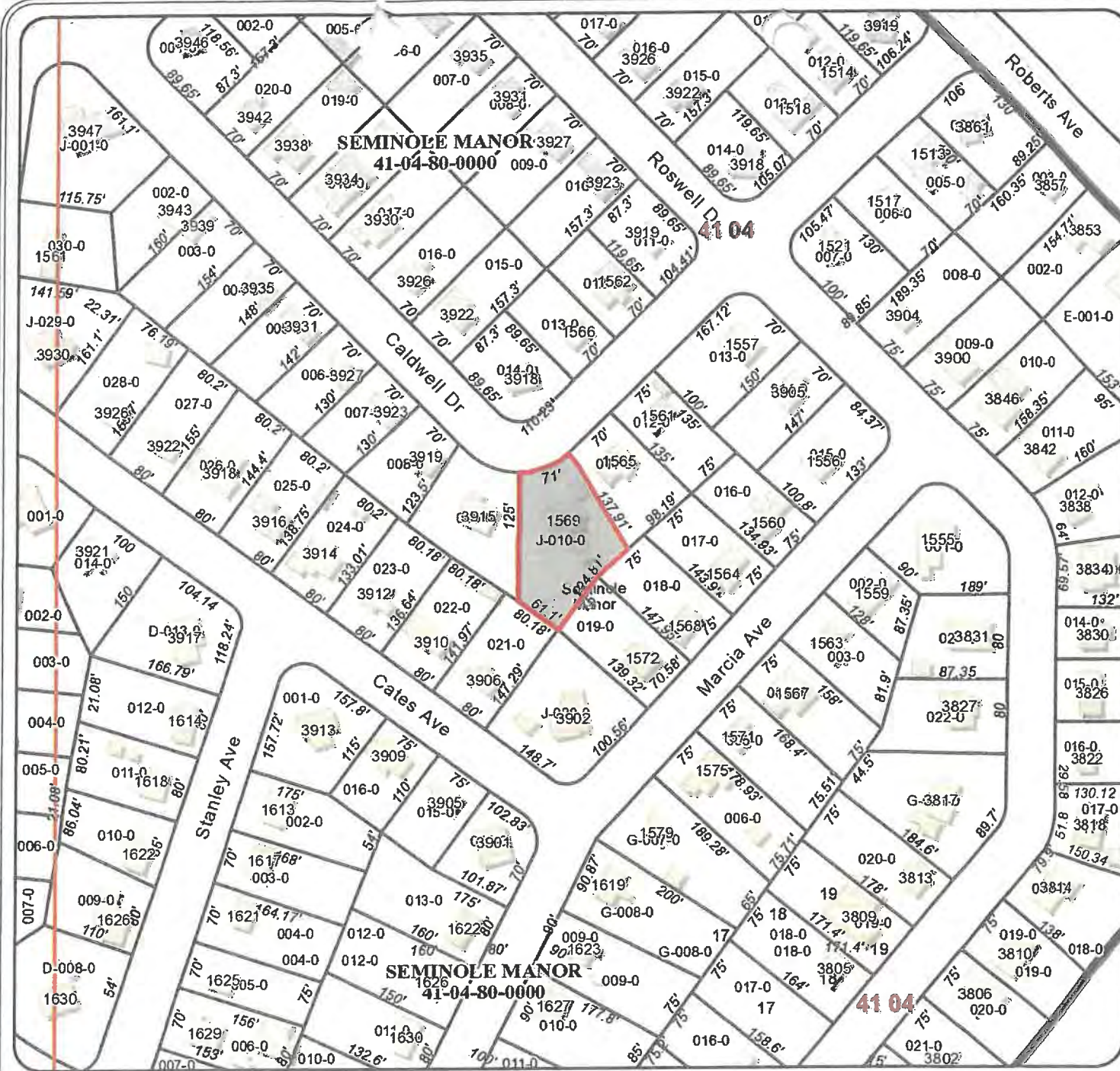
JOHN E. DAILEY
Mayor
REESE GOAD
City Manager

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Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

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Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

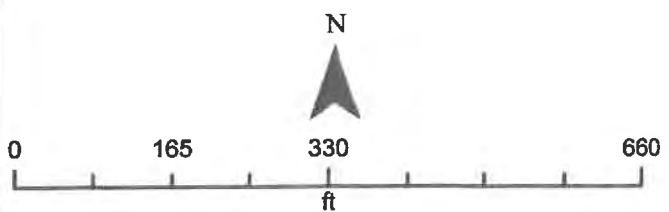
CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



410480 J0100

Legend		
	Township	
	Section	
	Subdivision	
	Tax Parcel	
	Park	
	Building	
	City Limit	
	Imagery 1/2015	



Akin Akinoyemi, R.A.
Leon County Property Appraiser
315 S. Calhoun St, Third Floor
Tallahassee, FL 32301
Phone: (850) 606-6200
Fax: (850) 606-6201
Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 15, 2021

FINAL HEARING

ITEM # 6

TCE210394

Extension Granted

INITIAL HEARING

ITEM # /

TCE211329

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211329**

Initial Inspection Date: **07/27/2021**

Violation Address: **1513 LAKE AVE**

Tax Identification Number: **410230 P0072**

Owner(s):

HARRISON ANDREW H
5175 VELDA DAIRY RD
TALLAHASSEE FL 32309

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 Repair or replace all broken or missing doors and windows.**
- 2 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 8/27/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

September 23, 2021

HARRISON ANDREW H
5175 VELDA DAIRY RD
TALLAHASSEE FL 32309

Re: CASE NUMBER TCE211329

LOCATION: 1513 LAKE AVE

Tax ID #: 410230 P0072

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti
Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
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JOHN E. DAILEY
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City Auditor

DIANNE WILLIAMS-COX
Commissioner

Parcel: 410230 P0072
 Owner: HARRISON ANDREW H

Property Use: 0100 - SINGLE FAMILY
 1513 LAKE AVE

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410230 P0072
 Owner(s): HARRISON ANDREW H

Tax District: 1 - CITY
 Legal Desc: BLOXHAM HEIGHTS
 W 67.7 FT OF E 258 FT
 OF N 150 FT OF LOT 7 BLOCK P
 DB 71/412 137/521 OR 126/378

Mailing Addr: 5175 VELDA DAIRY RD
 TALLAHASSEE FL 32309

Google Map

Location: 1513 LAKE AVE

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.220 - ESTIMATED
 Subdivision: BLOXHAM HEIGHTS RESUB
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/28/2006	\$75,000	3586/2294	Warranty Deed	Improved
11/21/2003	\$15,000	2999/2234	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$8,500	\$10,740	\$19,240	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$19,240	\$18,459	\$0	\$18,459
	Leon County - Emergency Medical Service	0.50000	\$19,240	\$18,459	\$0	\$18,459
	School - State Law	3.71500	\$19,240	\$19,240	\$0	\$19,240
	School - Local Board	2.24800	\$19,240	\$19,240	\$0	\$19,240
	City of Tallahassee	4.10000	\$19,240	\$18,459	\$0	\$18,459
	NW FL Water Management	0.03110	\$19,240	\$18,459	\$0	\$18,459

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1950	1,398	16
Total:		1				1,398	16

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410230 P0072		Type	REAL ESTATE		Request E-Bill
Address		1513 LAKE AVE TAL		Status			
Sec/Twn/Rng				Subdivision	BLOXHAM HEIGHTS RESUB		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410230 P0072	PAID	04/1995	726.02		Tax Bill
1995	R	1995 410230 P0072	PAID	04/1996	804.63		Tax Bill
1996	R	1996 410230 P0072	PAID	04/1997	776.50		Tax Bill
1997	R	1997 410230 P0072	PAID	05/1998	958.02		Tax Bill
1998	R	1998 410230 P0072	PAID	04/1999	835.83		Tax Bill
1999	R	1999 410230 P0072	PAID	03/2000	933.35		Tax Bill
2000	R	2000 410230 P0072	PAID	04/2001	849.42		Tax Bill
2001	R	2001 410230 P0072	PAID	04/2002	912.85		Tax Bill
2002	R	2002 410230 P0072	PAID	04/2003	998.14		Tax Bill
2003	R	2003 410230 P0072	PAID	12/2003	1,089.75		Tax Bill
2004	R	2004 410230 P0072	CER SOLD	05/2005			Tax Bill
2004	CER	2005-00003759-00	REDEEMED	08/2006	1,499.72		Certificate
2005	R	2005 410230 P0072	CER SOLD	05/2006			Tax Bill
2005	CER	2006-00003298-00	REDEEMED	08/2006	1,902.69		Certificate
2006	R	2006 410230 P0072	PAID	11/2006	1,804.82		Tax Bill
2007	R	2007 410230 P0072	PAID	11/2007	1,691.88		Tax Bill
2008	R	2008 410230 P0072	PAID	11/2008	1,796.32		Tax Bill
2009	R	2009 410230 P0072	PAID	11/2009	1,546.41		Tax Bill
2010	R	2010 410230 P0072	PAID	11/2010	1,554.75		Tax Bill
2011	R	2011 410230 P0072	PAID	11/2011	1,113.80		Tax Bill
2012	R	2012 410230 P0072	PAID	11/2012	942.64		Tax Bill
2013	R	2013 410230 P0072	PAID	11/2013	922.45		Tax Bill
2014	R	2014 410230 P0072	PAID	11/2014	951.15		Tax Bill
2015	R	2015 410230 P0072	PAID	11/2015	956.03		Tax Bill
2016	R	2016 410230 P0072	PAID	11/2016	973.39		Tax Bill
2017	R	2017 410230 P0072	PAID	11/2017	311.37		Tax Bill
2018	R	2018 410230 P0072	PAID	11/2018	282.53		Tax Bill
2019	R	2019 410230 P0072	PAID	12/2019	316.24		Tax Bill
2020	R	2020 410230 P0072	PAID	12/2020	339.54		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number

2020

410230 P0072

[Tax Bill](#)

Property Description				Owner Information		
BLOXHAM HEIGHTS W 67.7 FT OF E 258 FT OF N 150 FT OF LOT 7 BLOCK P DB 71/412 137/521 OR 126/378				HARRISON ANDREW H 5175 VELDA DAIRY RD TALLAHASSEE, FL 32309		
Current Values and Exemptions				Taxes and Fees Levied		
COUNTY ASMT	18,459			TAXES		353.69
COUNTY TXBL	18,459			TOTAL		353.69
SCHOOL ASMT	19,240					
SCHOOL TXBL	19,240					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	339.54	343.08	346.62	350.15	353.69	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0029804.0000	Full	Pmt Posted	\$14.15-	\$.00	\$339.54

Links of Interest[TALLAHASSEE - LEON GIS MAPPING](#)[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211329**

Initial Inspection Date: **07/27/2021**

Repeat Offender: **No**

Violation Address: **1513 LAKE AVE**

Tax Identification Number: **410230 P0072**

Owner(s):

HARRISON ANDREW H
5175 VELDA DAIRY RD
TALLAHASSEE FL 32309

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Land Development Code

2 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1** Repair or replace all broken or missing doors and windows.
- 2** All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

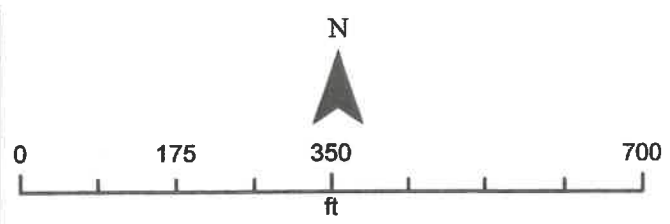
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



410230 P0072

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 27, 2021

INITIAL HEARING

ITEM #2

TCE211380

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211380**

Initial Inspection Date: **07/30/2021**

Violation Address: **1031 JOE LOUIS ST**

Tax Identification Number: **212635 00010**

Owner(s):

BARNES JAMES W

1031 JOE LOUIS ST

TALLAHASSEE FL 32304

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 09/10/2021



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 19, 2021

**BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE211380
LOCATION: 1031 JOE LOUIS ST
Tax ID #: 212635 O0010**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1791041200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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JACQUELINE "JACK" PORTER
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211380

Owner(s): BARNES JAMES W

Violation Address: 1031 JOE LOUIS ST

I, Martin Atorresaga City of Tallahassee, Code Enforcement Division, hereby state that on 9/10/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 9-10-21

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2021 (year), by Mandy Hunter (name of person acknowledging) by Martin Atorresaga who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]

NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211380**

Owner(s): **BARNES JAMES W**

Violation Address: **1031 JOE LOUIS ST**

I, Mandy Hender, City of Tallahassee, Code Enforcement Division, hereby state that on 9/10/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

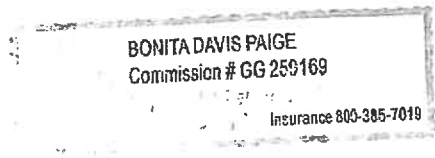
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/10/21
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hender
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hender, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 212635 00010
 Owner: BARNES JAMES W

Property Use: 0100 - SINGLE FAMILY
 1031 JOE LOUIS ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212635 00010
 Owner(s): BARNES JAMES W

Tax District: 1 - CITY
 Legal Desc: GRIFFIN COL HTS ADD RE SUB
 LOT 1 BLOCK O
 DB 193/283

Mailing Addr: 1031 JOE LOUIS ST
 TALLAHASSEE FL 32304

Google Map

Location: 1031 JOE LOUIS ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.190 - ESTIMATED
 Subdivision: GRIFFIN COLLEGE HEIGHTS
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2015	\$2,500	4794/1785	Warranty Deed	Improved
03/24/2015	\$16,000	4778/1010	Quit Claim	Improved
09/18/2013	\$9,200	4579/575	Deed in Lieu of Foreclosure	Improved
08/03/2007	\$100	3745/1338	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$8,500	\$9,267	\$17,767	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$17,767	\$17,202	\$0	\$17,202
	Leon County - Emergency Medical Service	0.50000	\$17,767	\$17,202	\$0	\$17,202
	School - State Law	3.71500	\$17,767	\$17,767	\$0	\$17,767
	School - Local Board	2.24800	\$17,767	\$17,767	\$0	\$17,767
	City of Tallahassee	4.10000	\$17,767	\$17,202	\$0	\$17,202
	NW FL Water Management	0.03110	\$17,767	\$17,202	\$0	\$17,202

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1956	1,471	981

Total:

1

1,471

981

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		212635 00010		Type		REAL ESTATE		Request E-Bill
Address		1031 JOE LOUIS ST TAL		Status				
Sec/Twn/Rng		26 1N 1W		Subdivision		GRIFFIN COLLEGE HEIGHTS		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 212635 00010	PAID	11/1994	473.26		<input type="checkbox"/>	Tax Bill
1995	R	1995 212635 00010	PAID	11/1995	508.21		<input type="checkbox"/>	Tax Bill
1996	R	1996 212635 00010	PAID	11/1996	525.69		<input type="checkbox"/>	Tax Bill
1997	R	1997 212635 00010	PAID	11/1997	559.25		<input type="checkbox"/>	Tax Bill
1998	R	1998 212635 00010	PAID	11/1998	572.71		<input type="checkbox"/>	Tax Bill
1999	R	1999 212635 00010	PAID	11/1999	575.85		<input type="checkbox"/>	Tax Bill
2000	R	2000 212635 00010	PAID	11/2000	598.52		<input type="checkbox"/>	Tax Bill
2001	R	2001 212635 00010	PAID	11/2001	630.91		<input type="checkbox"/>	Tax Bill
2002	R	2002 212635 00010	PAID	11/2002	651.41		<input type="checkbox"/>	Tax Bill
2003	R	2003 212635 00010	PAID	12/2003	707.71		<input type="checkbox"/>	Tax Bill
2004	R	2004 212635 00010	PAID	11/2004	721.88		<input type="checkbox"/>	Tax Bill
2005	R	2005 212635 00010	PAID	04/2006	803.03		<input type="checkbox"/>	Tax Bill
2006	R	2006 212635 00010	CER SOLD	05/2007			<input type="checkbox"/>	Tax Bill
2006	CER	2007-00001764-00	REDEEMED	11/2009	4,867.85		<input type="checkbox"/>	Certificate
2007	R	2007 212635 00010	CER SOLD	06/2008			<input type="checkbox"/>	Tax Bill
2007	CER	2008-00002968-00	REDEEMED	04/2009	1,026.31		<input type="checkbox"/>	Certificate
2008	R	2008 212635 00010	PAID	04/2009	2,240.39		<input type="checkbox"/>	Tax Bill
2009	R	2009 212635 00010	PAID	11/2009	1,804.29		<input type="checkbox"/>	Tax Bill
2010	R	2010 212635 00010	CER SOLD	06/2011			<input type="checkbox"/>	Tax Bill
2010	CER	2011-00003659-00	REDEEMED	04/2014	4,711.92		<input type="checkbox"/>	Certificate
2011	R	2011 212635 00010	CER SOLD	06/2012			<input type="checkbox"/>	Tax Bill
2011	CER	2012-00003072-00	REDEEMED	04/2014	2,293.42		<input type="checkbox"/>	Certificate
2012	R	2012 212635 00010	CER SOLD	06/2013			<input type="checkbox"/>	Tax Bill
2012	CER	2013-00003030-00	REDEEMED	09/2013	1,754.92		<input type="checkbox"/>	Certificate
2013	R	2013 212635 00010	PAID	03/2014	1,467.62		<input type="checkbox"/>	Tax Bill
2014	R	2014 212635 00010	PAID	12/2014	303.99		<input type="checkbox"/>	Tax Bill
2015	R	2015 212635 00010	CER SOLD	06/2016			<input type="checkbox"/>	Tax Bill
2015	CER	2016-00002388-00	UNPAID			653.54	<input type="checkbox"/>	Certificate
2016	R	2016 212635 00010	CER SOLD	06/2017			<input type="checkbox"/>	Tax Bill
2016	CER	2017-00002303-00	UNPAID			507.81	<input type="checkbox"/>	Certificate
2017	R	2017 212635 00010	CER SOLD	06/2018			<input type="checkbox"/>	Tax Bill

2017	CER	2018-00002164-00	UNPAID		382.71	<input type="checkbox"/>	Certificate
2018	R	2018 212635 00010	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00002341-00	UNPAID		421.11	<input type="checkbox"/>	Certificate
2019	R	2019 212635 00010	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00002494-00	UNPAID		445.75	<input type="checkbox"/>	Certificate
2020	R	2020 212635 00010	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00001903-00	UNPAID		405.86	<input type="checkbox"/>	Certificate
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	212635 00010	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
GRIFFIN COL HTS ADD RE SUB LOT 1 BLOCK O DB 193/283		BARNES JAMES W 1031 JOE LOUIS ST TALLAHASSEE, FL 32304				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	17,202	TAXES	328.62			
COUNTY TXBL	17,202	INT. 4.5000%	14.79			
SCHOOL ASMT	17,767	SALE 5%	17.17			
SCHOOL TXBL	17,767	ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	380.58			
CERTIFICATE - ISSUED FOR		380.58 - GROSS TAX	328.62			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0000561.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti** Case No.: **TCE211381**
Initial Inspection Date: **07/30/2021** Repeat Offender: **No**
Violation Address: **1031 JOE LOUIS ST**
Tax Identification Number: **212635 00010**

Owner(s):

BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
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TDD: 711 • Talgov.com

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REESE GOAD
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CASSANDRA K. JACKSON
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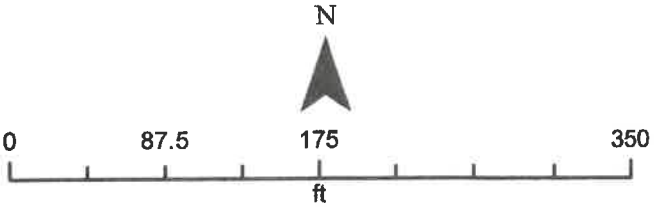
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



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Leon County Property Appraiser

315 S. Calhoun St, Third Floor
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Phone: (850) 606-6200
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Email: admin@leonpa.org
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Date Drawn: Aug 16, 2021

INITIAL HEARING

ITEM # 3

TCE211404

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211404**

Initial Inspection Date: **08/03/2021**

Violation Address: **1569 CALDWELL DR**

Tax Identification Number: **410480 J0100**

Owner(s):

STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 1, Section 1-2 Dangerous Building (7): Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of exit.

CASE FACTS

Corrective Actions Required:

- 1 Remove all items that are blocking a clear path to the front door and are blocking the path for Fire and Safety.

OWNER CONTACT: YES/NO

PROPERTY POSTED: **9-27-2021**



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

September 24, 2021

STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344

Re: CASE NUMBER TCE211404
LOCATION: 1569 CALDWELL DR
Tax ID #: 410480 J0100

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 179 104 1200 and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti
Code Enforcement Division

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Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

Code Enforcement Division

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211404

Owner(s): STEWART ORAN R

Violation Address: 1569 CALDWELL DR

I, MARTIN ATORRESAGASTI, City of Tallahassee, Code Enforcement Division, hereby state that on 9-27-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Amended Initial CM
Notice of Violation / Notice of Hearing
Code Magistrate Order
Code Board Order
Order to Vacate
Dangerous Building Placard
Board / Seal Order
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 9-27-21

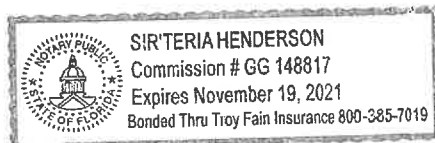
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of September, 2021 (year), by S. Henderson (name of person acknowledging) by MARTIN ATORRESAGASTI, who is personally known to me or has produced (type of identification) as identification.

[Signature]



Parcel: 410480 J0100
 Owner: STEWART ORAN R

Property Use: 0100 - SINGLE FAMILY
 1569 CALDWELL DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410480 J0100
 Owner(s): STEWART ORAN R

Tax District: 1 - CITY
 Legal Desc: SEMINOLE MANOR 1
 LOT 10 BLOCK J
 OR 152/44

Mailing Addr: 4380 N JEFFERSON HWY
 MONTICELLO FL 32344

Google Map

Location: 1569 CALDWELL DR
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.400 - ESTIMATED
 Subdivision: SEMINOLE MANOR
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
02/07/2020	\$45,000	5411/1246	Warranty Deed	Improved
07/03/2019	\$0	5333/2218	Probate	Improved
06/14/2019	\$0	5326/105	Probate	Improved
11/10/2001	\$0	5319/2037	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$45,589	\$57,589	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$57,589	\$57,589	\$0	\$57,589
	Leon County - Emergency Medical Service	0.50000	\$57,589	\$57,589	\$0	\$57,589
	School - State Law	3.71500	\$57,589	\$57,589	\$0	\$57,589
	School - Local Board	2.24800	\$57,589	\$57,589	\$0	\$57,589
	City of Tallahassee	4.10000	\$57,589	\$57,589	\$0	\$57,589
	NW FL Water Management	0.03110	\$57,589	\$57,589	\$0	\$57,589

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1953	690	367

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TCGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		410480 J0100		Type	REAL ESTATE		Request E-Bill
Address		1569 CALDWELL DR TAL		Status			
Sec/Twn/Rng				Subdivision	SEMINOLE MANOR		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410480 J0100	PAID	03/1995	116.52	Tax Bill	
1995	R	1995 410480 J0100	PAID	12/1995	44.82	Tax Bill	
1996	R	1996 410480 J0100	PAID	02/1997	59.95	Tax Bill	
1997	R	1997 410480 J0100	PAID	12/1997	77.02	Tax Bill	
1998	R	1998 410480 J0100	PAID	01/1999	87.67	Tax Bill	
1999	R	1999 410480 J0100	PAID	01/2000	95.37	Tax Bill	
2000	R	2000 410480 J0100	PAID	01/2001	111.01	Tax Bill	
2001	R	2001 410480 J0100	PAID	02/2002	131.21	Tax Bill	
2002	R	2002 410480 J0100	PAID	01/2003	140.83	Tax Bill	
2003	R	2003 410480 J0100	PAID	01/2004	161.70	Tax Bill	
2004	R	2004 410480 J0100	PAID	01/2005	174.62	Tax Bill	
2005	R	2005 410480 J0100	PAID	01/2006	191.57	Tax Bill	
2006	R	2006 410480 J0100	PAID	02/2007	206.55	Tax Bill	
2007	R	2007 410480 J0100	PAID	02/2008	204.49	Tax Bill	
2008	R	2008 410480 J0100	PAID	01/2009	229.19	Tax Bill	
2009	R	2009 410480 J0100	PAID	02/2010	237.19	Tax Bill	
2010	R	2010 410480 J0100	PAID	02/2011	260.58	Tax Bill	
2011	R	2011 410480 J0100	PAID	03/2012	271.21	Tax Bill	
2012	R	2012 410480 J0100	PAID	02/2013	296.98	Tax Bill	
2013	R	2013 410480 J0100	PAID	02/2014	305.03	Tax Bill	
2014	R	2014 410480 J0100	PAID	03/2015	317.60	Tax Bill	
2015	R	2015 410480 J0100	PAID	02/2016	329.15	Tax Bill	
2016	R	2016 410480 J0100	PAID	03/2017	330.85	Tax Bill	
2017	R	2017 410480 J0100	PAID	02/2018	339.88	Tax Bill	
2018	R	2018 410480 J0100	PAID	03/2019	356.47	Tax Bill	
2019	R	2019 410480 J0100	PAID	12/2019	1,024.03	Tax Bill	
2020	R	2020 410480 J0100	PAID	11/2020	1,045.35	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410480 J0100	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information		
SEMINOLE MANOR 1 LOT 10 BLOCK J OR 152/44				STEWART ORAN R 4380 N JEFFERSON HWY MONTICELLO,FL 32344		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	57,589			TAXES	1,088.91	
TAXABLE	57,589			TOTAL	1,088.91	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,045.35	1,056.24	1,067.13	1,078.02	1,088.91	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/18/2020	998 2020 0203083.0001		Pmt Posted	\$43.56-	\$.00	\$1,045.35

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case No.: **TCE211404**

Initial Inspection Date: **08/03/2021**

Repeat Offender: **No**

Violation Address: **1569 CALDWELL DR**

Tax Identification Number: **410480 J0100**

Owner(s):

**STEWART ORAN R
4380 N JEFFERSON HWY
MONTICELLO FL 32344**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

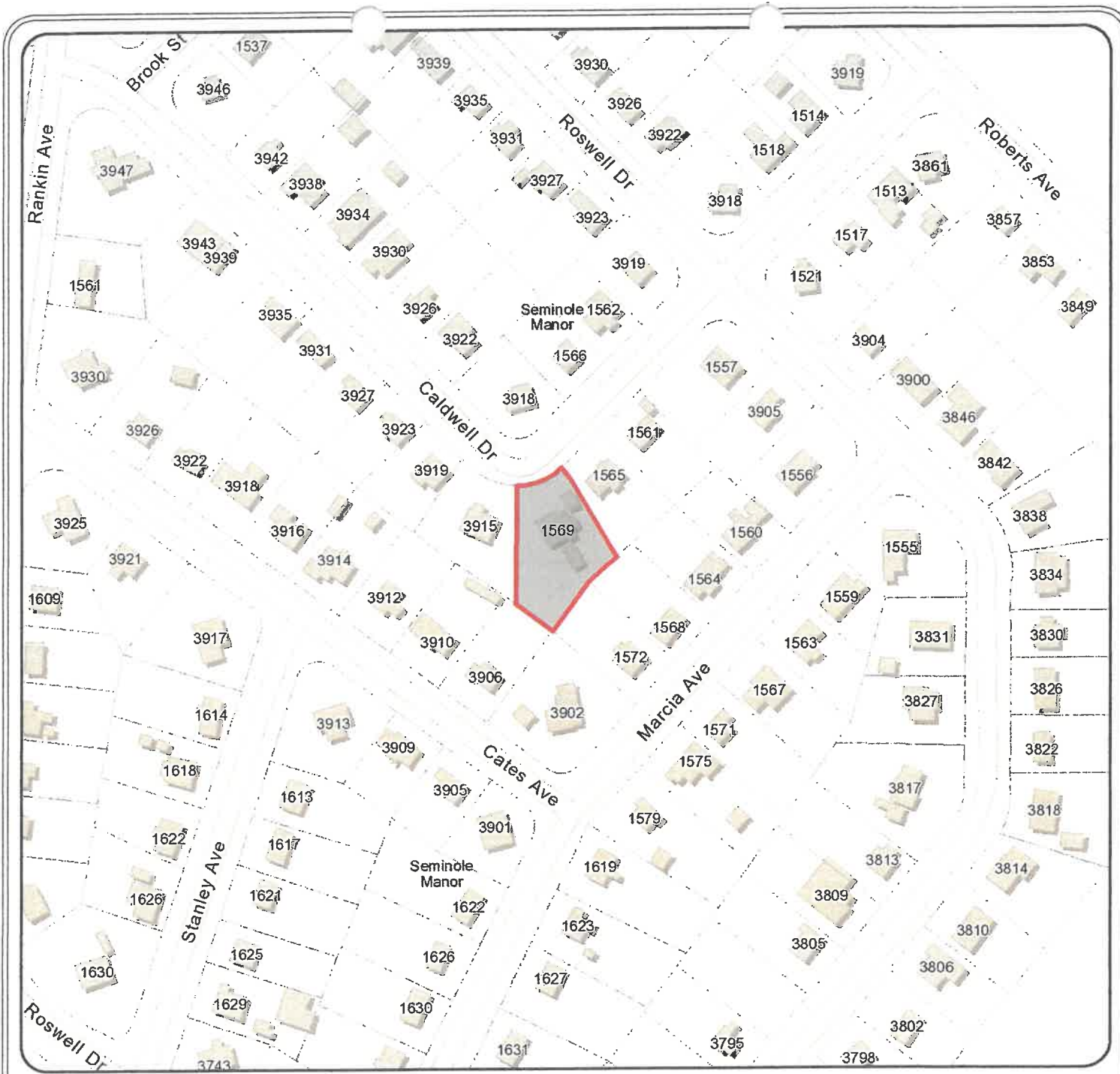
- 1 TLDC Chapter 1, Section 1-2 Dangerous Building (7): Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of exit.**

Corrective Actions Required:

- 1 Remove all items that are blocking a clear path to the front door and are blocking the path for Fire and Safety.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

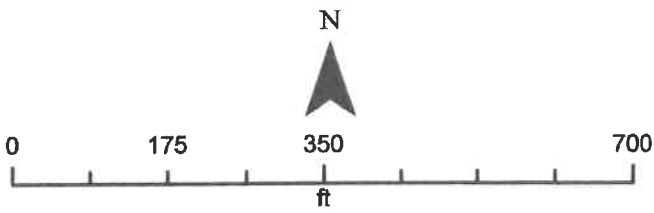
Boarding a structure will not bring the property into compliance. If windows and doors are boarded in a case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



410480 J0100

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinoyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 806-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 04, 2021

COPY


City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: **1569 CALDWELL DR**

CE Case No.: **TCE211404**

This building has been found to be dangerous by the enforcement official. This notice is to remain on this building as placed thereon until the requirements of the notice, which have been posted have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with. Violators subject to a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days or both. (Section 1-7, Tallahassee Land Development).


James Payne (Aug 5, 2021 07:56 EDT)

Enforcing Official, Code Enforcement

08/05/2021

Date

INITIAL HEARING

ITEM # 4

TCE201273

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE201273**

Initial Inspection Date: **06/08/2020**

Violation Address: **737 GWEN ST**

Tax Identification Number: **1130202220000**

Owner(s):

BEECHAM KATIE L ESTATE C/O CALVIN BROWN
771 LINBERGH DR APT 4203
ATLANTA GA 30324

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

3 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.**
- 2 Remove all trash, litter and debris from property.**
- 3 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Structure must be secured. Owner needs to secure windows until property is repaired or demo. If Property owner does not secure property City will do and emergency board and seal to secure.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: **9-27-2021**



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

September 24, 2021

**BEECHAM KATIE L ESTATE C/O CALVIN BROWN
771 LINBERGH DR APT 4203
ATLANTA GA 30324**

Re: CASE NUMBER **TCE201273**

LOCATION: **737 GWEN ST**

Tax ID #: **1130202220000**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **179 104 1200** and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:

Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE201273

Owner(s): BEECHAM KATIE L ESTATE C/O CALVIN BROWN

Violation Address: 737 GWEN ST

I, ANGELA LAND, City of Tallahassee, Code Enforcement Division, hereby state that on September 27, 2021 I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Amended initial CM Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on September 27, 2021
- Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, 27th day of September, 2021 (year), by Angela Land (name of person acknowledging) by ANGELA LAND, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE201273

Owner(s): BEECHAM KATIE L ESTATE C/O CALVIN BROWN

Violation Address: 737 GWEN ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 9/24/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation (checked with handwritten 'CM Amended initial')
Code Magistrate Order
Dangerous Building Placard
Notice of Violation / Notice of Hearing (checked)
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-24-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of Sept, 2021 (year), by Stephanie Howard (name of person acknowledging) by SIR'TERIA HENDERSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]



- Summary
- Additional Addresses
- Additional Owners
- Bldg - Commercial
- Bldg - Residential
- Bldg - Sketch
- Map
- Pictometry
- Quick Links
- Tax Estimator
- TRIM Notice

Parcel: 1130202220000 Property Use: 0100 - SINGLE FAMILY
 Owner: BEECHAM KATIE L ESTATE 737 GWEN ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 1130202220000 **Tax District:** 1 - CITY
Owner(s): BEECHAM KATIE L ESTATE **Legal Desc:** 30 1N 1E .09 A
 IN E 1/2 OF NW 1/4
 DB 228/593 OR 51/305

C/O CALVIN BROWN
Mailing Addr: 771 LINBERGH DR APT 4203
 ATLANTA GA 30324

Google Map **Parent Parcel:**
Location: 737 GWEN ST **Acreage:** 0.090
Subdivision: NOT IN SUBDIVISION
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/03/2011	\$0	4374/1370		Improved
06/29/1962	\$100	0051/0305	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$14,000	\$31,346	\$45,346	\$0		\$0 2019 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$45,346	\$42,523	\$0	\$42,523
	Leon County - Emergency Medical Service	0.50000	\$45,346	\$42,523	\$0	\$42,523
	School - State Law	3.91800	\$45,346	\$45,346	\$0	\$45,346
	School - Local Board	2.24800	\$45,346	\$45,346	\$0	\$45,346
	City of Tallahassee	4.10000	\$45,346	\$42,523	\$0	\$42,523
	NW FL Water Management	0.03270	\$45,346	\$42,523	\$0	\$42,523

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Residential	SF - Single Family	1958	520	24
Total:		1				520	24

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|---|---|---|
| <p>County Links</p> <ul style="list-style-type: none"> Leon County Tax Collector Permits Online (City / County) Property Info Sheet | <p>County Map Links</p> <ul style="list-style-type: none"> Land Information (Contains FEMA, Zoning, Fire Hydrant, etc.) Flood Zone (FEMA) Zoning Map Fire Hydrant Map More TLCGIS Maps | <p>Other Map Links</p> <ul style="list-style-type: none"> Google Map Map |
|---|---|---|

1 of 1
[Return to Search Results](#)

- Actions**
- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

[Go](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)


Office Hours
 8am - 5pm Monday - Friday

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
[About Us](#)
[FAQ](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number	1130202220000			Type	REAL ESTATE		Request E-Bill	
Address	737 GWEN ST TAL			Status				
Sec/Twn/Rng	30 1N 1E			Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 1130202220000	No Tax Due				Tax Bill	
1995	R	1995 1130202220000	No Tax Due				Tax Bill	
1996	R	1996 1130202220000	No Tax Due				Tax Bill	
1997	R	1997 1130202220000	No Tax Due				Tax Bill	
1998	R	1998 1130202220000	No Tax Due				Tax Bill	
1999	R	1999 1130202220000	No Tax Due				Tax Bill	
2000	R	2000 1130202220000	No Tax Due				Tax Bill	
2001	R	2001 1130202220000	No Tax Due				Tax Bill	
2002	R	2002 1130202220000	No Tax Due				Tax Bill	
2003	R	2003 1130202220000	No Tax Due				Tax Bill	
2004	R	2004 1130202220000	No Tax Due				Tax Bill	
2005	R	2005 1130202220000	No Tax Due				Tax Bill	
2006	R	2006 1130202220000	No Tax Due				Tax Bill	
2007	R	2007 1130202220000	No Tax Due				Tax Bill	
2008	R	2008 1130202220000	No Tax Due				Tax Bill	
2009	R	2009 1130202220000	No Tax Due				Tax Bill	
2010	R	2010 1130202220000	No Tax Due				Tax Bill	
2011	R	2011 1130202220000	No Tax Due				Tax Bill	
2012	R	2012 1130202220000	CER SOLD	06/2013			Tax Bill	
2012	CER	2013-00000578-00	REDEEMED	04/2014	805.27		Certificate	
2013	R	2013 1130202220000	PAID	04/2014	694.98		Tax Bill	
2014	R	2014 1130202220000	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00000462-00	REDEEMED	03/2017	868.03		Certificate	
2015	R	2015 1130202220000	CER SOLD	06/2016			Tax Bill	
2015	CER	2016-00000419-00	REDEEMED	05/2018	914.94		Certificate	
2016	R	2016 1130202220000	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00000453-00	REDEEMED	10/2019	3,780.03		Certificate	
2017	R	2017 1130202220000	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00000436-00	REDEEMED	04/2019	851.66		Certificate	
2018	R	2018 1130202220000	PAID	04/2019	778.71		Tax Bill	
2019	R	2019 1130202220000	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00000489-00	UNPAID			983.73	 Certificate Add to Cart	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2019	1130202220000	<u>Tax Bill</u>
-----------------------	------	---------------	-----------------

Property Description		Owner Information				
30 1N 1E .09 A IN E 1/2 OF NW 1/4 DB 228/593 OR 51/305		BEECHAM KATIE L ESTATE C/O CALVIN BROWN 771 LINBERGH DR APT 4203 ATLANTA,GA 30324				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	42,523	TAXES	830.19			
COUNTY TXBL	42,523	INT. 4.5000%	37.36			
SCHOOL ASMT	45,346	SALE 5%	43.38			
SCHOOL TXBL	45,346	ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	930.93			
CERTIFICATE - ISSUED FOR		930.93	- GROSS TAX 830.19			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/07/2020	460 2019 0001394.0001	Full	Pmt Posted			

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Angela Land**

Case No.: **TCE201273**

Initial Inspection Date: **06/08/2020**

Repeat Offender: **No**

Violation Address: **737 GWEN ST**

Tax Identification Number: **1130202220000**

Owner(s):

**BEECHAM KATIE L ESTATE C/O CALVIN BROWN
771 LINBERGH DR APT 4203
ATLANTA GA 30324**

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

3 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.

2 Remove all trash, litter and debris from property.

3 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Structure must be secured. Owner needs to secure windows until property is repaired or demo. If Property owner does not secure property City will do and emergency board and seal to secure.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded

the

case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macom Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

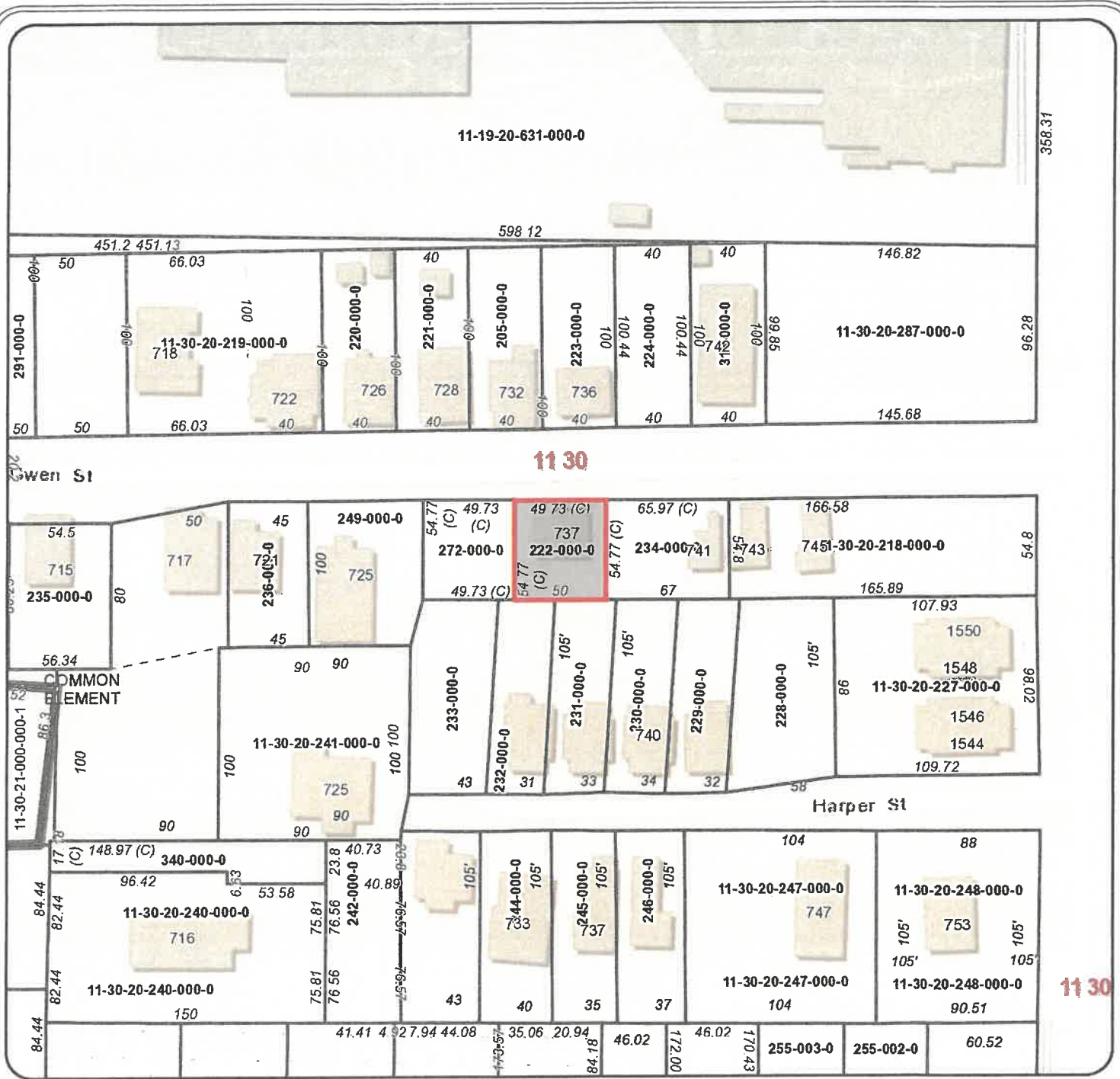
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

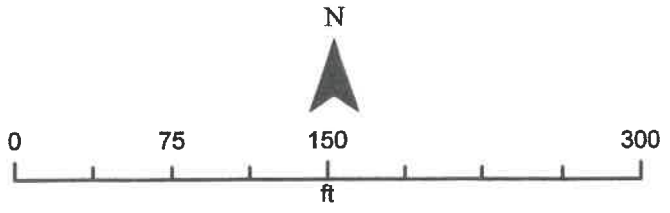
DIANNE WILLIAMS-COX
Commissioner



1130202220000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 27, 2020

INITIAL HEARING

ITEM #5

TCE211081

Complied

INITIAL HEARING

ITEM #6

TCE211219

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Angela Land**

Case No.: **TCE211219**

Initial Inspection Date: **07/15/2021**

Violation Address: **111130 0001 VL along Centerville Rd**

Tax Identification Number: **111130 0001**

Owner(s):

**PHEASANT RIDGE INC
2811E INDUSTRIAL PLAZA DR
TALLAHASSEE, FL 32301**

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all dead tress from your property along Centerville Rd. and Lake Run Dr., Officer viewed at least 6 standing dead trees along Centerville Rd and 1 along Lake Run Dr. These trees pose a life safety issue and need to be removed. Please contact Mary Ann Teasley (850-891-5677) City Arborist if you have questions reference to trees needing to be removed. Contact Angela Land (850-274-7926) Code Enforcement Officer once trees are removed and ready for reinspection.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 12, 2021

**PHEASANT RIDGE INC
2811E INDUSTRIAL PLAZA DR
TALLAHASSEE, FL 32301**

Re: CASE NUMBER TCE211219

LOCATION: 111130 0001 VL along Centerville Rd

Tax ID #: 111130 0001

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1791041200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021 to allow time to provide it to the Magistrate/Code Board.** Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Angela Land

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESF GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
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JACQUELINE "JACK" PORTER
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211219**

Owner(s): **PHEASANT RIDGE INC**

Violation Address: **111130 0001 VL along Centerville Rd**

I, Angela Land, City of Tallahassee, Code Enforcement Division, hereby state that on 9-14-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on September 14, 2021

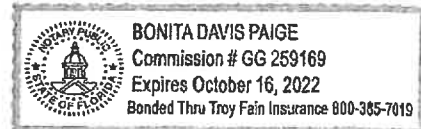
Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of September, 2021 (year), by Angela Land ^{Bonita Paige} (name) of person acknowledging) by Angela Land, who is personally known to me or has produced N/A (type of identification) as identification.

[Signature]
(NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211219**

Owner(s): **PHEASANT RIDGE INC**

Violation Address: **111130 0001 VL along Centerville Rd**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/10/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/10/21

Posted at the violation address listed above on _____

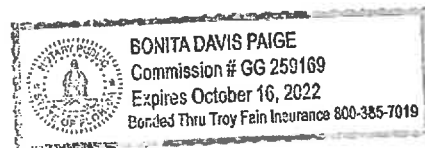
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 111130 0001

Property Use: 0900 - RESIDENTIAL COMMON
ELEMENTS/AREAS
LAKE RUN DR

Owner: PHEASANT RIDGE INC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 111130 0001

Tax District: 1 - CITY

Owner(s): PHEASANT RIDGE INC

Legal Desc: PHEASANT RIDGE

11 1N 1E

COMMONS, OPEN AREAS, PARKS & RECREATION

Mailing Addr: 2811E INDUSTRIAL PLAZA DR
TALLAHASSEE FL 32301

Google Map

Location: LAKE RUN DR

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel: 1111202140000

Acreage: 18.370 - ESTIMATED

Subdivision: PHEASANT RIDGE SUB

Property Use: 0900 - RESIDENTIAL COMMON ELEMENTS/AREAS

Bldg Count: 0

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$1	\$0	\$1	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$1	\$1	\$0	\$1
	Leon County - Emergency Medical Service	0.50000	\$1	\$1	\$0	\$1
	School - State Law	3.71500	\$1	\$1	\$0	\$1
	School - Local Board	2.24800	\$1	\$1	\$0	\$1
	City of Tallahassee	4.10000	\$1	\$1	\$0	\$1
	NW FL Water Management	0.03110	\$1	\$1	\$0	\$1

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLCGIS Maps

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	111130 0001	Type	REAL ESTATE		Request E-Bill		
Address	0 LAKE RUN DR TAL	Status					
Sec/Twn/Rng	11 1N 1E	Subdivision	PHEASANT RIDGE SUB				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
2003	R	2003 111130 0001	No Tax Due				Tax Bill
2004	R	2004 111130 0001	MINTAX				Tax Bill
2005	R	2005 111130 0001	MINTAX				Tax Bill
2006	R	2006 111130 0001	MINTAX				Tax Bill
2007	R	2007 111130 0001	MINTAX				Tax Bill
2008	R	2008 111130 0001	MINTAX				Tax Bill
2009	R	2009 111130 0001	MINTAX				Tax Bill
2010	R	2010 111130 0001	UNDER MIN			.02	<input type="checkbox"/> Tax Bill
2011	R	2011 111130 0001	UNDER MIN			.02	<input type="checkbox"/> Tax Bill
2012	R	2012 111130 0001	MINTAX				Tax Bill
2013	R	2013 111130 0001	UNDER MIN			.02	<input type="checkbox"/> Tax Bill
2014	R	2014 111130 0001	MINTAX				Tax Bill
2015	R	2015 111130 0001	MINTAX				Tax Bill
2016	R	2016 111130 0001	MINTAX				Tax Bill
2017	R	2017 111130 0001	MINTAX				Tax Bill
2018	R	2018 111130 0001	MINTAX				Tax Bill
2019	R	2019 111130 0001	MINTAX				Tax Bill
2020	R	2020 111130 0001	MINTAX				Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020 111130 0001	Tax Bill
----------------	------------------	--------------------------

Property Description	Owner Information
PHEASANT RIDGE 11 1N 1E COMMONS, OPEN AREAS, PARKS & RECREATION	PHEASANT RIDGE INC 2811E INDUSTRIAL PLAZA DR TALLAHASSEE, FL 32301
Current Values and Exemptions	Taxes and Fees Levied
ASSESSMENT 1	TAXES .01
TAXABLE 1	TOTAL .01

* NO TAXES DUE * * * * * UNDER MINIMUM * * * * * NO TAXES DUE

0.00

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
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Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Mandy Hunter** Case No.: **TCE211219**

Initial Inspection Date: **07/15/2021** Repeat Offender: **No**

Violation Address: **111130 0001 VL along Centerville Rd**

Tax Identification Number: **111130 0001**

Owner(s):

**PHEASANT RIDGE INC
2811E INDUSTRIAL PLAZA DR
TALLAHASSEE, FL 32301**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

Corrective Actions Required:

- 1 Remove all dead tress from your property along Centerville Rd. and Lake Run Dr., Officer viewed at least 6 standing dead trees along Centerville Rd and 1 along Lake Run Dr. These trees pose a life safety issue and need to be removed. Please contact Mary Ann Teasley (850-891-5677) City Arborist if you have questions reference to trees needing to be removed. Contact Angela Land (850-274-7926) Code Enforcement Officer once trees are removed and ready for reinspection.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

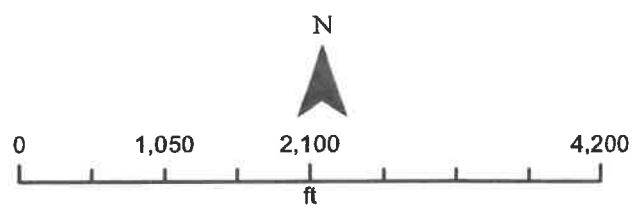
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Maccomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



111130 0001

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Aug 12, 2021

INITIAL HEARING

ITEM #7

TCE211282

Complied

INITIAL HEARING

ITEM #8

TCE211427

Complied

INITIAL HEARING

ITEM #9

TCE211501

Complied

INITIAL HEARING

ITEM # *10*

TCE211555

Complied

INITIAL HEARING

ITEM # ii

TCE210098

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210098**

Initial Inspection Date: **01/21/2021**

Violation Address: **905 ALLIEGOOD CT**

Tax Identification Number: **212365 C0220**

Owner(s):

TL

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Land Development Code**

2 TLDC Chapter 1, Section 1-2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Make all necessary repairs to the roof and walls**
- 2 House fire. Roof and walls damaged.**
- 3 Remove all trash, litter and debris from property.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 09/07/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

September 02, 2021

TL
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Re: CASE NUMBER TCE210098
LOCATION: 905 ALLIEGOOD CT
Tax ID #: 212365 C0220

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 11/2/2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/19/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. BAILEY
Mayor

JEREMY MALLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

RENEE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. CROOK, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210098

Owner(s): TL

Violation Address: 905 ALLIEGOOD CT

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 09-07-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing Date CM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 09-07-2021

Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of September, 2021 (year), by S. Henderson (name of person acknowledging) by David Thomas, who is personally known to me or has produced (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

Code Enforcement Division

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210098

Owner(s): TL

Violation Address: 905 ALLIEGOOD CT

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 9-2-2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing Date
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9-2-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

Denise Garrett

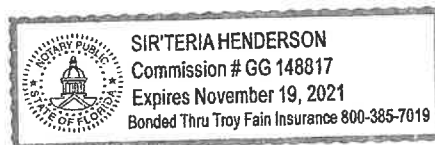
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of September, 2021 (year), by S. Henderson (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced (type of identification) as identification.

[Signature]

NOTARY PUBLIC



Parcel: 212365 C0220
Owner: TL

Property Use: 0100 - SINGLE FAMILY
905 ALLIEGOOD CT

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 212365 C0220
Owner(s): TL

Tax District: 1 - CITY
Legal Desc: PARK TERRACE UNIT 2
LOT 22 BLOCK C
OR 1045/328 2265/281

Mailing Addr: 4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Google Map

Location: 905 ALLIEGOOD CT

Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.280 - ESTIMATED
Subdivision: PARK TERRACE
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/06/2020	\$135,600	5511/139	Cert of Title	Improved
01/01/1982	\$64,900	1045/0328	Warranty Deed	Improved
01/01/1981	\$9,000	0992/0449	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$131,109	\$156,609	\$36,581		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$156,609	\$120,028	\$50,000	\$70,028
	Leon County - Emergency Medical Service	0.50000	\$156,609	\$120,028	\$50,000	\$70,028
	School - State Law	3.71500	\$156,609	\$120,028	\$25,000	\$95,028
	School - Local Board	2.24800	\$156,609	\$120,028	\$25,000	\$95,028
	City of Tallahassee	4.10000	\$156,609	\$120,028	\$50,000	\$70,028
	NW FL Water Management	0.03110	\$156,609	\$120,028	\$50,000	\$70,028

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1982	1,828	476
Total:		1				1,828	476

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		212365 C0220		Type	REAL ESTATE		Request E-Bill	
Address		905 ALLIEGOOD CT TAL		Status				
Sec/Twn/Rng	23 1N 1W		Subdivision	PARK TERRACE				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 212365 C0220	PAID	12/1994	1,006.75		Tax Bill	
1995	R	1995 212365 C0220	PAID	11/1995	1,064.51		Tax Bill	
1996	R	1996 212365 C0220	PAID	12/1996	1,086.41		Tax Bill	
1997	R	1997 212365 C0220	PAID	11/1997	1,138.49		Tax Bill	
1998	R	1998 212365 C0220	PAID	12/1998	1,156.55		Tax Bill	
1999	R	1999 212365 C0220	PAID	12/1999	1,166.39		Tax Bill	
2000	R	2000 212365 C0220	PAID	04/2001	1,272.35		Tax Bill	
2001	R	2001 212365 C0220	PAID	05/2002	1,325.97		Tax Bill	
2002	R	2002 212365 C0220	PAID	04/2003	1,361.55		Tax Bill	
2003	R	2003 212365 C0220	CER SOLD	05/2004			Tax Bill	
2003	CER	2004-00001591-00	REDEEMED	06/2004	1,605.75		Certificate	
2004	R	2004 212365 C0220	CER SOLD	05/2005			Tax Bill	
2004	CER	2005-00001759-00	REDEEMED	07/2005	1,659.44		Certificate	
2005	R	2005 212365 C0220	PAID	05/2006	1,516.26		Tax Bill	
2006	R	2006 212365 C0220	CER SOLD	05/2007			Tax Bill	
2006	CER	2007-00001584-00	REDEEMED	06/2007	1,685.69		Certificate	
2007	R	2007 212365 C0220	CER SOLD	06/2008			Tax Bill	
2007	CER	2008-00002724-00	REDEEMED	07/2008	1,611.39		Certificate	
2008	R	2008 212365 C0220	PAID	05/2009	1,229.56		Tax Bill	
2009	R	2009 212365 C0220	CER SOLD	06/2010			Tax Bill	
2009	CER	2010-00003448-00	REDEEMED	06/2010	1,416.25		Certificate	
2010	R	2010 212365 C0220	CER SOLD	06/2011			Tax Bill	
2010	CER	2011-00003276-00	REDEEMED	06/2011	1,504.73		Certificate	
2011	R	2011 212365 C0220	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00002723-00	REDEEMED	08/2012	1,517.31		Certificate	
2012	R	2012 212365 C0220	CER SOLD	06/2013			Tax Bill	
2012	CER	2013-00002693-00	REDEEMED	10/2013	1,576.67		Certificate	
2013	R	2013 212365 C0220	CER SOLD	06/2014			Tax Bill	
2013	CER	2014-00002444-00	REDEEMED	12/2014	1,547.27		Certificate	
2014	R	2014 212365 C0220	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00002273-00	REDEEMED	09/2015	1,587.73		Certificate	
2015	R	2015 212365 C0220	CER SOLD	06/2016			Tax Bill	
2015	CER	2016-00002096-00	REDEEMED	08/2016	1,626.96		Certificate	
2016	R	2016 212365 C0220	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00002000-00	REDEEMED	07/2017	1,603.66		Certificate	
2017	R	2017 212365 C0220	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00001910-00	REDEEMED	08/2018	1,628.49		Certificate	
2018	R	2018 212365 C0220	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00002069-00	UNPAID			1,657.76	<input type="checkbox"/> Certificate	

Property Tax - Property Summary

2019	R	2019 212365 C0220	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00002207-00	UNPAID		1,687.56	<input type="checkbox"/>	Certificate
2020	R	2020 212365 C0220	CER SOLD	06/2021			Tax Bill
2020	CER	2021-00001689-00	UNPAID		1,724.52	<input type="checkbox"/>	Certificate
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	212365 C0220	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
PARK TERRACE UNIT 2 LOT 22 BLOCK C OR 1045/328 2265/281		HILL EDWARD L 905 ALLIEGOOD CT TALLAHASSEE, FL 32303				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	120,028	TAXES	1,473.19			
TAXABLE	70,028	INT. 4.5000%	66.29			
EXEM.	25,000	SALE 5%	76.97			
EXEM.	25,000	ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	1,636.45			
CERTIFICATE - ISSUED FOR		1,636.45	- GROSS TAX 1,473.19			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0001513.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



Housing and Community Resilience Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE210098**

Initial Inspection Date: **01/21/2021**

Repeat Offender: **No**

Violation Address: **905 ALLIEGOOD CT**

Tax Identification Number: **212365 C0220**

Owner(s):

TL

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure

Land Development Code

- 2** TLDC Chapter 1, Section 1-2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.
- 3** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Make all necessary repairs to the roof and walls
- 2** House fire. Roof and walls damaged.
- 3** Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the

case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

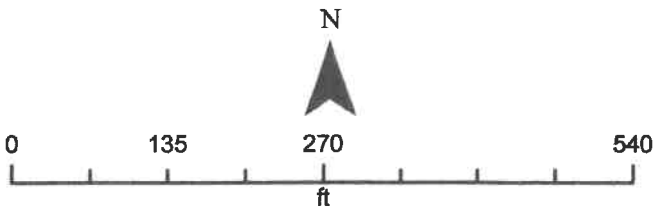
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macom Street, 1st Floor, telephone number (850) 891-7001 option 2.



212365 C0220

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akiyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Jul 20, 2021

INITIAL HEARING

ITEM #12

TCE210178

Complied

INITIAL HEARING

ITEM # 13

TCE211113

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE211113**

Initial Inspection Date: **06/28/2021**

Violation Address: **1537 MERRY OAKS CT**

Tax Identification Number: **2115100000051**

Owner(s):

HURST RYAN A

5853 APPOMATTOX CT

TALLAHASSEE FL 32312

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

CASE FACTS

Corrective Actions Required:

1 Repair the pothole in the road that is on your side of the property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

September 02, 2021

**HURST RYAN A
5853 APPOMATTOX CT
TALLAHASSEE FL 32312**

**Re: CASE NUMBER TCE211113
LOCATION: 1537 MERRY OAKS CT
Tax ID #: 2115100000051**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211113**

Owner(s): **HURST RYAN A**

Violation Address: **1537 MERRY OAKS CT**

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 09-22-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 09-22-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2021 (year), by Mandy Hunter (name of person acknowledging) by David Thomas who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211113**

Owner(s): **HURST RYAN A**

Violation Address: **1537 MERRY OAKS CT**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/16/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/16/21

Posted at the violation address listed above on _____

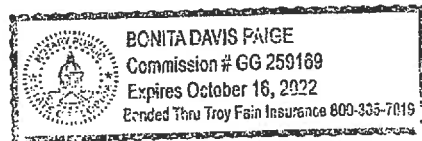
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this N/A day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 2115100000051
 Owner: HURST RYAN A

Property Use: 0107 - TOWNHOMES
 1537 MERRY OAKS CT

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2115100000051
 Owner(s): HURST RYAN A

Tax District: 1 - CITY
 Legal Desc: MERRY OAKS TOWNHOMES
 LOT 5 UNIT B
 OR 1662/725

Mailing Addr: 5853 APPOMATTOX CT
 TALLAHASSEE FL 32312

Google Map

Location: 1537 MERRY OAKS CT

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 2114206230000

Acreage: 0.120 - ESTIMATED

Subdivision: MERRY OAKS TOWNHOMES

Property Use: 0107 - TOWNHOUSE

Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/15/2006	\$116,000	3582/1411	Warranty Deed	Improved
08/14/2002	\$69,900	2721/169	Warranty Deed	Improved
07/01/1993	\$50,900	1662/0725	Warranty Deed	Improved
01/01/1988	\$42,600	1332/1359	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$57,600	\$69,600	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$69,600	\$67,720	\$0	\$67,720
	Leon County - Emergency Medical Service	0.50000	\$69,600	\$67,720	\$0	\$67,720
	School - State Law	3.71500	\$69,600	\$69,600	\$0	\$69,600
	School - Local Board	2.24800	\$69,600	\$69,600	\$0	\$69,600
	City of Tallahassee	4.10000	\$69,600	\$67,720	\$0	\$67,720
	NW FL Water Management	0.03110	\$69,600	\$67,720	\$0	\$67,720

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	TH - Townhome	1988	960	44
Total:		1				960	44

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector

Permits Online (City / County)

County Map Links

Land Information

(Contains FEMA, Zoning, Fire Hydrant, etc.)

Other Map Links

Google Map

Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2115100000051		Type	REAL ESTATE		Request E-Bill
Address		1537 MERRY OAKS CT TAL		Status			
Sec/Twn/Rng				Subdivision	MERRY OAKS TOWNHOMES		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2115100000051	PAID	11/1994	339.89	Tax Bill	
1995	R	1995 2115100000051	PAID	11/1995	365.21	Tax Bill	
1996	R	1996 2115100000051	PAID	12/1996	381.54	Tax Bill	
1997	R	1997 2115100000051	PAID	11/1997	391.72	Tax Bill	
1998	R	1998 2115100000051	PAID	12/1998	403.89	Tax Bill	
1999	R	1999 2115100000051	PAID	12/1999	408.56	Tax Bill	
2000	R	2000 2115100000051	PAID	12/2000	977.97	Tax Bill	
2001	R	2001 2115100000051	PAID	11/2001	1,003.64	Tax Bill	
2002	R	2002 2115100000051	PAID	12/2002	1,070.14	Tax Bill	
2003	R	2003 2115100000051	PAID	11/2003	657.77	Tax Bill	
2004	R	2004 2115100000051	PAID	11/2004	678.56	Tax Bill	
2005	R	2005 2115100000051	PAID	11/2005	698.35	Tax Bill	
2006	R	2006 2115100000051	PAID	11/2006	1,503.96	Tax Bill	
2007	R	2007 2115100000051	PAID	11/2007	1,260.75	Tax Bill	
2008	R	2008 2115100000051	PAID	11/2008	997.90	Tax Bill	
2009	R	2009 2115100000051	PAID	11/2009	795.89	Tax Bill	
2010	R	2010 2115100000051	PAID	11/2010	783.56	Tax Bill	
2011	R	2011 2115100000051	PAID	11/2011	643.78	Tax Bill	
2012	R	2012 2115100000051	PAID	11/2012	1,013.12	Tax Bill	
2013	R	2013 2115100000051	PAID	11/2013	927.06	Tax Bill	
2014	R	2014 2115100000051	PAID	11/2014	953.57	Tax Bill	
2015	R	2015 2115100000051	PAID	11/2015	974.21	Tax Bill	
2016	R	2016 2115100000051	PAID	11/2016	966.29	Tax Bill	
2017	R	2017 2115100000051	PAID	11/2017	1,016.08	Tax Bill	
2018	R	2018 2115100000051	PAID	11/2018	1,036.46	Tax Bill	
2019	R	2019 2115100000051	PAID	12/2019	1,144.16	Tax Bill	
2020	R	2020 2115100000051	PAID	12/2020	1,240.02	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2115100000051	Tax Bill
----------------	------	---------------	--------------------------

Property Description	Owner Information
MERRY OAKS TOWNHOMES LOT 5 UNIT B OR 1662/725	HURST RYANA 5853 APPOMATTOX CT TALLAHASSEE, FL 32312
Current Values and Exemptions	Taxes and Fees Levied

Property Tax - Property Summary

COUNTY ASMT	67,720	TAXES	1,291.69
COUNTY TXBL	67,720	TOTAL	1,291.69
SCHOOL ASMT	69,600		
SCHOOL TXBL	69,600		

IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31
PLEASE PAY	1,240.02	1,252.94	1,265.86	1,278.77	1,291.69

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020 461 2020 0019494.0000		Full	Pmt Posted	\$51.67-	\$.00	\$1,240.02

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
Violation Checklist

Notice of Violation

Code Officer: **David Thomas** Case No.: **TCE211113**
Initial Inspection Date: **06/28/2021** Repeat Offender: **No**
Violation Address: **1537 MERRY OAKS CT**
Tax Identification Number: **2115100000051**

Owner(s):
HURST RYAN A
5853 APPOMATTOX CT
TALLAHASSEE FL 32312

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Actions Required:

- 1** Repair the pothole in the road that is on your side of the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

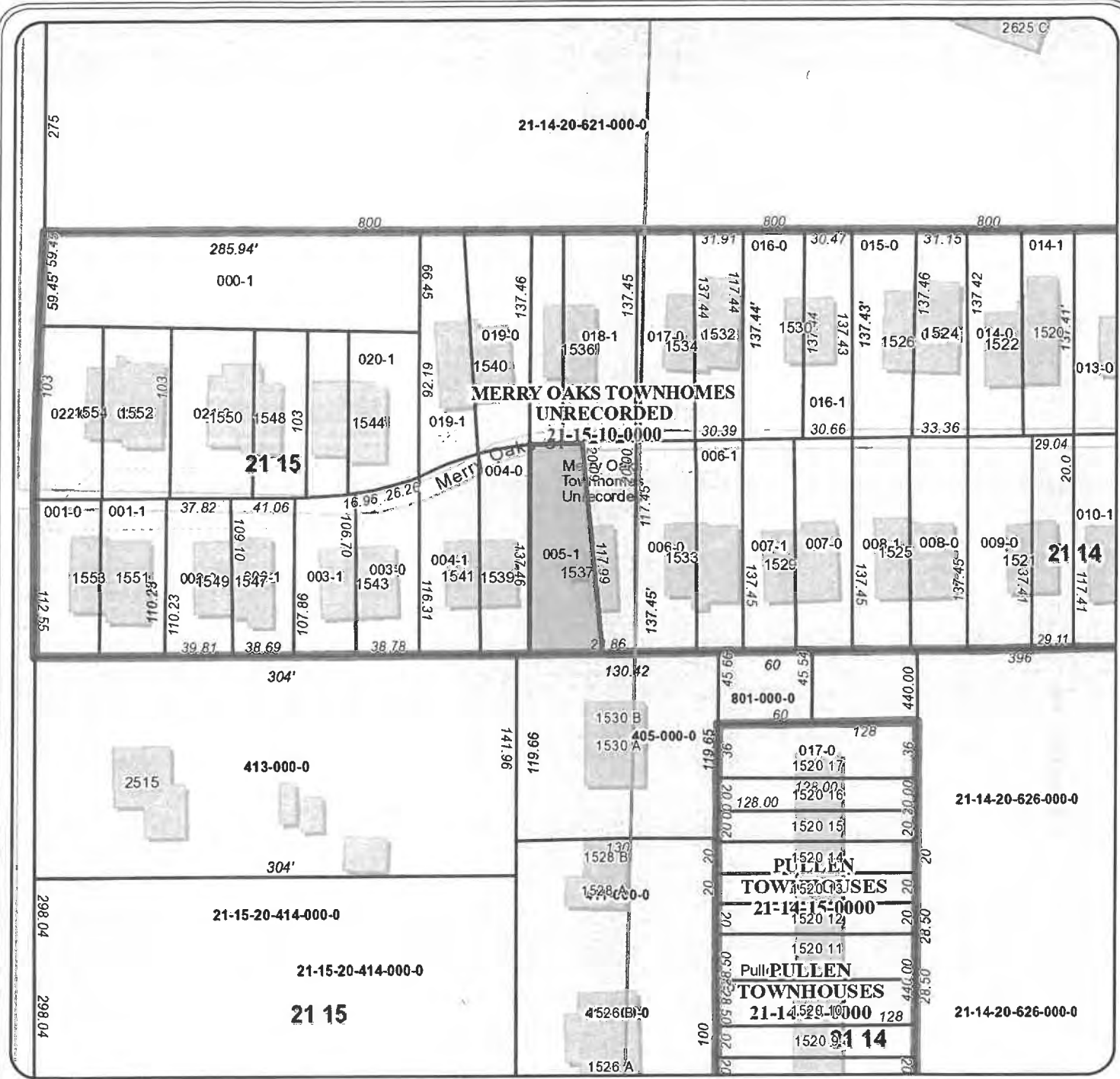
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

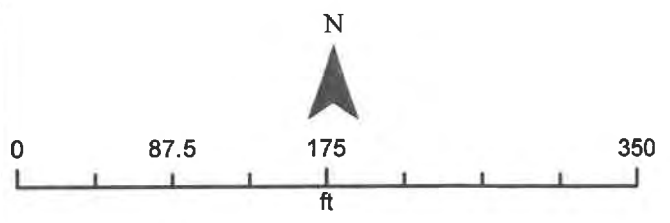
DIANNE WILLIAMS-COX
Commissioner



2115100000051

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 31, 2021

INITIAL HEARING

ITEM #14

TCE211274

Complied

INITIAL HEARING

ITEM #15

TCE211320

Complied

INITIAL HEARING

ITEM # 16

TCE211455

Complied

INITIAL HEARING

ITEM #. *17*

TCE211541

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE211541**

Initial Inspection Date: **08/23/2021**

Violation Address: **2438 WREN HOLLOW DR**

Tax Identification Number: **2123190000130**

Owner(s):

SANTIAGO NELSON J & SANTIAGO JEANETTE J
2438 WREN HOLLOW DR
TALLAHASSEE FL 32303

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from property.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

September 02, 2021

**SANTIAGO NELSON J & SANTIAGO JEANETTE J
2438 WREN HOLLOW DR
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE211541
LOCATION: 2438 WREN HOLLOW DR
Tax ID #: 2123190000130**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://tal.gov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@tal.gov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

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City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Parcel: 2123190000130
Owner: SANTIAGO NELSON J

Property Use: 0107 - TOWNHOMES
2438 WREN HOLLOW DR

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2123190000130
Owner(s): SANTIAGO NELSON J
SANTIAGO JEANETTE J

Tax District: 1 - CITY
Legal Desc: WREN HOLLOW UNREC
LOT 13 (A)
OR 1447/1784 2216/64 2252/1222

Mailing Addr: 2438 WREN HOLLOW DR
TALLAHASSEE FL 32303

Google Map

Location: 2438 WREN HOLLOW DR
Location (Street) Addresses are provided
by City Growth Management 850-891-7001
(option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.100 - ESTIMATED
Subdivision: WREN HOLLOW UNRECORDED
Property Use: 0107 - TOWNHOUSE
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
08/12/2004	\$100	3211/1747	Quit Claim	Improved
08/05/2004	\$99,900	3211/1751	Warranty Deed	Improved
05/01/1999	\$22,000	2252/1222	Quit Claim	Improved
01/01/1990	\$53,500	1447/1784	Warranty Deed	Improved
01/01/1988	\$3,150	1337/0987	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$18,000	\$52,086	\$70,086	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$70,086	\$60,865	\$0	\$60,865
	Leon County - Emergency Medical Service	0.50000	\$70,086	\$60,865	\$0	\$60,865
	School - State Law	3.71500	\$70,086	\$70,086	\$0	\$70,086
	School - Local Board	2.24800	\$70,086	\$70,086	\$0	\$70,086
	City of Tallahassee	4.10000	\$70,086	\$60,865	\$0	\$60,865
	NW FL Water Management	0.03110	\$70,086	\$60,865	\$0	\$60,865

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxillary SqFt
2020	1	1	Residential	TH - Townhome	1989	1,008	42
Total:		1				1,008	42

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector

County Map Links

Land Information

Other Map Links

Google Map

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211541**

Owner(s): **SANTIAGO NELSON J & SANTIAGO JEANETTE J**

Violation Address: **2438 WREN HOLLOW DR**

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 09-22-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 09-22-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2021 (year), by Mandy Hunter (name of person acknowledging) by David Thomas, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211541

Owner(s): SANTIAGO NELSON J & SANTIAGO JEANETTE J

Violation Address: 2438 WREN HOLLOW DR

I, Marilyn Hunter City of Tallahassee, Code Enforcement Division, hereby state that on 9/16/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/16/21

Posted at the violation address listed above on _____

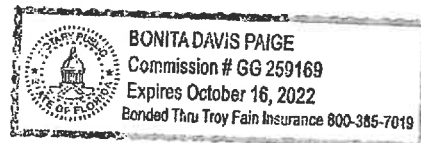
Hand served to _____ at the violation address listed above on [date hand served]

Marilyn Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Marilyn Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Tax Roll Property Summary

Property Summary							Please click here for this page's instructions
Account Number		2123190000130		Type	REAL ESTATE		Request E-Bill
Address		2438 WREN HOLLOW DR TAL		Status			
Sec/Twn/Rng	Subdivision			WREN HOLLOW UNRECORDED			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 2123190000130	PAID	12/1994	303.32	Tax Bill	
1995	R	1995 2123190000130	PAID	11/1995	875.27	Tax Bill	
1996	R	1996 2123190000130	PAID	12/1996	860.73	Tax Bill	
1997	R	1997 2123190000130	PAID	11/1997	924.41	Tax Bill	
1998	R	1998 2123190000130	PAID	12/1998	863.94	Tax Bill	
1999	R	1999 2123190000130	PAID	03/2000	941.36	Tax Bill	
2000	R	2000 2123190000130	PAID	10/2000	415.14	Tax Bill	
2001	R	2001 2123190000130	INST F-PD	03/2002	444.61	Installment	
2002	R	2002 2123190000130	PAID	02/2003	455.57	Tax Bill	
2003	R	2003 2123190000130	PAID	02/2004	494.07	Tax Bill	
2004	R	2004 2123190000130	PAID	11/2004	496.97	Tax Bill	
2005	R	2005 2123190000130	PAID	11/2005	1,680.35	Tax Bill	
2006	R	2006 2123190000130	PAID	11/2006	1,698.12	Tax Bill	
2007	R	2007 2123190000130	PAID	11/2007	1,606.92	Tax Bill	
2008	R	2008 2123190000130	PAID	11/2008	1,633.95	Tax Bill	
2009	R	2009 2123190000130	PAID	11/2009	1,461.08	Tax Bill	
2010	R	2010 2123190000130	PAID	11/2010	1,442.04	Tax Bill	
2011	R	2011 2123190000130	PAID	11/2011	1,275.22	Tax Bill	
2012	R	2012 2123190000130	PAID	11/2012	1,256.94	Tax Bill	
2013	R	2013 2123190000130	PAID	11/2013	909.70	Tax Bill	
2014	R	2014 2123190000130	PAID	11/2014	889.73	Tax Bill	
2015	R	2015 2123190000130	PAID	11/2015	915.41	Tax Bill	
2016	R	2016 2123190000130	PAID	11/2016	909.09	Tax Bill	
2017	R	2017 2123190000130	PAID	11/2017	922.14	Tax Bill	
2018	R	2018 2123190000130	PAID	11/2018	931.57	Tax Bill	
2019	R	2019 2123190000130	PAID	11/2019	1,016.51	Tax Bill	
2020	R	2020 2123190000130	PAID	12/2020	1,157.62	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2123190000130	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description	Owner Information
WREN HOLLOW UNREC LOT 13 (A) OR 1447/1784 2216/64 2252/1222	SANTIAGO NELSON J SANTIAGO JEANETTE J 2438 WREN HOLLOW DR TALLAHASSEE, FL 32303

Property Tax - Property Summary

Current Values and Exemptions				Taxes and Fees Levied		
COUNTY ASMT	60,865			TAXES		1,205.85
COUNTY TXBL	60,865			TOTAL		1,205.85
SCHOOL ASMT	70,086					
SCHOOL TXBL	70,086					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	1,157.62	1,169.67	1,181.73	1,193.79	1,205.85	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0021931.0000	Full	Pmt Posted	\$48.23-	\$.00	\$1,157.62

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas**

Case No.: **TCE211541**

Initial Inspection Date: **08/23/2021**

Repeat Offender: **No**

Violation Address: **2438 WREN HOLLOW DR**

Tax Identification Number: **2123190000130**

Owner(s):

SANTIAGO NELSON J
2438 WREN HOLLOW DR
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

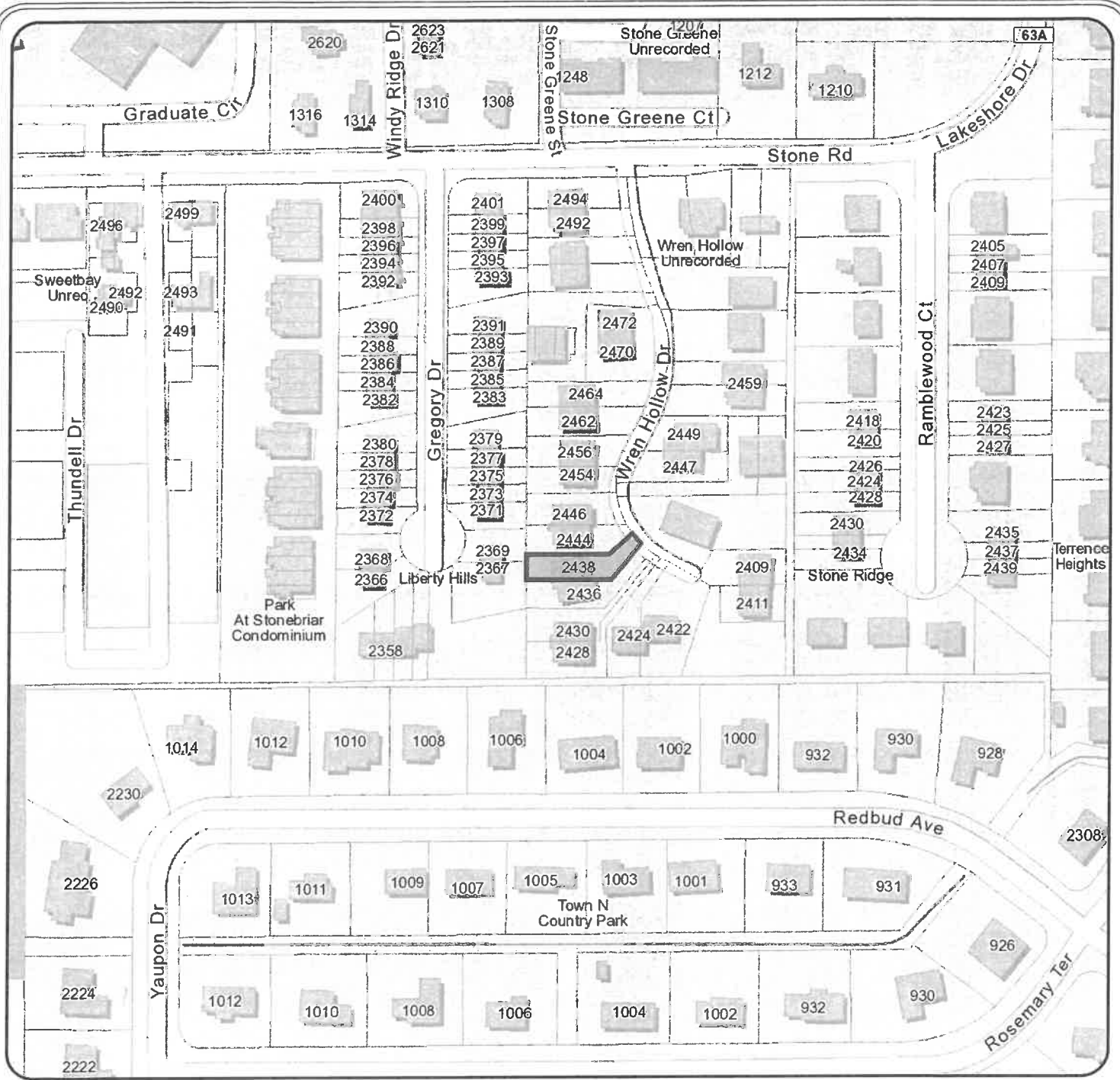
Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

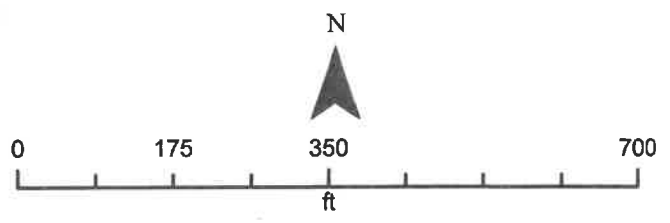
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



2123190000130

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
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Date Drawn: Sep 02, 2021

INITIAL HEARING

ITEM #18

TCE211674

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE211674**

Initial Inspection Date: **09/07/2021**

Violation Address: **3772 EVANWOOD CT**

Tax Identification Number: **2109220000380**

Owner(s):

SMITH MICHAEL D & SMITH KATINA E
3772 EVANWOOD CT
TALLAHASSEE FL 32303

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

CASE FACTS

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Ford Expedition with Fl. tag L63 OIY, expired 04/18 and the white Plymouth with Fl. tag 885 2YF, expired 11/19.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

September 07, 2021

**SMITH MICHAEL D & SMITH KATINA E
3772 EVANWOOD CT
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE211674
LOCATION: 3772 EVANWOOD CT
Tax ID #: 2109220000380**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) 1791041200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

David Thomas

Code Enforcement Division

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Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

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Commissioner

DENNIS R. SUTTON
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DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211674**

Owner(s): **SMITH MICHAEL D & SMITH KATINA E**

Violation Address: **3772 EVANWOOD CT**

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 09-22-2021, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on 09-22-2021

Hand served to _____ at the violation address listed above on [date hand served]

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2021 (year), by Mandy Hunter (name of person acknowledging) by David Thomas, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211674**

Owner(s): **SMITH MICHAEL D & SMITH KATINA E**

Violation Address: **3772 EVANWOOD CT**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/21/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/21/21

Posted at the violation address listed above on _____

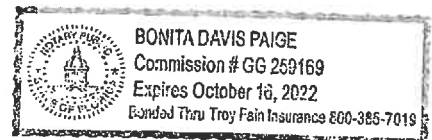
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Home Search E-File Exemptions Downloads Forms FAQ General Info About Us

- [Summary](#)
- [Additional Addresses](#)
- [Additional Owners](#)
- [Bldg - Commercial](#)
- [Bldg - Residential](#)
- [Bldg - Sketch](#)
- [Map](#)
- [Pictometry](#)
- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 2109220000380 Property Use: 0100 - SINGLE FAMILY
 Owner: SMITH MICHAEL D 3772 EVANWOOD CT

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 2109220000380 **Tax District:** 1 - CITY
Owner(s): SMITH MICHAEL D **Legal Desc:** FOXWOOD SUBDIVISION
 SMITH KATINA E 9 1N 1W
 LOT 38

Mailing Addr: 3772 EVANWOOD CT
 TALLAHASSEE FL 32303

Google Map **Parent Parcel:** 2109516511050
Location: 3772 EVANWOOD CT **Acreage:** 0.200 - ESTIMATED
 Location (Street) Addresses are provided **Subdivision:** FOXWOOD
 by City Growth Management 850-891-7001 **Property Use:** 0100 - SINGLE FAMILY RESIDENTIAL
 (option 4), and County DSEM 850-606-1300. **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/24/2004	\$43,700	3201/1060	Warranty Deed	Vacant
11/24/2004	\$43,700	3201/1059	Warranty Deed	Vacant
04/16/2004	\$680,000	3072/268	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$38,000	\$204,329	\$242,329	\$56,128		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$242,329	\$186,201	\$50,000	\$136,201
	Leon County - Emergency Medical Service	0.50000	\$242,329	\$186,201	\$50,000	\$136,201
	School - State Law	3.71500	\$242,329	\$186,201	\$25,000	\$161,201
	School - Local Board	2.24800	\$242,329	\$186,201	\$25,000	\$161,201
	City of Tallahassee	4.10000	\$242,329	\$186,201	\$50,000	\$136,201
	NW FL Water Management	0.03110	\$242,329	\$186,201	\$50,000	\$136,201

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	2005	2,410	722
Total:		1				2,410	722

Quick Links - (Note: Clicking links below will navigate away from our website.)

- | | | |
|--------------------------------|---|------------------------|
| County Links | County Map Links | Other Map Links |
| Leon County Tax Collector | Land Information | Google Map |
| Permits Online (City / County) | (Contains FEMA, Zoning, Fire Hydrant, etc.) | Map |
| Property Info Sheet | Flood Zone (FEMA) | |
| | Zoning Map | |
| | Fire Hydrant Map | |
| | More TLCGIS Maps | |

1 of 1
[Return to Search Results](#)

- Actions**
- [Neighborhood Sales](#)
 - [Printable Summary](#)
 - [Printable Version](#)

- Reports**
- [Mailing List](#)
 - [Property Data Export](#)

- Help Links**
- [Data Dictionary](#)
 - [Search Instructions](#)
 - [Property Use Codes](#)

Office Hours
 8am - 5pm Monday - Friday

Contact Us
 Phone: (850) 606-6200
 Fax: (850) 606-6201

Mailing Address
 PO Box 1750
 Tallahassee, FL 32302-1750

Site Links
[About Us](#)
[FAQ](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		2109220000380		Type	REAL ESTATE		Request E-Bill
Address		3772 EVANWOOD CT TAL		Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2004	R	2004 2109220000380	PAID	11/2004	44.12		Tax Bill
2005	R	2005 2109220000380	PAID	11/2005	745.66		Tax Bill
2006	R	2006 2109220000380	PAID	11/2006	4,436.54		Tax Bill
2007	R	2007 2109220000380	CER SOLD	06/2008			Tax Bill
2007	CER	2008-00001955-00	REDEEMED	12/2009	5,976.56		Certificate
2008	R	2008 2109220000380	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00002026-00	REDEEMED	12/2009	5,030.07		Certificate
2009	R	2009 2109220000380	PAID	12/2009	3,640.57		Tax Bill
2010	R	2010 2109220000380	PAID	11/2010	3,647.29		Tax Bill
2011	R	2011 2109220000380	PAID	11/2011	2,725.58		Tax Bill
2012	R	2012 2109220000380	PAID	11/2012	2,586.37		Tax Bill
2013	R	2013 2109220000380	PAID	11/2013	2,398.39		Tax Bill
2014	R	2014 2109220000380	PAID	11/2014	2,451.19		Tax Bill
2015	R	2015 2109220000380	PAID	11/2015	2,508.51		Tax Bill
2016	R	2016 2109220000380	PAID	11/2016	2,471.11		Tax Bill
2017	R	2017 2109220000380	PAID	11/2017	2,499.48		Tax Bill
2018	R	2018 2109220000380	PAID	11/2018	2,534.25		Tax Bill
2019	R	2019 2109220000380	PAID	12/2019	2,570.43		Tax Bill
2020	R	2020 2109220000380	PAID	12/2020	2,615.45		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	2109220000380	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description		Owner Information	
FOXWOOD SUBDIVISION 9 1N 1W LOT 38		SMITH MICHAEL D SMITH KATINA E 3772 EVANWOOD CT TALLAHASSEE,FL 32303	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	186,201	TAXES	2,724.43
TAXABLE	136,201	TOTAL	2,724.43
EXEM.	25,000		
EXEM.	25,000		
IF PAID BY NOV 1-DEC 2 DEC 3-JAN 5 JAN 6-FEB 1 FEB 2-MAR 1 MAR 2-MAR 31			

PLEASE PAY	2,615.45	2,642.70	2,669.94	2,697.19	2,724.43	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020 461 2020 0018511.0000	Full	Pmt Posted		\$108.98-	\$.00	\$2,615.45

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **David Thomas** Case No.: **TCE211674**
Initial Inspection Date: **09/07/2021** Repeat Offender: **No**
Violation Address: **3772 EVANWOOD CT**
Tax Identification Number: **2109220000380**

Owner(s):

**SMITH MICHAEL D & SMITH KATINA E
3772 EVANWOOD CT
TALLAHASSEE FL 32303**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)**

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Ford Expedition with Fl. tag L63 OIY, expired 04/18 and the white Plymouth with Fl. tag 885 2YF, expired 11/19.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

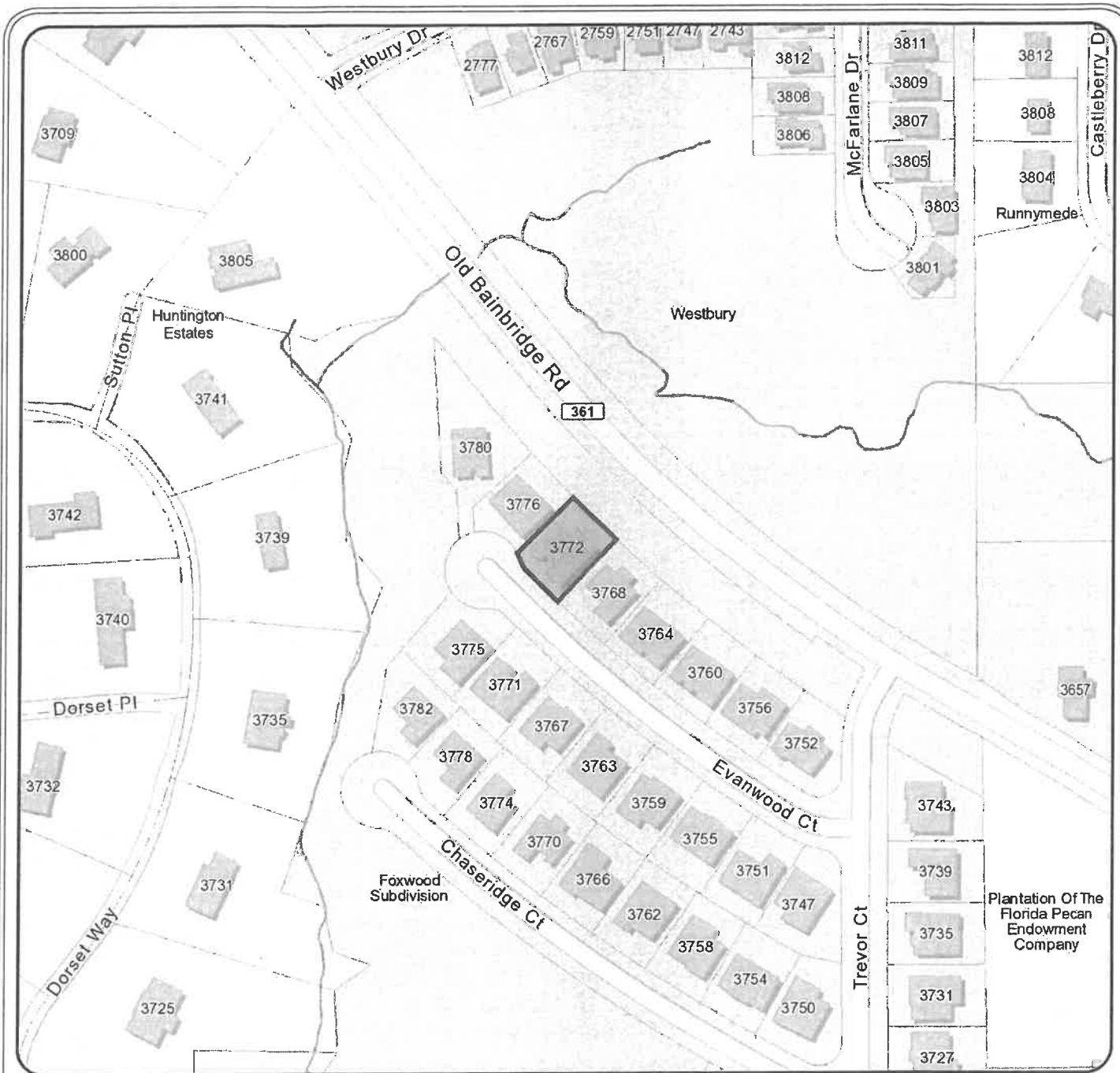
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

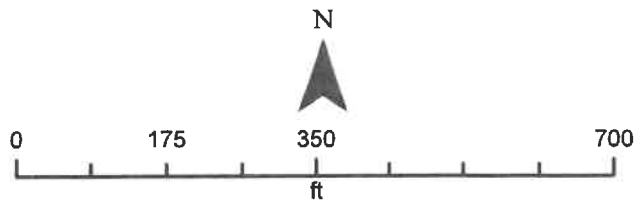
DIANNE WILLIAMS-COX
Commissioner



2109220000380

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Sep 07, 2021

INITIAL HEARING

ITEM # 1⁹

TCE210965

Extension Granted

INITIAL HEARING

ITEM # 20

TCE210888

Extension Granted

INITIAL HEARING

ITEM # 21

TCE211092

Extension Granted

INITIAL HEARING

ITEM # *22*

TCE202315

**CODE MAGISTRATE CITY OF
TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE202315**

Initial Inspection Date: **10/01/2020**

Violation Address: **612 CAMPBELL ST**

Tax Identification Number: **410156 G0061**

Owner(s):

JOHNSON JOSEPH P & CAMILLE E COLEY
118 RIDGE RD
TALLAHASSEE FL 32305

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

CASE FACTS

Corrective Actions Required:

1 Repair all damaged window screens.

Repair the fascia and roof line along the front of the house. A building permit and a licensed contractor may be required.

Provide a protective coating, paint or the like, on unprotected surfaces, including repairs.

Repair the damaged brick work on the front of the house.
2 Mow lawn removing all high grass, weeds and overgrowth.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

September 23, 2021

JOHNSON JOSEPH P & CAMILLE E COLEY
118 RIDGE RD
TALLAHASSEE FL 32305

Re: CASE NUMBER **TCE202315**
LOCATION: **612 CAMPBELL ST**
Tax ID #: **410156 G0061**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 179 104 1200 and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE202315

Owner(s): JOHNSON JOSEPH P & CAMILLE E COLEY

Violation Address: 612 CAMPBELL ST

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 09-24-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Amended initial CM Notice of Violation / Notice of Hearing, Code Magistrate Order, Dangerous Building Placard, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other:

and said documents were

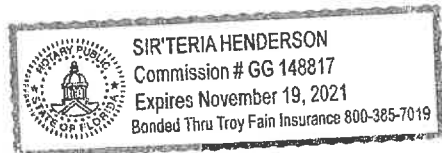
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 09-24-21
Hand served to at the violation address listed above on

Jency Probert signature line
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of September, 2021 (year), by S. Henderson (name of person acknowledging) by JENCY PROBERT, who is personally known to me or has produced (type of identification) as identification.

Notary signature line



Parcel: 410156 G0061
 Owner: JOHNSON JOSEPH P

Property Use: 0100 - SINGLE FAMILY
 612 CAMPBELL ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 G0061
Owner(s): JOHNSON JOSEPH P
 CAMILLE E COLEY

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 W 52 1/2 FT OF S BLOCK G
 108 FT OF LOT 6
 DB 201/341 DB 133/197 2126/423(98-408PR) 2127/2032 2254/669

Mailing Addr: 118 RIDGE RD
 TALLAHASSEE FL 32305

Google Map

Location: 612 CAMPBELL ST
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.130 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/01/1999	\$5,000	2254/0669	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$12,000	\$26,313	\$38,313	\$0		\$0 2019 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$38,313	\$38,313	\$0	\$38,313
	Leon County - Emergency Medical Service	0.50000	\$38,313	\$38,313	\$0	\$38,313
	School - State Law	3.91900	\$38,313	\$38,313	\$0	\$38,313
	School - Local Board	2.24800	\$38,313	\$38,313	\$0	\$38,313
	City of Tallahassee	4.10000	\$38,313	\$38,313	\$0	\$38,313
	NW FL Water Management	0.03270	\$38,313	\$38,313	\$0	\$38,313


Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Residential	SF - Single Family	1951	690	126
Total:		1				690	126

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions		
Account Number	410156 G0061	Type	REAL ESTATE	Request E-Bill
Address	612 CAMPBELL ST TAL	Status		
Sec/Twn/Rng	01 1S 1W	Subdivision	NORMAL SCHOOL	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 410156 G0061	PAID	11/1994	296.87		Tax Bill
1995	R	1995 410156 G0061	PAID	11/1995	293.26		Tax Bill
1996	R	1996 410156 G0061	PAID	12/1996	292.30		Tax Bill
1997	R	1997 410156 G0061	PAID	12/1997	331.23		Tax Bill
1998	R	1998 410156 G0061	PAID	12/1998	304.10		Tax Bill
1999	R	1999 410156 G0061	CER SOLD	05/2000			Tax Bill
1999	CER	2000-00003700-00	REDEEMED	02/2001	261.59		Certificate
2000	R	2000 410156 G0061	CER SOLD	05/2001			Tax Bill
2000	CER	2001-00003997-00	REDEEMED	06/2002	263.46		Certificate
2001	R	2001 410156 G0061	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00004063-00	REDEEMED	03/2003	282.82		Certificate
2002	R	2002 410156 G0061	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00003901-00	REDEEMED	10/2003	282.90		Certificate
2003	R	2003 410156 G0061	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00003505-00	REDEEMED	03/2005	320.17		Certificate
2004	R	2004 410156 G0061	CER SOLD	05/2005			Tax Bill
2004	CER	2005-00003686-00	REDEEMED	09/2005	345.23		Certificate
2005	R	2005 410156 G0061	CER SOLD	05/2006			Tax Bill
2005	CER	2006-00003226-00	REDEEMED	10/2006	498.18		Certificate
2006	R	2006 410156 G0061	CER SOLD	05/2007			Tax Bill
2006	CER	2007-00003335-00	REDEEMED	01/2008	885.64		Certificate
2007	R	2007 410156 G0061	CER SOLD	06/2008			Tax Bill
2007	CER	2008-00005557-00	REDEEMED	08/2008	877.37		Certificate
2008	R	2008 410156 G0061	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00006104-00	REDEEMED	01/2010	931.40		Certificate
2009	R	2009 410156 G0061	CER SOLD	06/2010			Tax Bill
2009	CER	2010-00007060-00	REDEEMED	01/2011	838.50		Certificate
2010	R	2010 410156 G0061	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00007080-00	REDEEMED	08/2013	1,044.69		Certificate
2011	R	2011 410156 G0061	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00005820-00	REDEEMED	06/2014	735.79		Certificate
2012	R	2012 410156 G0061	CER SOLD	06/2013			Tax Bill

2012	CER	2013-00005774-00	REDEEMED	01/2015	586.54		Certificate
2013	R	2013 410156 G0061	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00005429-00	REDEEMED	02/2016	631.48		Certificate
2014	R	2014 410156 G0061	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00005260-00	REDEEMED	03/2017	708.98		Certificate
2015	R	2015 410156 G0061	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00004978-00	REDEEMED	12/2017	760.20		Certificate
2016	R	2016 410156 G0061	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00004697-00	REDEEMED	08/2018	812.32		Certificate
2017	R	2017 410156 G0061	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00004509-00	REDEEMED	05/2019	819.13		Certificate
2018	R	2018 410156 G0061	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00004665-00	REDEEMED	03/2020	850.94		Certificate
2019	R	2019 410156 G0061	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00005232-00	UNPAID			870.96	Certificate
							 Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2019	410156 G0061	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL W 52 1/2 FT OF S BLOCK G 108 FT OF LOT 6 DB 201/341 DB 133/197 2126/423(98- 408PR) 2127/2032 2254/669		JOHNSON JOSEPH P CAMILLE E COLEY 118 RIDGE RD TALLAHASSEE, FL 32305				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	38,313	TAXES	732.32			
TAXABLE	38,313	INT. 4.5000%	32.95			
		SALE 5%	38.26			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	823.53			
CERTIFICATE - ISSUED FOR		823.53 - GROSS TAX	732.32			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/07/2020	460 2019 0001730.0001	Full	Pmt Posted			

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



Housing and Community Resilience Code Enforcement Division Violation Checklist

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE202315**

Initial Inspection Date: **10/01/2020**

Repeat Offender: **No**

Violation Address: **612 CAMPBELL ST**

Tax Identification Number: **410156 G0061**

Owner(s):

JOHNSON JOSEPH P & CAMILLE E COLEY

118 RIDGE RD

TALLAHASSEE FL 32305

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances**

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

1 Repair all damaged window screens.

Repair the fascia and roof line along the front of the house. A building permit and a licensed contractor may be required.

Provide a protective coating, paint or the like, on unprotected surfaces, including repairs.

Repair the damaged brick work on the front of the house.

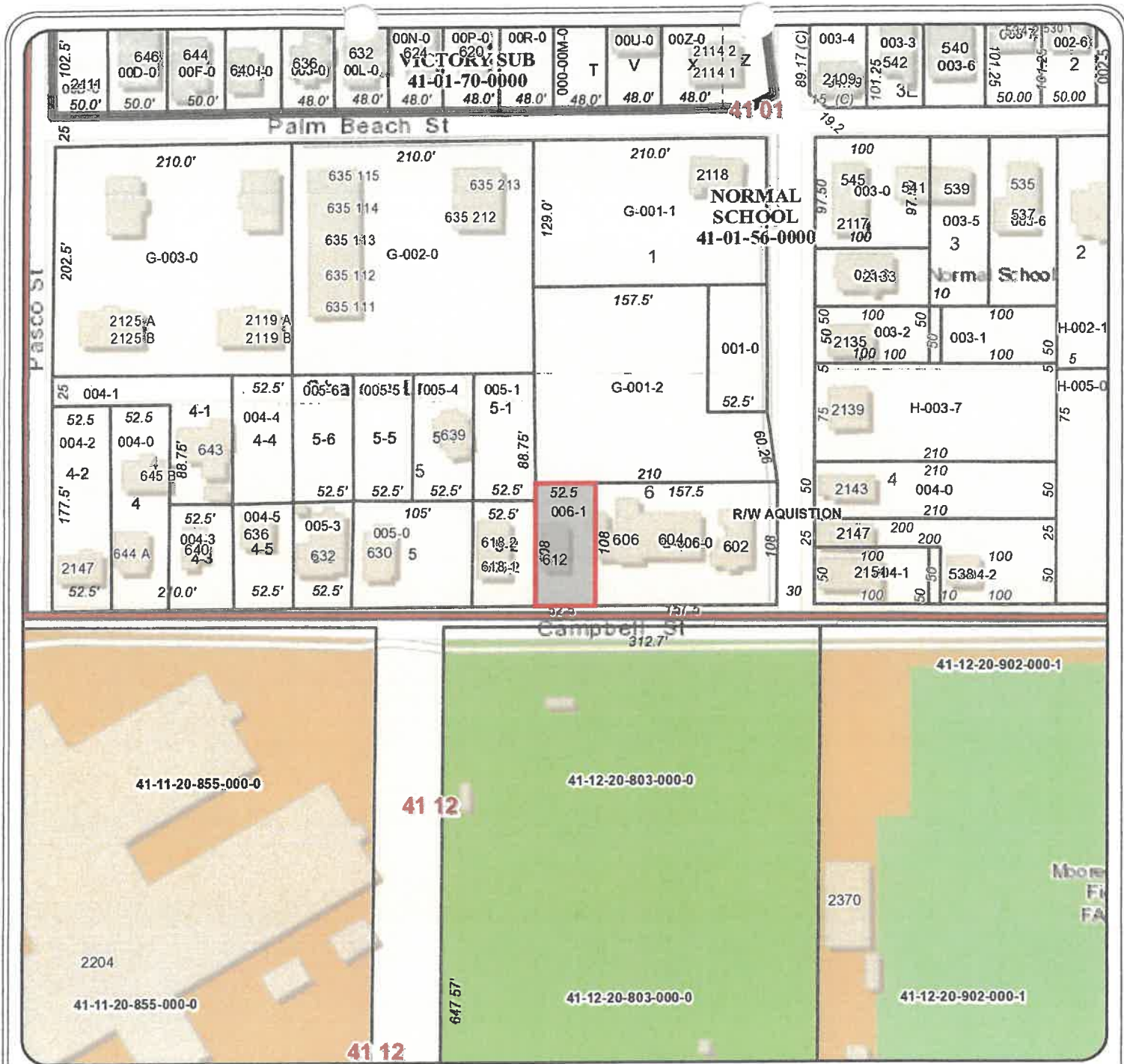
2 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the

case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

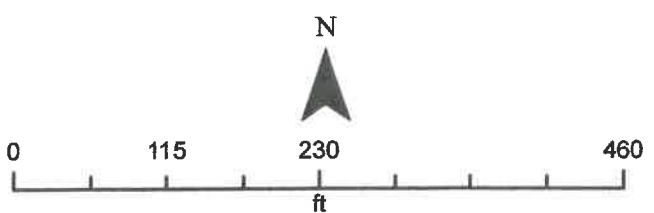
Building permits may be required before repairs or alterations can be made to any building. Building an



410156 G0061

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 806-6200
Fax: (850) 806-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Oct 05, 2020

INITIAL HEARING

ITEM # 23

TCE210289

Complied

INITIAL HEARING

ITEM#24

TCE210943

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE210943**

Initial Inspection Date: **05/28/2021**

Violation Address: **2525 TEXAS ST (Apt. F-123)**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 5 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6 IPMC Chapter 3, Section 309 ~ Pest Elimination

CASE FACTS

Corrective Actions Required:

- 1 There is light visible around both of the exterior doors and the kitchen door exterior sweep is partially detached. Install or repair weather striping as required and ensure that the door is weather tight. Check thresholds to ensure that the bottom of the door is also weather tight.

The living room door frame (on the inside and outside) is rusted. Repair the frame as required and provide a protective coating as required.

There are damaged window screens. Repair the torn or damaged screens as required. Ensure all openable windows are fully functional and have a properly fitting insect screen.

There is an outside window with a green coating on the glass and there is another window that the frame is a greenish-black color. Clean the windows as required.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. There is water damage in the kitchen sink cabinet. Repair the water damage as required. There is loose flooring in the unit by the bathroom. There is a missing piece of baseboard tile in the bathroom. Repair the flooring, and replace the missing baseboard tile as required. Check the remaining flooring and ensure that there are no additional locations in the unit with loose flooring. The bath tub access hole is open in the utility room. Seal the wall or install an access panel cover as required.

The ceiling in the bathroom has dark spots on it. Locate the cause and repair as required. The kitchen ceiling also has black spots and other stains. Locate the cause and repair as required. The hallway by the bathroom, also has black spots. Locate the cause and repair as required. There are missing or loose towel bars. Install or repair as required and ensure that they are fully functional. The soap dish for the tub is missing. Install a soap dish as required. Inspect the wall around the tub to locate any additional loose wall tiles.

Incomplete wall repairs have been done in the bathroom and the hallway. Complete the repairs and provide a protective coating as required. Repair all holes in all walls as required. Seal along the back splashes of the bathroom sink and the kitchen counter. There are vent covers that are peeling paint and rusting. Repair the vents as required and provide a protective coating on the vents. Re-tape the ducts in the utility closet as required. There is loose door hardware. Inspect all interior doors and repair the loose door hardware. Ensure all door hardware is fully functional.

- 3 The side of the bathtub has partially rusted through. Repair the tub as required and ensure that the tub is capable of supporting the required imposed loads and ensure that there are no exposed sharp edges.
- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. The dishwasher is not functioning. Repair the dishwasher as required and ensure that it is fully functional.

The air conditioner filter was not properly installed. Correctly install the filter as required, and ensure that it fits in the filter frame. The exhaust fan in the bathroom was functioning, but was extremely dirty. Clean the exhaust fan as required and ensure it is fully functional.

- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There is a missing cover plate in the kitchen. Replace the missing cover plate as required. There are missing light bulbs in the round fixtures and missing light globes. Replace the missing light bulbs and globes as required. The circuits are not identified on the power panel. Identify all circuits, including the main circuit. The light fixture in the bathroom is rusted. Repair as required and ensure it is fully functional.

- 6 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were noted at the time of inspection. Eliminate insects as required. Provide this office with documentation as to what was done to eliminate the insects and what will be done to prevent them from returning.

OWNER CONTACT: YES/NO

Property Posted 8-10-21



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 10, 2021

**SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609**

Re: CASE NUMBER **TCE210943**
LOCATION: **2525 TEXAS ST (APT. F-123)**
Tax ID #: **3107202950000**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) **1791041200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021_** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE210943

Owner(s): SP SUNRISE LP

Violation Address: 2525 TEXAS ST APT F123

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 08-10-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing Date CM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on

Hand served to APRIL THIBAUT at the violation address listed above on 08-10-21

Jency Probert (signature)

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of August, 2021 (year), by S. Henderson (name of person acknowledging) by JENCY PROBERT, who is personally known to me or has produced (type of identification) as identification.

(Signature)



Parcel: 3107202950000
 Owner: SP SUNRISE LP

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 2525 TEXAS ST OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3107202950000
 Owner(s): SP SUNRISE LP

Tax District: 1 - CITY
 Legal Desc: 7 1S 1E 6.57 A
 IN SW 1/4 OF NW 1/4
 OR 410/102 436/49 559/671 1680/1016
 OR 2074/2366 2252/1309 2254/1516
 (HOLLIFIELD ARMS APTS 99 UNITS)

Mailing Addr: 5403 W GRAY ST
 TAMPA FL 33609

Google Map

Location: 2525 TEXAS ST OFC

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 6.570

Subdivision:

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)

Bldg Count: 15

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/24/2013	\$3,250,000	4517/479	Warranty Deed	Improved
04/28/2005	\$2,100,000	3289/450	Warranty Deed	Improved
12/28/2001	\$2,196,000	2602/1269	Warranty Deed	Improved
05/01/1999	\$100	2252/1309	Quit Claim	Improved
04/01/1999	\$100	2254/1516	Quit Claim	Improved
06/01/1993	\$100	1680/1016	Quit Claim	Improved
01/01/1972	\$1,250,000	0559/0671	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$594,000	\$4,444,392	\$5,038,392	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	Leon County - Emergency Medical Service	0.50000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - State Law	3.71500	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	School - Local Board	2.24800	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	City of Tallahassee	4.10000	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196
	NW FL Water Management	0.03110	\$5,038,392	\$5,038,392	\$2,519,196	\$2,519,196

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	650 - Lihtc	1971	8,184	386
2020	2	1	Commercial	650 - Lihtc	1971	9,276	386
2020	3	1	Commercial	650 - Lihtc	1971	8,184	386
2020	4	1	Commercial	650 - Lihtc	1971	8,184	386
2020	5	1	Commercial	650 - Lihtc	1971	8,184	386
2020	6	1	Commercial	650 - Lihtc	1971	6,968	362
2020	7	1	Commercial	650 - Lihtc	1971	8,184	386
2020	8	1	Commercial	650 - Lihtc	1971	6,968	362
2020	9	1	Commercial	650 - Lihtc	1971	6,968	362
2020	10	1	Commercial	650 - Lihtc	1971	4,092	270
2020	11	1	Commercial	650 - Lihtc	1971	8,184	386
2020	12	1	Commercial	650 - Lihtc	1971	6,968	362
2020	13	1	Commercial	650 - Lihtc	1971	5,200	362
2020	14	1	Commercial	650 - Lihtc	1971	638	
2020	15	1	Commercial	650 - Lihtc	1971	2,772	
Total:		15				98,954	4,782

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- [Leon County Tax Collector](#)
- [Permits Online \(City / County\)](#)
- [Property Info Sheet](#)

County Map Links

- [Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- [Flood Zone \(FEMA\)](#)
- [Zoning Map](#)
- [Fire Hydrant Map](#)
- [More TLCGIS Maps](#)

Other Map Links

- [Google Map](#)
- [Map](#)

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		3107202950000		Type	REAL ESTATE		Request E-Bill
Address		2525 TEXAS ST TAL		Status			
Sec/Twn/Rng		Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 3107202950000	PAID	11/1994	30,114.20	Tax Bill	
1995	R	1995 3107202950000	PAID	11/1995	30,577.34	Tax Bill	
1996	R	1996 3107202950000	PAID	11/1996	30,836.34	Tax Bill	
1997	R	1997 3107202950000	PAID	11/1997	30,928.68	Tax Bill	
1998	R	1998 3107202950000	PAID	11/1998	30,651.65	Tax Bill	
1999	R	1999 3107202950000	PAID	11/1999	29,894.98	Tax Bill	
2000	R	2000 3107202950000	PAID	12/2000	29,553.16	Tax Bill	
2001	R	2001 3107202950000	PAID	12/2001	29,506.28	Tax Bill	
2002	R	2002 3107202950000	No Tax Due			Tax Bill	
2003	R	2003 3107202950000	No Tax Due			Tax Bill	
2004	R	2004 3107202950000	No Tax Due			Tax Bill	
2005	R	2005 3107202950000	No Tax Due			Tax Bill	
2006	R	2006 3107202950000	No Tax Due			Tax Bill	
2007	R	2007 3107202950000	No Tax Due			Tax Bill	
2008	R	2008 3107202950000	No Tax Due			Tax Bill	
2009	R	2009 3107202950000	No Tax Due			Tax Bill	
2010	R	2010 3107202950000	No Tax Due			Tax Bill	
2011	R	2011 3107202950000	No Tax Due			Tax Bill	
2012	R	2012 3107202950000	No Tax Due			Tax Bill	
2013	R	2013 3107202950000	No Tax Due			Tax Bill	
2014	R	2014 3107202950000	PAID	11/2014	88,799.93	Tax Bill	
2015	R	2015 3107202950000	PAID	11/2015	93,818.60	Tax Bill	
2016	R	2016 3107202950000	PAID	11/2016	87,646.52	Tax Bill	
2017	R	2017 3107202950000	PAID	11/2017	88,914.48	Tax Bill	
2018	R	2018 3107202950000	PAID	11/2018	90,406.80	Tax Bill	
2019	R	2019 3107202950000	PAID	11/2019	90,856.42	Tax Bill	
2020	R	2020 3107202950000	PAID	11/2020	45,728.84	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	3107202950000	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
7 1S 1E 6.57 A IN SW 1/4 OF NW				SP SUNRISE LP		
1/4 OR 410/102 436/49 559/671				5403 W GRAY ST		
1680/1016 OR 2074/2366 2252/1309				TAMPA, FL 33609		
2254/1516 (HOLLIFIELD ARMS APTS 99 UNITS)						
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	5,038,392			TAXES	47,634.21	
TAXABLE	2,519,196			TOTAL	47,634.21	
EXEM.	2,519,196					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	45,728.84	46,205.18	46,681.53	47,157.87	47,634.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/09/2020	998 2020 0009323.0002		Pmt Posted	\$1905.37-	\$.00	\$45,728.84

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE210943**

Initial Inspection Date: **05/28/2021**

Repeat Offender: **No**

Violation Address: **2525 TEXAS (APT F-123) ST**

Tax Identification Number: **3107202950000**

Owner(s):

SP SUNRISE LP
5403 W GRAY ST
TAMPA FL 33609

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 5 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6 IPMC Chapter 3, Section 309 ~ Pest Elimination

Corrective Actions Required:

- 1 There is light visible around both of the exterior doors and the kitchen door exterior sweep is partially detached. Install or repair weather striping as required and ensure that the door is weather tight. Check thresholds to ensure that the bottom of the door is also weather tight.

The living room door frame (on the inside and outside) is rusted. Repair the frame as required and provide a protective coating as required.

There are damaged window screens. Repair the torn or damaged screens as required. Ensure all openable windows are fully functional and have a properly fitting insect screen.

There is an outside window with a green coating on the glass and there is another window that the frame is a greenish-black color. Clean the windows as required.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is water damage in the kitchen sink cabinet. Repair the water damage as required.

There is loose flooring in the unit by the bathroom. There is a missing piece of baseboard tile in the bathroom. Repair the flooring, and replace the missing baseboard tile as required. Check the remaining flooring and ensure that there are no additional locations in the unit with loose flooring.

The bath tub access hole is open in the utility room. Seal the wall or install an access panel cover as required.

The ceiling in the bathroom has dark spots on it. Locate the cause and repair as required. The kitchen ceiling also has black spots and other stains. Locate the cause and repair as required. The hallway by the bathroom, also has black spots. Locate the cause and repair as required.

There are missing or loose towel bars. Install or repair as required and ensure that they are fully functional.

The soap dish for the tub is missing. Install a soap dish as required. Inspect the wall around the tub to locate any additional loose wall tiles.

Incomplete wall repairs have been done in the bathroom and the hallway. Complete the repairs and provide a protective coating as required. Repair all holes in all walls as required. Seal along the back splashes of the bathroom sink and the kitchen counter.

There are vent covers that are peeling paint and rusting. Repair the vents as required and provide a protective coating on the vents.

Re-tape the ducts in the utility closet as required.

There is loose door hardware. Inspect all interior doors and repair the loose door hardware. Ensure all door hardware is fully functional.

- 3 The side of the bathtub has partially rusted through. Repair the tub as required and ensure that the tub is capable of supporting the required imposed loads and ensure that there are no exposed sharp edges.
- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The dishwasher is not functioning. Repair the dishwasher as required and ensure that it is fully functional.

The air conditioner filter was not properly installed. Correctly install the filter as required, and ensure that it fits in the filter frame.

The exhaust fan in the bathroom was functioning, but was extremely dirty. Clean the exhaust fan as required and ensure it is fully functional.

- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

There is a missing cover plate in the kitchen. Replace the missing cover plate as required.

There are missing light bulbs in the round fixtures and missing light globes. Replace the missing light bulbs and globes as required.

The circuits are not identified on the power panel. Identify all circuits, including the main circuit.

The light fixture in the bathroom is rusted. Repair as required and ensure it is fully functional.

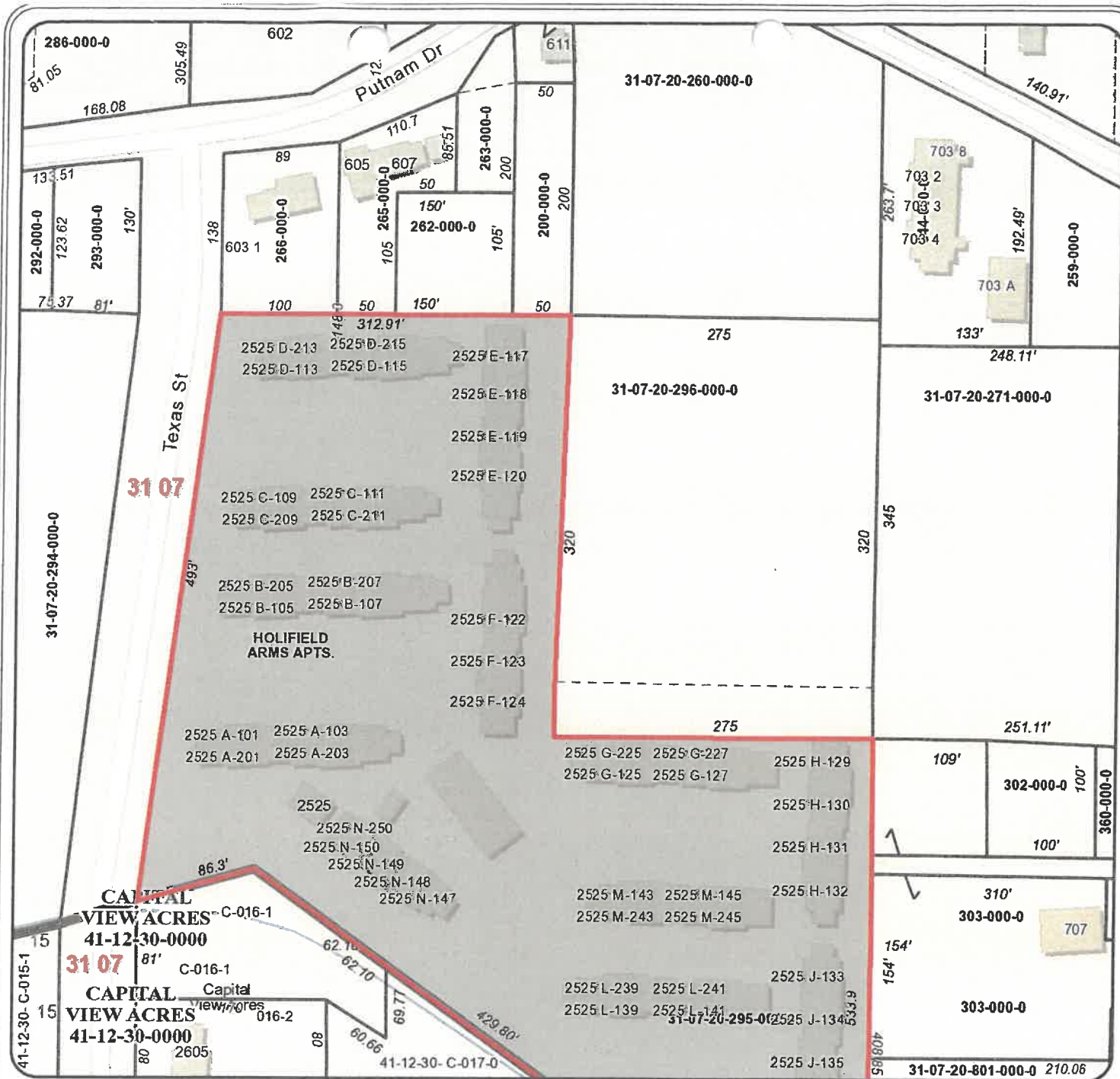
- 6 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Insects were noted at the time of inspection. Eliminate insects as required. Provide this office with documentation as to what was done to eliminate the insects and what will be done to prevent them from returning.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

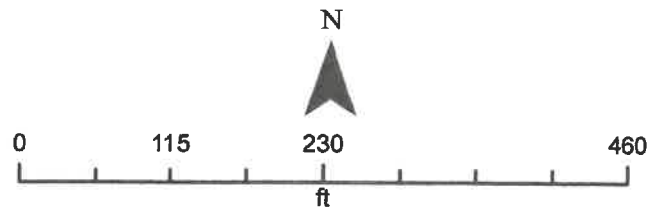
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



3107202950000

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akiyemi, R.A. 315 S. Calhoun St, Third Floor Phone: (850) 606-6200 Email: admin@leonpa.org
 Leon County Property Appraiser Tallahassee, Fl. 32301 Fax: (850) 606-6201 Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: May 31, 2021

INITIAL HEARING

ITEM # 25

TCE211462

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211462**

Initial Inspection Date: **08/10/2021**

Violation Address: **207 ARDEN RD**

Tax Identification Number: **411352 F0050**

Owner(s):

JONES JESSE L

207 ARDEN RD

TALLAHASSEE FL 32305

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth

2 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

3 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

CASE FACTS

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth.

2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

3 Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 19, 2021

**JONES JESSE L
207 ARDEN RD
TALLAHASSEE FL 32305**

**Re: CASE NUMBER TCE211462
LOCATION: 207 ARDEN RD
Tax ID #: 411352 F0050**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1791041200** and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211462**

Owner(s): **JONES JESSE L**

Violation Address: **207 ARDEN RD**

I, JENNY ROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 09-21-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation <i>initial CM</i>	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

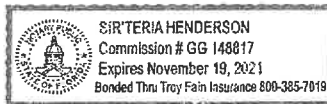
- Posted at City Hall Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 09-21-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Robert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Sept., 2021 (year), by S. Henderson (name of person acknowledging) by Jenny Robert, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211462**

Owner(s): **JONES JESSE L**

Violation Address: **207 ARDEN RD**

I, Marilyn Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/21/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/21/21

Posted at the violation address listed above on _____

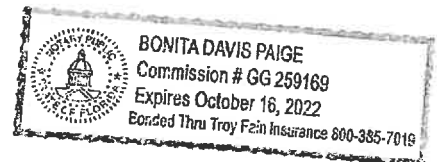
Hand served to _____ at the violation address listed above on [date hand served]

Marilyn Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Marilyn Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 411352 F0050
 Owner: JONES JESSE L

Property Use: 0100 - SINGLE FAMILY
 207 ARDEN RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411352 F0050
Owner(s): JONES JESSE L

Tax District: 1 - CITY
Legal Desc: FOUR POINTS ADD 2ND UNIT
 LOT 5 BLOCK F
 OR 1298/370 1627/607 1629/1928
 OR 2211/1718

Mailing Addr: 207 ARDEN RD
 TALLAHASSEE FL 32305

Google Map

Location: 207 ARDEN RD
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.240 - ESTIMATED
Subdivision: FOUR POINTS ADDITION
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1999	\$48,000	2211/1718	Warranty Deed	Improved
04/01/1993	\$20,000	1629/1928	Quit Claim	Improved
01/01/1987	\$42,000	1298/0370	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$17,000	\$51,286	\$68,286	\$12,082		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$68,286	\$56,204	\$31,204	\$25,000
	Leon County - Emergency Medical Service	0.50000	\$68,286	\$56,204	\$31,204	\$25,000
	School - State Law	3.71500	\$68,286	\$56,204	\$25,000	\$31,204
	School - Local Board	2.24800	\$68,286	\$56,204	\$25,000	\$31,204
	City of Tallahassee	4.10000	\$68,286	\$56,204	\$31,204	\$25,000
	NW FL Water Management	0.03110	\$68,286	\$56,204	\$31,204	\$25,000

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1957	1,178	390

Total: 1

1,178

390

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLOGIS Maps

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		411352 F0050		Type	REAL ESTATE		Request E-Bill
Address		207 ARDEN RD TAL		Status			
Sec/Twn/Rng				Subdivision	FOUR POINTS ADDITION		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 411352 F0050	PAID	12/1994	273.21	Tax Bill	
1995	R	1995 411352 F0050	PAID	11/1995	299.62	Tax Bill	
1996	R	1996 411352 F0050	PAID	12/1996	315.42	Tax Bill	
1997	R	1997 411352 F0050	PAID	11/1997	342.03	Tax Bill	
1998	R	1998 411352 F0050	PAID	12/1998	353.80	Tax Bill	
1999	R	1999 411352 F0050	PAID	11/1999	358.92	Tax Bill	
2000	R	2000 411352 F0050	PAID	11/2000	594.60	Tax Bill	
2001	R	2001 411352 F0050	PAID	12/2001	611.01	Tax Bill	
2002	R	2002 411352 F0050	PAID	11/2002	631.14	Tax Bill	
2003	R	2003 411352 F0050	PAID	11/2003	679.03	Tax Bill	
2004	R	2004 411352 F0050	PAID	11/2004	700.17	Tax Bill	
2005	R	2005 411352 F0050	PAID	11/2005	720.09	Tax Bill	
2006	R	2006 411352 F0050	PAID	11/2006	726.36	Tax Bill	
2007	R	2007 411352 F0050	PAID	11/2007	689.34	Tax Bill	
2008	R	2008 411352 F0050	PAID	11/2008	578.77	Tax Bill	
2009	R	2009 411352 F0050	PAID	11/2009	588.17	Tax Bill	
2010	R	2010 411352 F0050	PAID	11/2010	612.77	Tax Bill	
2011	R	2011 411352 F0050	PAID	11/2011	610.04	Tax Bill	
2012	R	2012 411352 F0050	PAID	11/2012	487.26	Tax Bill	
2013	R	2013 411352 F0050	PAID	11/2013	479.02	Tax Bill	
2014	R	2014 411352 F0050	PAID	11/2014	485.25	Tax Bill	
2015	R	2015 411352 F0050	PAID	11/2015	495.39	Tax Bill	
2016	R	2016 411352 F0050	PAID	11/2016	486.55	Tax Bill	
2017	R	2017 411352 F0050	PAID	11/2017	486.26	Tax Bill	
2018	R	2018 411352 F0050	PAID	11/2018	486.84	Tax Bill	
2019	R	2019 411352 F0050	PAID	12/2019	487.99	Tax Bill	
2020	R	2020 411352 F0050	PAID	12/2020	489.32	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	411352 F0050	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
FOUR POINTS ADD 2ND UNIT LOT 5				JONES JESSE L		
BLOCK F OR 1298/370 1627/607				207 ARDEN RD		
1629/1928 OR 2211/1718				TALLAHASSEE, FL 32305		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	56,204			TAXES		509.71
TAXABLE	25,000			TOTAL		509.71
EXEM.	25,000					
EXEM.	6,204					
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	489.32	494.42	499.52	504.61	509.71	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0030728.0000	Full	Pmt Posted	\$20.39-	\$.00	\$489.32

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211462**

Initial Inspection Date: **08/10/2021**

Repeat Offender: **No**

Violation Address: **207 ARDEN RD**

Tax Identification Number: **411352 F0050**

Owner(s):

JONES JESSE L
207 ARDEN RD
TALLAHASSEE FL 32305

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth
- 2** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 3** TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** All vehicle(s) must be operable and display a valid tag. May be subject to towing.
- 3** Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

INITIAL HEARING

ITEM # 26

TCE211191

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211191**

Initial Inspection Date: **07/10/2021**

Violation Address: **105 GREAT LAKES ST**

Tax Identification Number: **411316 F0470**

Owner(s):

KNIGHT ALLEN ESTATE
PO BOX 319
MIDWAY FL 32343

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

**1 IPMC Chapter 6, Section 605 ~Electrical Equipment
Code of General Ordinances**

**2 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

3 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

- 1 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.**

The exterior light by the door is in a state of disrepair. Repair or replace the light as required and ensure that it is fully functional.

- 2 Mow lawn removing all high grass, weeds and overgrowth.**
- 3 Remove all trash, litter and debris from property. Store interior furniture inside. Store buckets and other items inside.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 19, 2021

**KNIGHT ALLEN ESTATE
PO BOX 319
MIDWAY FL 32343**

**Re: CASE NUMBER TCE211191
LOCATION: 105 GREAT LAKES ST
Tax ID #: 411316 F0470**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number (access code) 1791041200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211191

Owner(s): KNIGHT ALLEN ESTATE

Violation Address: 105 GREAT LAKES ST

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 09-21-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation Initial CM	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____

Posted at the violation address listed above on _____

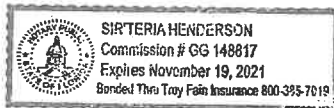
Hand served to JOHNNY BLACKMON at the violation address listed above on [date hand served] 09-21-21

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of Sept., 2021 (year), by S. Henderson (name of person acknowledging) by Jenny Probert, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 8-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211191

Owner(s): KNIGHT ALLEN ESTATE

Violation Address: 105 GREAT LAKES ST

I, Mandy Hunter City of Tallahassee, Code Enforcement Division, hereby state that on 9/21/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/21/21

Posted at the violation address listed above on _____

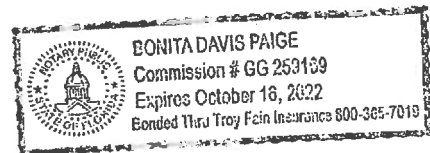
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 411316 F0470
 Owner: KNIGHT ALLEN ESTATE

Property Use: 0200 - MOBILE HOMES
 105 GREAT LAKES ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 411316 F0470
 Owner(s): KNIGHT ALLEN ESTATE

Tax District: 1 - CITY
 Legal Desc: PINE RIDGE MOBILE HOME ESTATES
 LOT 47 BLOCK F
 OR 1192/1756 1307/913 1491/188
 1770/1733 ALLEN KNIGHT-94-619PR

Mailing Addr: PO BOX 319
 MIDWAY FL 32343

Google Map

Location: 105 GREAT LAKES ST
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 4113200200000
 Acreage: 0.090 - ESTIMATED
 Subdivision: PINE RIDGE MOBILE HM EST
 Property Use: 0200 - MOBILE HOMES
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1986	\$5,400	1307/0913	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$6,000	\$1,129	\$7,129	\$0		2020 - No

Certified Taxable Values


Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$7,129	\$7,129	\$0	\$7,129
	Leon County - Emergency Medical Service	0.50000	\$7,129	\$7,129	\$0	\$7,129
	School - State Law	3.71500	\$7,129	\$7,129	\$0	\$7,129
	School - Local Board	2.24800	\$7,129	\$7,129	\$0	\$7,129
	City of Tallahassee	4.10000	\$7,129	\$7,129	\$0	\$7,129
	NW FL Water Management	0.03110	\$7,129	\$7,129	\$0	\$7,129

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MH - Mobile Home	1971	480	0
Total:		1				480	0

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	411316 F0470	Type	REAL ESTATE	Request E-Bill			
Address	105 GREAT LAKES ST TAL	Status					
Sec/Twn/Rng	13 1S 1W	Subdivision	PINE RIDGE MOBILE HM EST				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 411316 F0470	No Tax Due				Tax Bill
1995	R	1995 411316 F0470	CER SOLD	05/1996			Tax Bill
1995	CER	1996-00004739-00	REDEEMED	01/1999	242.29		Certificate
1996	R	1996 411316 F0470	CER SOLD	05/1997			Tax Bill
1996	CER	1997-00005184-00	REDEEMED	08/2003	406.45		Certificate
1997	R	1997 411316 F0470	CER SOLD	05/1998			Tax Bill
1997	CER	1998-00004874-00	CANCELLED				Certificate
1998	R	1998 411316 F0470	CER SOLD	05/1999			Tax Bill
1998	CER	1999-00004508-00	REDEEMED	10/2005	415.89		Certificate
1999	R	1999 411316 F0470	CER SOLD	05/2000			Tax Bill
1999	CER	2000-00004230-00	REDEEMED	05/2007	386.32		Certificate
2000	R	2000 411316 F0470	CER SOLD	05/2001			Tax Bill
2000	CER	2001-00004527-00	REDEEMED	02/2008	401.45		Certificate
2001	R	2001 411316 F0470	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00004575-00	CANCELLED				Certificate
2002	R	2002 411316 F0470	CER SOLD	05/2003			Tax Bill
2002	CER	2003-00004402-00	CANCELLED				Certificate
2003	R	2003 411316 F0470	CER SOLD	05/2004			Tax Bill
2003	CER	2004-00003940-00	REDEEMED	08/2012	3,330.82		Certificate
2004	R	2004 411316 F0470	CER SOLD	05/2005			Tax Bill
2004	CER	2005-00004134-00	REDEEMED	08/2012	426.70		Certificate
2005	R	2005 411316 F0470	CER SOLD	05/2006			Tax Bill
2005	CER	2006-00003669-00	REDEEMED	08/2012	402.10		Certificate
2006	R	2006 411316 F0470	CER SOLD	05/2007			Tax Bill
2006	CER	2007-00003858-00	REDEEMED	05/2011	444.66		Certificate
2007	R	2007 411316 F0470	CER SOLD	06/2008			Tax Bill
2007	CER	2008-00006169-00	REDEEMED	05/2011	563.38		Certificate
2008	R	2008 411316 F0470	CER SOLD	06/2009			Tax Bill
2008	CER	2009-00006728-00	REDEEMED	05/2011	386.85		Certificate
2009	R	2009 411316 F0470	CER SOLD	06/2010			Tax Bill
2009	CER	2010-00007840-00	REDEEMED	05/2011	333.81		Certificate
2010	R	2010 411316 F0470	PAID	05/2011	222.87		Tax Bill

<u>2011</u>	R	2011 411316 F0470	CER SOLD	06/2012				Tax Bill
<u>2011</u>	CER	2012-00006595-00	REDEEMED	04/2014	331.74			Certificate
<u>2012</u>	R	2012 411316 F0470	CER SOLD	06/2013				Tax Bill
<u>2012</u>	CER	2013-00006504-00	REDEEMED	09/2015	261.21			Certificate
<u>2013</u>	R	2013 411316 F0470	CER SOLD	06/2014				Tax Bill
<u>2013</u>	CER	2014-00006138-00	REDEEMED	08/2016	252.84			Certificate
<u>2014</u>	R	2014 411316 F0470	CER SOLD	06/2015				Tax Bill
<u>2014</u>	CER	2015-00005988-00	REDEEMED	03/2017	238.80			Certificate
<u>2015</u>	R	2015 411316 F0470	CER SOLD	06/2016				Tax Bill
<u>2015</u>	CER	2016-00005656-00	REDEEMED	03/2017	213.51			Certificate
<u>2016</u>	R	2016 411316 F0470	CER SOLD	06/2017				Tax Bill
<u>2016</u>	CER	2017-00005373-00	REDEEMED	12/2017	210.56			Certificate
<u>2017</u>	R	2017 411316 F0470	PAID	12/2017	134.99			Tax Bill
<u>2018</u>	R	2018 411316 F0470	PAID	12/2018	133.38			Tax Bill
<u>2019</u>	R	2019 411316 F0470	PAID	01/2020	133.52			Tax Bill
<u>2020</u>	R	2020 411316 F0470	CER SOLD	06/2021				Tax Bill
<u>2020</u>	CER	2021-00004565-00	UNPAID			191.74		Certificate
								Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

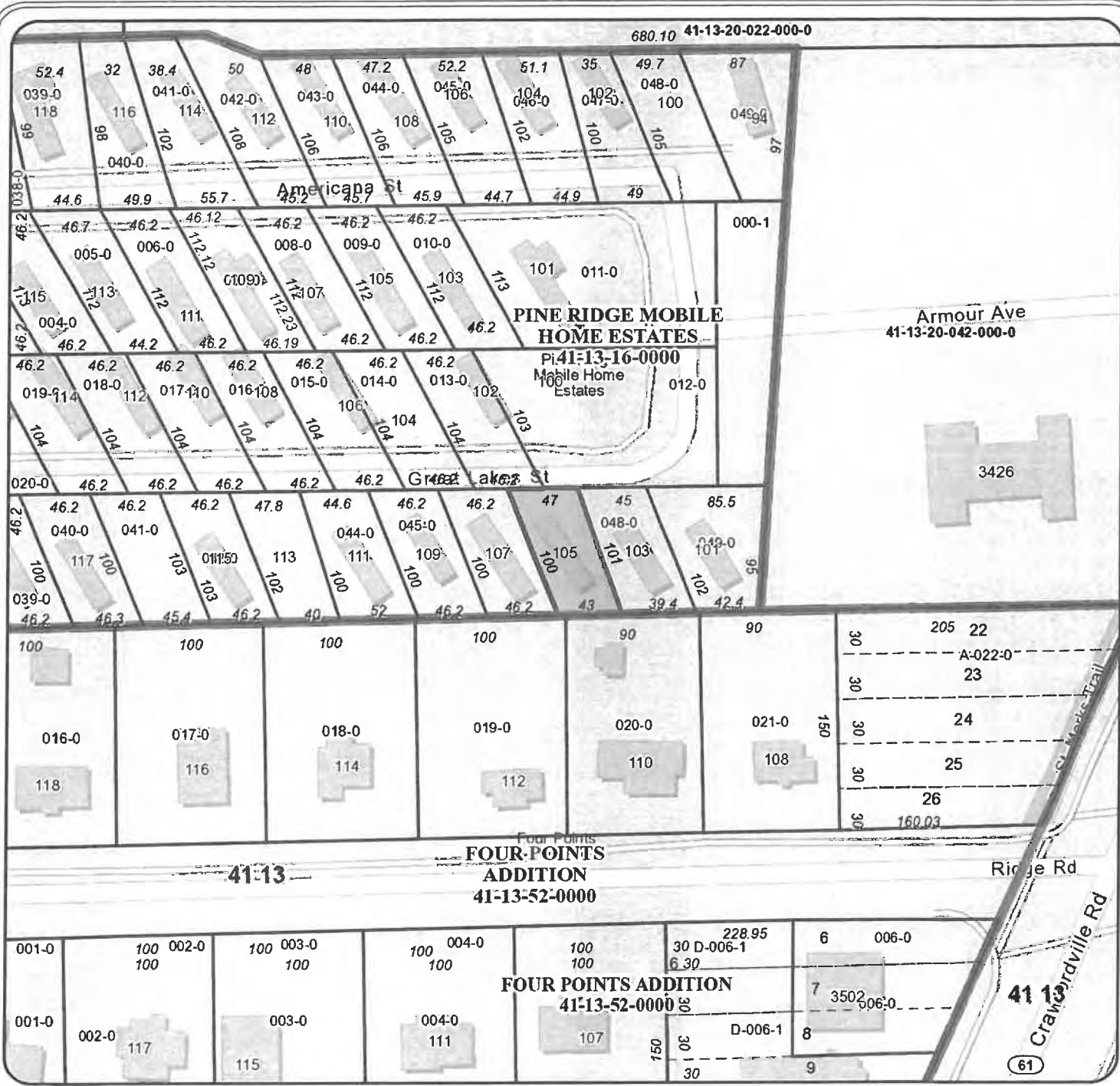
CURRENT ACCOUNT DETAILS

Account Number	2020	411316 F0470	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description		Owner Information				
PINE RIDGE MOBILE HOME ESTATES LOT 47 BLOCK F OR 1192/1756 1307/913 1491/188 1770/1733 ALLEN KNIGHT-94-619PR		KNIGHT ALLEN ESTATE PO BOX 319 MIDWAY,FL 32343				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	7,129	TAXES	134.78			
TAXABLE	7,129	INT. 4.5000%	6.07			
		SALE 5%	7.04			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	167.89			
CERTIFICATE - ISSUED FOR		167.89	- GROSS TAX 134.78			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0000383.0001	Full	Pmt Posted			

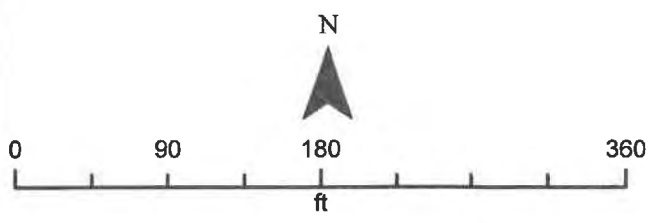
Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)



411316 F0470

Legend



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 18, 2021

INITIAL HEARING

ITEM # 27

TCE211200

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211200**

Initial Inspection Date: **07/15/2021**

Violation Address: **Vacant lot north of 606 Campbell St.**

Tax Identification Number: **410156 G0012**

Owner(s):

HARRIS BRIAN

2234 N FEDERAL HWY STE 387

BOCA RATON FL 33431

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

CASE FACTS

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Remove the dead tree and all associated tree debris. Remove the additional tree debris next to the sidewalk on Main Street.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: **8-31-2021**



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

August 26, 2021

HARRIS BRIAN
2234 N FEDERAL HWY STE 387
BOCA RATON FL 33431

Re: CASE NUMBER **TCE211200**
LOCATION: **Vacant lot north of 606 Campbell St.**
Tax ID #: **410156 G0012**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 02, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call **(408) 418-9388** and enter meeting number (access code) **1791041200** and password "code " for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 10/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Housing and Community Resilience

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211200

Owner(s): HARRIS BRIAN

Violation Address: Vacant lot north of 606 Campbell St.

I, JENCY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 08-27-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: (with handwritten '1st hearing - New Date' and 'cm' next to the first two items)

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on 08-27-21

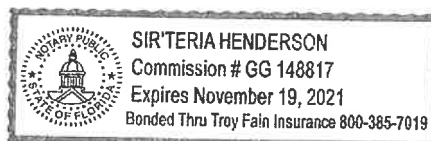
Hand served to at the violation address listed above on

Jency Probert signature line AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of August, 2021 (year), by S. Henderson (name of person acknowledging) by JENCY PROBERT who is personally known to me or has produced (type of identification) as identification.

Notary signature line



Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301

AFFIDAVIT OF POSTING (850) 891-7007

Case No. TCE211200

Owner(s): HARRIS BRIAN

Violation Address: Vacant lot north of 606 Campbell St.

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/26/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Code Magistrate Order
Dangerous Building Placard
New Hearing date CM
Notice of Violation / Notice of Hearing
Code Board Order
Board / Seal Order
Notice of Hearing
Order to Vacate
Other:

and said documents were
Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on

Posted at the violation address listed above on

Hand served to at the violation address listed above on

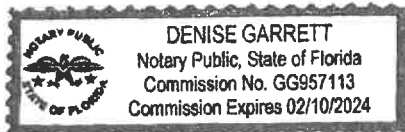
[Handwritten signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of August, 2021 (year), by Denise Garrett (name of person acknowledging) by SIR'TERIA HENDERSON who is personally known to me or has produced (type of identification) as identification.

[Handwritten signature: Denise Garrett]



Parcel: 410156 G0012
 Owner: HARRIS BRIAN

Property Use: 0000 - VACANT RESIDENTIAL
 PASCO ST

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 G0012
Owner(s): HARRIS BRIAN

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 S 73.5 FT OF W 157.5 FT OF BLOCK G
 LOT 1 N 94.5 FT OF LOT 6
 EX E 52.5 FT OF N 34.5 FT
 OF LOT 6 LS R/W
 OR 1711/1223 2315/868 2412/2087

Mailing Addr: 2234 N FEDERAL HWY STE 387
 BOCA RATON FL 33431

Google Map

Location: PASCO ST

Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.680 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0000 - VACANT RESIDENTIAL
Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/24/2019	\$32,000	5363/1368	Warranty Deed	Vacant
06/21/2018	\$8,000	5208/1054	Warranty Deed	Vacant
12/11/2014	\$600	4748/1230	Warranty Deed	Vacant
11/19/2013	\$100	4606/611	Cert of Title	Vacant
08/31/2004	\$45,000	3156/160	Warranty Deed	Vacant
03/24/2004	\$1,000	3056/2363	Cert of Title	Vacant
09/01/2000	\$43,000	2412/2087	Quit Claim	Vacant
10/01/1999	\$49,300	2315/0868	Warranty Deed	Vacant
02/01/1994	\$100	1711/1223	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$52,500	\$0	\$52,500	\$0		2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$52,500	\$52,500	\$0	\$52,500
	Leon County - Emergency Medical Service	0.50000	\$52,500	\$52,500	\$0	\$52,500
	School - State Law	3.71500	\$52,500	\$52,500	\$0	\$52,500
	School - Local Board	2.24800	\$52,500	\$52,500	\$0	\$52,500
	City of Tallahassee	4.10000	\$52,500	\$52,500	\$0	\$52,500

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

[Leon County Tax Collector](#)
[Permits Online \(City / County\)](#)
[Property Info Sheet](#)

County Map Links

[Land Information](#)
(Contains FEMA, Zoning, Fire Hydrant, etc.)
[Flood Zone \(FEMA\)](#)
[Zoning Map](#)
[Fire Hydrant Map](#)
[More TLOGIS Maps](#)

Other Map Links

[Google Map](#)
[Map](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		410156 G0012		Type	REAL ESTATE		Request E-Bill	
Address		0 PASCO ST TAL		Status				
Sec/Twn/Rng	01 1S 1W		Subdivision	NORMAL SCHOOL				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 410156 G0012	PAID	03/1995	336.12		Tax Bill	
1995	R	1995 410156 G0012	PAID	11/1995	327.62		Tax Bill	
1996	R	1996 410156 G0012	PAID	12/1996	322.18		Tax Bill	
1997	R	1997 410156 G0012	PAID	11/1997	323.14		Tax Bill	
1998	R	1998 410156 G0012	PAID	12/1998	323.58		Tax Bill	
1999	R	1999 410156 G0012	PAID	11/1999	312.34		Tax Bill	
2000	R	2000 410156 G0012	PAID	02/2001	318.42		Tax Bill	
2001	R	2001 410156 G0012	PAID	02/2002	317.92		Tax Bill	
2002	R	2002 410156 G0012	CER SOLD	05/2003			Tax Bill	
2002	CER	2003-00003895-00	REDEEMED	05/2004	377.75		Certificate	
2003	R	2003 410156 G0012	PAID	05/2004	344.14		Tax Bill	
2004	R	2004 410156 G0012	PAID	04/2005	343.22		Tax Bill	
2005	R	2005 410156 G0012	PAID	11/2005	310.69		Tax Bill	
2006	R	2006 410156 G0012	PAID	05/2007	1,126.16		Tax Bill	
2007	R	2007 410156 G0012	PAID	05/2008	1,026.24		Tax Bill	
2008	R	2008 410156 G0012	PAID	03/2009	1,019.90		Tax Bill	
2009	R	2009 410156 G0012	PAID	05/2010	1,201.23		Tax Bill	
2010	R	2010 410156 G0012	CER SOLD	06/2011			Tax Bill	
2010	CER	2011-00007073-00	REDEEMED	09/2013	1,578.13		Certificate	
2011	R	2011 410156 G0012	CER SOLD	06/2012			Tax Bill	
2011	CER	2012-00005814-00	REDEEMED	09/2013	1,029.26		Certificate	
2012	R	2012 410156 G0012	CER SOLD	06/2013			Tax Bill	
2012	CER	2013-00005767-00	REDEEMED	09/2013	1,004.52		Certificate	
2013	R	2013 410156 G0012	PAID	12/2013	810.75		Tax Bill	
2014	R	2014 410156 G0012	PAID	11/2014	803.88		Tax Bill	
2015	R	2015 410156 G0012	PAID	11/2015	714.40		Tax Bill	
2016	R	2016 410156 G0012	PAID	03/2017	811.24		Tax Bill	
2017	R	2017 410156 G0012	PAID	01/2018	803.55		Tax Bill	
2018	R	2018 410156 G0012	PAID	02/2019	802.13		Tax Bill	
2019	R	2019 410156 G0012	CER SOLD	06/2020			Tax Bill	
2019	CER	2020-00005225-00	UNPAID			964.93	<input type="checkbox"/> Certificate	
2020	R	2020 410156 G0012	CER SOLD	06/2021			Tax Bill	

2020	CER	2021-00003972-00	U... ID			,170.95	<input type="checkbox"/>	Certificate
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



CURRENT ACCOUNT DETAILS

Account Number	2020	410156 G0012	Tax Bill
-----------------------	------	--------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
NORMAL SCHOOL S 73.5 FT OF W 157.5 FT OF BLOCK G LOT 1 N 94.5 FT OF LOT 6 EX E 52.5 FT OF N 34.5 FT OF LOT 6 LS R/W OR 1711/1223 2315/868 2412/2087		HARRIS BRIAN 2234 N FEDERAL HWY STE 387 BOCA RATON, FL 33431				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	52,500	TAXES	992.70			
TAXABLE	52,500	INT. 4.5000%	44.67			
		SALE 5%	51.87			
		ADV. FEE	5.00			
		INT. ADV	5.00			
		INT. SALE	10.00			
		TOTAL	1,109.24			
CERTIFICATE - ISSUED FOR		1,109.24	- GROSS TAX 992.70			
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2021	460 2020 0002741.0001	Full	Pmt Posted			

Links of Interest

- [TALLAHASSEE - LEON GIS MAPPING](#)
- [LINK TO PROPERTY APPRAISER](#)



**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE211200**
Initial Inspection Date: **07/15/2021** Repeat Offender: **No**
Violation Address: **Vacant lot north of 606 Campbell St.**
Tax Identification Number: **410156 G0012**
Owner(s):
HARRIS BRIAN
2234 N FEDERAL HWY STE 387
BOCA RATON FL 33431

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property. Remove the dead tree and all associated tree debris. Remove the additional tree debris next to the sidewalk on Main Street.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

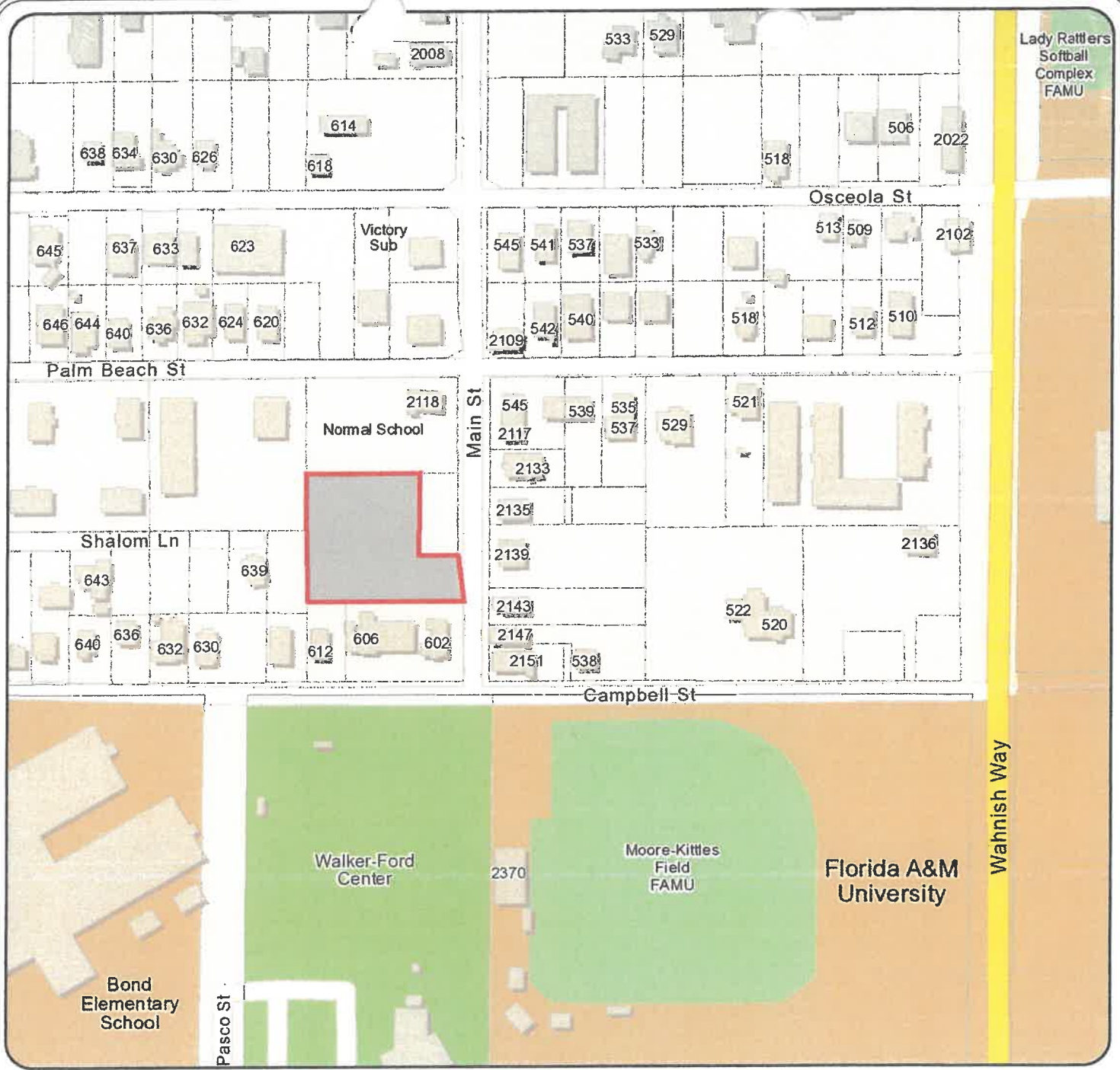
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

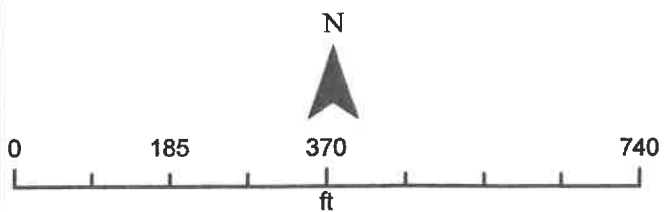
DIANNE WILLIAMS-COX
Commissioner



410156 G0012

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, Fl. 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

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Date Drawn: Jul 15, 2021

INITIAL HEARING

ITEM # 28

TCE211690

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211690**

Initial Inspection Date: **09/10/2021**

Violation Address: **2414 COUNTRY CLUB DR**

Tax Identification Number: **3107202770000**

Owner(s):

JOSEPH ZORAIDA

3025 NW 26TH ST

OAKLAND PARK FL 33311-2015

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth

2 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

CASE FACTS

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth.

2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

3 Remove all trash, litter and debris from property. Store automotive parts inside. Store bucket inside. Store appliances inside. Store items designed for interior use inside, like carpeting, ar sofas.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

September 16, 2021

**JOSEPH ZORAIDA
3025 NW 26TH ST
OAKLAND PARK FL 33311-2015**

**Re: CASE NUMBER TCE211690
LOCATION: 2414 COUNTRY CLUB DR
Tax ID #: 3107202770000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor. However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021 to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

RIESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211690

Owner(s): JOSEPH ZORAIDA

Violation Address: 2414 COUNTRY CLUB DR

I, JENCY PROBERT City of Tallahassee, Code Enforcement Division, hereby state that on 10-05-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

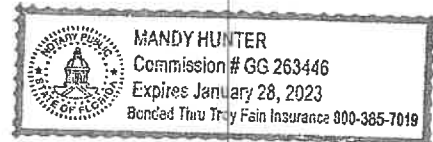
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 10-05-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jency Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of October, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jency Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211690**

Owner(s): **JOSEPH ZORAIDA**

Violation Address: **2414 COUNTRY CLUB DR**

I, Manly Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/20/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> <u>Initial</u> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/20/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Manly Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of September, 2021 (year), by Denise Garrett (name of person acknowledging) by Manly Hunter, who is personally known to me or has produced _____ (type of identification) as identification.

Denise Garrett 
NOTARY PUBLIC

Parcel: 3107202770000
 Owner: JOSEPH ZORAIDA

Property Use: 0100 - SINGLE FAMILY
 2414 COUNTRY CLUB DR APT 1

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 3107202770000
Owner(s): JOSEPH ZORAIDA

Tax District: 1 - CITY
Legal Desc: 7 1S 1E .115 A
 IN NE 1/4 OF NW 1/4
 OR 662/221 3456/965

Mailing Addr: 3025 NW 26TH ST
 OAKLAND PARK FL 33311-2015

Google Map

Location: 2414 COUNTRY CLUB DR APT 1
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 3107202180000

Acreage: 0.115
Subdivision:
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
06/07/2017	\$100	5086/372	Quit Claim	Improved
06/02/2009	\$121,600	4005/538	Warranty Deed	Improved
05/30/2008	\$143,000	3871/702	Warranty Deed	Improved
06/02/2006	\$100	3633/275	Quit Claim	Vacant
04/05/2006	\$100	3485/2109	Quit Claim	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,000	\$124,278	\$139,278	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$139,278	\$139,278	\$0	\$139,278
	Leon County - Emergency Medical Service	0.50000	\$139,278	\$139,278	\$0	\$139,278
	School - State Law	3.71500	\$139,278	\$139,278	\$0	\$139,278
	School - Local Board	2.24800	\$139,278	\$139,278	\$0	\$139,278
	City of Tallahassee	4.10000	\$139,278	\$139,278	\$0	\$139,278
	NW FL Water Management	0.03110	\$139,278	\$139,278	\$0	\$139,278

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
----------	------	-------	--------------	---------------	----------	-----------	----------------

2020	1	1 Residential	SF - Single Family	2007	1,521	75
Total:		1			1,521	75

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- Leon County Tax Collector
- Permits Online (City / County)
- Property Info Sheet

County Map Links

- Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- Flood Zone (FEMA)
- Zoning Map
- Fire Hydrant Map
- More TLOGIS Maps

Other Map Links

- Google Map
- Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	3107202770000		Type	REAL ESTATE		Request E-Bill	
Address	2414 COUNTRY CLUB DR 1 TAL		Status				
Sec/Twn/Rng	Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2006	R	2006 3107202770000	PAID	03/2007	155.24	Tax Bill	
2007	R	2007 3107202770000	PAID	03/2008	282.75	Tax Bill	
2008	R	2008 3107202770000	PAID	11/2008	2,348.41	Tax Bill	
2009	R	2009 3107202770000	PAID	11/2009	2,131.15	Tax Bill	
2010	R	2010 3107202770000	PAID	11/2010	1,347.78	Tax Bill	
2011	R	2011 3107202770000	PAID	11/2011	1,223.38	Tax Bill	
2012	R	2012 3107202770000	PAID	05/2013	724.22	Tax Bill	
2013	R	2013 3107202770000	CER SOLD	06/2014		Tax Bill	
2013	CER	2014-00004371-00	REDEEMED	04/2015	802.12	Certificate	
2014	R	2014 3107202770000	PAID	04/2015	717.02	Tax Bill	
2015	R	2015 3107202770000	CER SOLD	06/2016		Tax Bill	
2015	CER	2016-00003922-00	REDEEMED	10/2016	839.22	Certificate	
2016	R	2016 3107202770000	PAID	11/2016	667.20	Tax Bill	
2017	R	2017 3107202770000	PAID	12/2017	2,275.95	Tax Bill	
2018	R	2018 3107202770000	PAID	02/2019	2,458.05	Tax Bill	
2019	R	2019 3107202770000	PAID	03/2020	2,602.08	Tax Bill	
2020	R	2020 3107202770000	PAID	11/2020	2,528.20	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	3107202770000	Tax Bill
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Property Description				Owner Information			
7 1S 1E .115 A IN NE 1/4 OF NW 1/4 OR 662/221 3456/965				JOSEPH ZORAIDA 3025 NW 26TH ST OAKLAND PARK,FL 33311-2015			
Current Values and Exemptions				Taxes and Fees Levied			
ASSESSMENT		139,278		TAXES		2,633.54	
TAXABLE		139,278		TOTAL		2,633.54	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31		
PLEASE PAY	2,528.20	2,554.53	2,580.87	2,607.20	2,633.54		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	

11/23/2020	461	2020	0001793.0000	Full	Pmt Posted	\$105.34-	\$.00	\$2,528.20
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Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211690**

Initial Inspection Date: **09/10/2021**

Repeat Offender: **No**

Violation Address: **2414 COUNTRY CLUB DR**

Tax Identification Number: **3107202770000**

Owner(s):

**JOSEPH ZORAIDA
3025 NW 26TH ST
OAKLAND PARK FL 33311-2015**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth

2 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

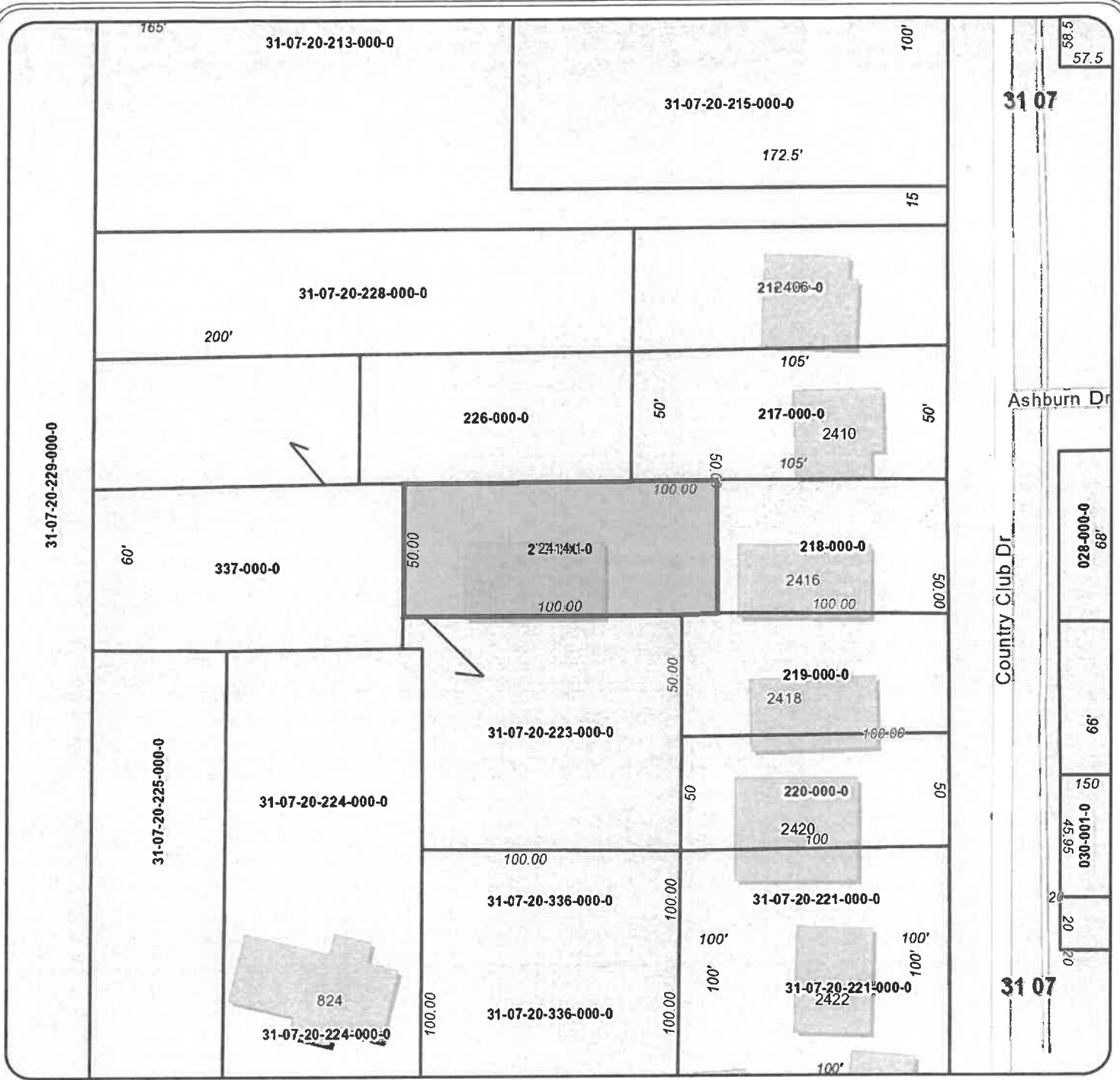
3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth.

2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

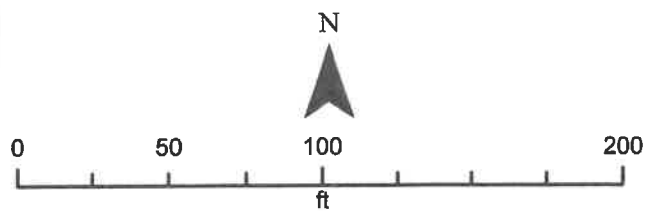
3 Remove all trash, litter and debris from property. Store automotive parts inside. Store buckets inside. Store appliances inside. Store items designed for interior use inside, like carpeting, and sofas.



3107202770000

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Sep 10, 2021

INITIAL HEARING

ITEM # 29

TCE211601

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211601**

Initial Inspection Date: **09/07/2021**

Violation Address: **1554 LAKE AVE A102**

Tax Identification Number: **410230 00084**

Owner(s):

FRANCIS PATRICK REALTY LLC
35 OBTUSE RD S
BROOKFIELD CT 06804

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3** IPMC Chapter 6, Section 604 ~ Electrical Facilities

CASE FACTS

Corrective Actions Required:

- 1** There are broken window panes. Replace broken panes as required to the applicable building code. Ensure all windows are weather tight and fully functional.

The front door is damaged along the front edge. Repair the front door as required. In addition there is a chain lock on this door. Remove the chain lock as required.

There are areas where the concrete walkway has shifted and is a trip hazard. Repair as required and eliminate the trip area.

There are open areas along the wall in the concrete walkway that there covered with either brick and or wood. Ensure that those areas are not trip hazards and are capable of being walked on.

- 2** Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The refrigerator is not functioning properly. Repair the refrigerator as required. Ensure the refrigerator is fully functional and capable of maintaining the proper temperature to keep foods at the accepted industry standard for both the refrigerator and freezer.

The stove and the vent hood suffered damage in the fire. Repair or replace the stove and the hood as required. Ensure that the stove and the hood are fully functional.

The water heater is missing part of the strain clamp where the wiring goes into the water heater. Replace/repair the clamp as required.

- 3 Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

The electrical panel has had the main circuit breaker relocated on the power panel. Correct the circuit identification as required.

The GFI receptacle to the left of the kitchen sink was not functioning. Locate the cause and repair or replace the receptacle as required.

The stove 220V receptacle may have been damaged during the fire. Have a licensed electrical contractor inspect the receptacle and the wiring as required. Repair all fire damage to the applicable building codes as required.

A building permit and a licensed contractor may be required for some repairs.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

September 16, 2021

**FRANCIS PATRICK REALTY LLC
35 OBTUSE RD S
BROOKFIELD CT 06804**

Re: CASE NUMBER **TCE211601**
LOCATION: **1554 LAKE AVE A102**
Tax ID #: **410230 00084**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Tal.gov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

JEREMY MATLOW
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DENNIS R. SUTTON
City Auditor

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211601

Owner(s): FRANCIS PATRICK REALTY LLC

Violation Address: 1554 LAKE AVE A102

I, JENNY PROBERT, City of Tallahassee, Code Enforcement Division, hereby state that on 10-05-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

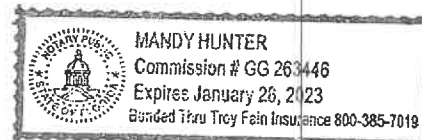
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 10-05-21
- Hand served to _____ at the violation address listed above on [date hand served]

Jenny Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of October, 2021 (year), by Mandy Hunter (name of person acknowledging) by Jenny Probert, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter
NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience
Code Enforcement Division**

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE211601**

Owner(s): **FRANCIS PATRICK REALTY LLC**

Violation Address: **1554 LAKE AVE A102**

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/30/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/30/21

Posted at the violation address listed above on _____

Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of September, 2021 (year), by Denise Garrett (name of person acknowledging) by Mandy Hunter, who is personally known to me or has produced _____ (type of identification) as identification.

Denise Garrett



NOTARY PUBLIC

Parcel: 410230 00084
 Owner: FRANCIS PATRICK REALTY LLC

Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
 1554 LAKE AVE OFC

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410230 00084
Owner(s): FRANCIS PATRICK REALTY LLC

Tax District: 1 - CITY
Legal Desc: BLOXHAM HEIGHTS
 E 243 FT OF S 150 FT
 OF LOT 8 BLOCK O
 OR 1071/1811 1814/2025 2426/91
 (GLEN HOLLOW APARTMENTS) 48 UNITS

Mailing Addr: 35 OBTUSE RD S
 BROOKFIELD CT 06804

Google Map

Location: 1554 LAKE AVE OFC
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.840 - ESTIMATED
Subdivision: BLOXHAM HEIGHTS RESUB
Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
04/01/2021	\$1,530,000	5569/412	Warranty Deed	Improved
03/09/2018	\$1,100,000	5170/1363	Warranty Deed	Improved
08/08/2006	\$360,100	3559/401	Warranty Deed	Improved
01/15/2004	\$2,675,000	3027/1428	Warranty Deed	Improved
01/15/2002	\$4,225,000	2611/727	Warranty Deed	Improved
09/01/2000	\$326,300	2426/0091	Warranty Deed	Improved
05/01/1995	\$100	1814/2025	Warranty Deed	Improved
01/01/1980	\$326,000	0952/2168	Warranty Deed	Improved
01/01/1980	\$256,000	0950/1323	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$288,000	\$656,627	\$944,627	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$944,627	\$944,627	\$0	\$944,627
	Leon County - Emergency Medical Service	0.50000	\$944,627	\$944,627	\$0	\$944,627
	School - State Law	3.71500	\$944,627	\$944,627	\$0	\$944,627
	School - Local Board	2.24800	\$944,627	\$944,627	\$0	\$944,627
	City of Tallahassee	4.10000	\$944,627	\$944,627	\$0	\$944,627

NW FL Water Management

0.03110 \$944,627 \$944,627 \$0 \$944,627

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	600 - Standard Apartments	1974	21,555	4,256
Total:		1				21,555	4,256

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- Leon County Tax Collector
- Permits Online (City / County)
- Property Info Sheet

County Map Links

- Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- Flood Zone (FEMA)
- Zoning Map
- Fire Hydrant Map
- More TLCGIS Maps

Other Map Links

- Google Map
- Map

Tax Roll Property Summary

Property Summary			Please click here for this page's Instructions			
Account Number	410230 00084	Type	REAL ESTATE		Request E-Bill	
Address	1554 LAKE AVE TAL		Status			
Sec/Twn/Rng			Subdivision	BLOXHAM HEIGHTS RESUB		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1991	R	1991 410230 00084	CER SOLD	05/1992		Tax Bill
1991	CER	1992-00004891-00	REDEEMED	07/1999	150,595.55	Certificate
1992	R	1992 410230 00084	CER SOLD	05/1993		Tax Bill
1992	CER	1993-00004117-00	REDEEMED	05/1999	14,234.69	Certificate
1993	R	1993 410230 00084	CER SOLD	05/1994		Tax Bill
1993	CER	1994-00003520-00	REDEEMED	05/1999	12,506.21	Certificate
1994	R	1994 410230 00084	CER SOLD	05/1995		Tax Bill
1994	CER	1995-00003759-00	REDEEMED	05/1999	12,897.73	Certificate
1995	R	1995 410230 00084	CER SOLD	05/1996		Tax Bill
1995	CER	1996-00004341-00	REDEEMED	05/1999	11,752.71	Certificate
1996	R	1996 410230 00084	CER SOLD	05/1997		Tax Bill
1996	CER	1997-00004756-00	REDEEMED	05/1999	12,932.21	Certificate
1997	R	1997 410230 00084	CER SOLD	05/1998		Tax Bill
1997	CER	1998-00004411-00	REDEEMED	05/1999	10,444.85	Certificate
1998	R	1998 410230 00084	PAID	05/1999	8,044.73	Tax Bill
1999	R	1999 410230 00084	CER SOLD	05/2000		Tax Bill
1999	CER	2000-00003806-00	REDEEMED	10/2000	8,687.81	Certificate
2000	R	2000 410230 00084	CER SOLD	05/2001		Tax Bill
2000	CER	2001-00004075-00	REDEEMED	01/2002	8,889.47	Certificate
2001	R	2001 410230 00084	PAID	01/2002	7,831.06	Tax Bill
2002	R	2002 410230 00084	PAID	04/2003	10,260.76	Tax Bill
2003	R	2003 410230 00084	PAID	01/2004	10,606.28	Tax Bill
2004	R	2004 410230 00084	PAID	11/2004	10,125.30	Tax Bill
2005	R	2005 410230 00084	PAID	11/2005	10,217.83	Tax Bill
2006	R	2006 410230 00084	PAID	11/2006	11,879.84	Tax Bill
2007	R	2007 410230 00084	PAID	11/2007	13,128.85	Tax Bill
2008	R	2008 410230 00084	PAID	11/2008	13,768.92	Tax Bill
2009	R	2009 410230 00084	PAID	01/2010	11,450.89	Tax Bill
2010	R	2010 410230 00084	PAID	02/2011	9,701.36	Tax Bill
2011	R	2011 410230 00084	PAID	02/2012	10,947.01	Tax Bill
2012	R	2012 410230 00084	PAID	11/2012	10,926.10	Tax Bill
2013	R	2013 410230 00084	PAID	11/2013	10,601.70	Tax Bill

<u>2014</u>	R	2014 410230 00084	PAID	11/2014	11,168.68	<u>Tax Bill</u>
<u>2015</u>	R	2015 410230 00084	PAID	11/2015	12,187.99	<u>Tax Bill</u>
<u>2016</u>	R	2016 410230 00084	PAID	11/2016	12,995.88	<u>Tax Bill</u>
<u>2017</u>	R	2017 410230 00084	PAID	11/2017	13,464.64	<u>Tax Bill</u>
<u>2018</u>	R	2018 410230 00084	PAID	11/2018	14,686.77	<u>Tax Bill</u>
<u>2019</u>	R	2019 410230 00084	PAID	11/2019	17,095.79	<u>Tax Bill</u>
<u>2020</u>	R	2020 410230 00084	PAID	11/2020	17,147.02	<u>Tax Bill</u>
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	410230 00084	<u>Tax Bill</u>
-----------------------	------	--------------	-----------------

Property Description				Owner Information		
BLOXHAM HEIGHTS E 243 FT OF S 150 FT OF LOT 8 BLOCK O OR 1071/1811 1814/2025 2426/91 (GLEN HOLLOW APARTMENTS) 48 UNITS				GH APARTMENTS LLC 8724 SUNSET DR #376 MIAMI, FL 33173-3512		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	944,627			TAXES	17,861.48	
TAXABLE	944,627			TOTAL	17,861.48	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	17,147.02	17,325.64	17,504.25	17,682.87	17,861.48	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/23/2020	461 2020 0002071.0000	Full	Pmt Posted	\$714.46-	\$.00	\$17,147.02

Links of Interest

[TALLAHASSEE -LEON GIS MAPPING](#)
[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211601**

Initial Inspection Date: **09/07/2021**

Repeat Offender: **No**

Violation Address: **1554 LAKE AVE A102**

Tax Identification Number: **410230 00084**

Owner(s):

FRANCIS PATRICK REALTY LLC
35 OBTUSE RD S
BROOKFIELD CT 06804

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 4** IPMC Chapter 6, Section 604 ~ Electrical Facilities
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** There are broken window panes. Replace broken panes as required to the applicable building code. Ensure all windows are weather tight and fully functional.

The front door is damaged along the front edge. Repair the front door as required. In addition, there is a chain lock on this door. Remove the chain lock as required.

There are areas where the concrete walkway has shifted and is a trip hazard. Repair as required and eliminate the trip area.

There are open areas along the wall in the concrete walkway that are covered with either brick and or wood. Ensure that those areas are not trip hazards and are capable of being walked on.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is extensive fire damage in the kitchen area. Including , but not limited to, walls, cabinets, and possible electrical damage. Repair all fire damage as required to the applicable building code. A building permit and a licensed contractor may be required.

Repair or replace the broken toilet paper holder.

- 3 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The refrigerator is not functioning properly. Repair the refrigerator as required. Ensure the refrigerator is fully functional and capable of maintaining the proper temperature to keep foods at the accepted industry standard for both the refrigerator and freezer.

The stove and the vent hood suffered damage in the fire. Repair or replace the stove and the hood as required. Ensure that the stove and the hood are fully functional.

The water heater is missing part of the strain clamp where the wiring goes into the water heater. Replace/repair the clamp as required.

- 4 Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

The electrical panel has had the main circuit breaker relocated on the power panel. Correct the circuit identification as required.

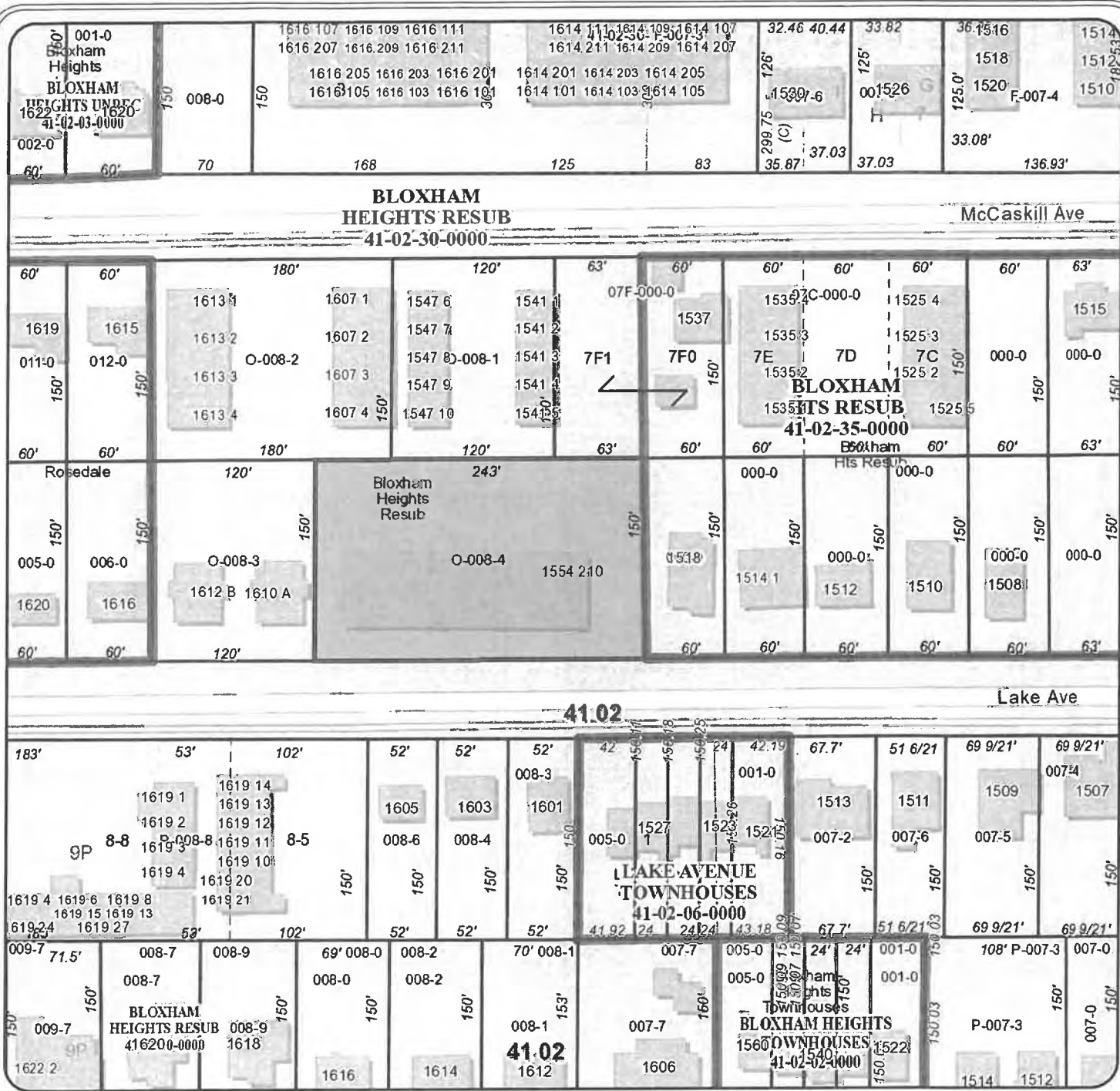
The GFI receptacle to the left of the kitchen sink was not functioning. Locate the cause and repair or replace the receptacle as required.

The stove 220V receptacle may have been damaged during the fire. Have a licensed electrical contractor inspect the receptacle and the wiring as required. Repair all fire damage to the applicable building codes as required.

A building permit and a licensed contractor may be required for some repairs.

- 5 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

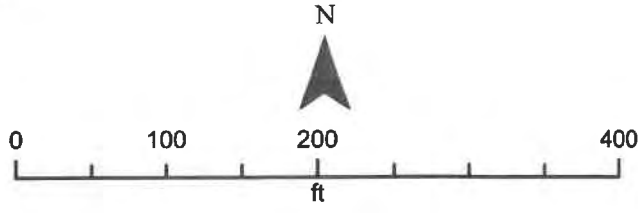
The following violation requires your immediate attention: There are no functioning smoke alarms in the unit. Install a smoke alarm in the bedroom and an additional smoke alarm in the living room. Be prepared to demonstrate that the smoke alarms are fully functional.



410230 00084

Legend

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Sep 09, 2021

INITIAL HEARING

ITEM # 30

TCE211577

**CODE MAGISTRATE CITY OF TALLAHASSEE,
FLORIDA**

CASE PROFILE

Code Officer: **Jency Probert**

Case No.: **TCE211577**

Initial Inspection Date: **08/25/2021**

Violation Address: **643 KISSIMMEE ST**

Tax Identification Number: **410156 C0100**

Owner(s):

DARDAR TH LLC

350 AVENUE C NE APT 5

WINTER HAVEN FL 33881

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

2 IPMC Chapter 3, Section 305 ~ Interior Structure

Land Development Code

3 TLDC Chapter 1, Section 1-2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.

4 TLDC Chapter 1, Section 1-2 Dangerous Building (7): Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of exit.

5 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

6 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

CASE FACTS

Corrective Actions Required:

- 1 There is fire damage to the building. Repair all fire damage as required to the applicable building codes. A building permit and a licensed contractor will be required.
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
The interior of the building has been damaged by fire. Repair all of the fire damage as required to the applicable building codes. A building permit and a licensed contractor will be required.
- 3 The building is dangerous due to extensive fire damage.
- 4 The building is dangerous due to the north staircase being blocked off resulting in a loss of egress.
- 5 The building is dangerous due to parts that were damaged in the fire and may fall.
- 6 The building is dangerous due to fire damage and being open and accessible to the public. This violation requires your immediate attention.

Secure the building and all other access points as required. If the building is not secured within 15 days of the receipt of this notice, the City of Tallahassee may secure the building.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

OWNER CONTACT: YES/NO

PROPERTY POSTED: _____



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

August 31, 2021

**DARDAR TH LLC
350 AVENUE C NE APT 5
WINTER HAVEN FL 33881**

**Re: CASE NUMBER TCE211577
LOCATION: 643 KISSIMMEE ST Apt. 1
Tax ID #: 410156 C0100**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on November 2, 2021 at 1:00 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to <https://talgov.webex.com> or call 1-408-418-9388 and enter meeting number (access code) 179 104 1200 and password "code" for access.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code> If you require a physical appearance, please be advised that social distancing measures and health screenings will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Although the hearing will be virtual, you may still present evidence and or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on October 26, 2021 to allow time to provide it to the Magistrate/Code Board.** Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: *Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.*

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211577

Owner(s): DARDAR TH LLC

Violation Address: 6-3 KISSIMMEE ST

I, JENCY PROBERT City of Tallahassee, Code Enforcement Division, hereby state that on 09-15-21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

- Posted at City Hall Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- Posted at the violation address listed above on 09-15-21
- Hand served to _____ at the violation address listed above on [date hand served]


AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of September, 2021 (year), by S. Henderson (name of person acknowledging) by Jency Probert, who is personally known to me or has produced _____ (type of identification) as identification.


NOTARY PUBLIC



Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Housing and Community Resilience
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE211577

Owner(s): DARDAR TH LLC

Violation Address: 643 KISSIMMEE ST

I, Mandy Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 9/14/21, I personally received a copy of the following documents for the above-referenced property

<input type="radio"/> Notice of Violation	<input type="radio"/> Code Magistrate Order	<input type="radio"/> Dangerous Building Placard
<input checked="" type="radio"/> Notice of Violation / Notice of Hearing	<input type="radio"/> Code Board Order	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing	<input type="radio"/> Order to Vacate	<input type="radio"/> Other:

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 9/14/21

Posted at the violation address listed above on _____

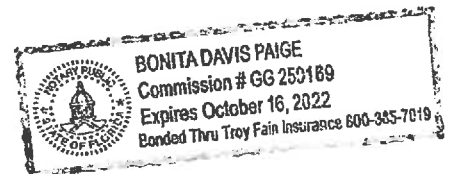
Hand served to _____ at the violation address listed above on [date hand served]

Mandy Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of September, 2021 (year), by Bonita Paige (name of person acknowledging) by Mandy Hunter who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige
NOTARY PUBLIC



Parcel: 410156 C0100
 Owner: DARDAR TH LLC

Property Use: 0805 - MFR < 10 UNITS - COMMERCIAL
 643 KISSIMMEE ST APT 1

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Information

Parcel ID: 410156 C0100
Owner(s): DARDAR TH LLC

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
 LOTS 10 & 11 BLOCK C
 OR 278/439 322/422 95-616PR
 OR 1842/2293 2018/109 2024/2265
 OR 2062/196 2260/703
 (GRAY APTS) 8 UNITS

Mailing Addr: 350 AVENUE C NE APT 5
 WINTER HAVEN FL 33881

Google Map

Location: 643 KISSIMMEE ST APT 1
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:

Acreage: 0.370 - ESTIMATED
Subdivision: NORMAL SCHOOL
Property Use: 0805 - MFR < 10 UNITS - COMMERCIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
11/07/2019	\$100	5393/522	Quit Claim	Improved
06/17/2016	\$185,000	4942/1762	Warranty Deed	Improved
02/24/2016	\$150,100	4899/392	Cert of Title	Improved
01/22/2014	\$220,000	4624/1857	Warranty Deed	Improved
07/22/2008	\$298,000	3887/1071	Warranty Deed	Improved
05/01/1999	\$173,000	2260/0703	Warranty Deed	Improved
09/01/1997	\$190,000	2062/0196	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$48,000	\$199,706	\$247,706	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$247,706	\$247,706	\$0	\$247,706
	Leon County - Emergency Medical Service	0.50000	\$247,706	\$247,706	\$0	\$247,706
	School - State Law	3.71500	\$247,706	\$247,706	\$0	\$247,706
	School - Local Board	2.24800	\$247,706	\$247,706	\$0	\$247,706
	City of Tallahassee	4.10000	\$247,706	\$247,706	\$0	\$247,706
	NW FL Water Management	0.03110	\$247,706	\$247,706	\$0	\$247,706

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	601 - Apt/Less Than 10 Units	1968	5,800	1,224
Total:		1				5,800	1,224

Quick Links - (Note: Clicking links below will navigate away from our website.)

County Links

- Leon County Tax Collector
- Permits Online (City / County)
- Property Info Sheet

County Map Links

- Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
- Flood Zone (FEMA)
- Zoning Map
- Fire Hydrant Map
- More TLCGIS Maps

Other Map Links

- Google Map
- Map

Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number	410156 C0100		Type	REAL ESTATE		Request E-Bill	
Address	643 KISSIMMEE ST 1 TAL		Status				
Sec/Twn/Rng			Subdivision	NORMAL SCHOOL			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410156 C0100	PAID	12/1994	2,394.26	Tax Bill	
1995	R	1995 410156 C0100	PAID	12/1995	2,489.57	Tax Bill	
1996	R	1996 410156 C0100	PAID	11/1996	2,448.21	Tax Bill	
1997	R	1997 410156 C0100	PAID	12/1997	2,434.29	Tax Bill	
1998	R	1998 410156 C0100	PAID	05/1999	2,682.23	Tax Bill	
1999	R	1999 410156 C0100	PAID	05/2000	2,622.19	Tax Bill	
2000	R	2000 410156 C0100	PAID	04/2001	2,598.31	Tax Bill	
2001	R	2001 410156 C0100	CER SOLD	05/2002		Tax Bill	
2001	CER	2002-00004055-00	REDEEMED	06/2002	3,411.88	Certificate	
2002	R	2002 410156 C0100	PAID	03/2003	6,733.85	Tax Bill	
2003	R	2003 410156 C0100	PAID	03/2004	3,772.65	Tax Bill	
2004	R	2004 410156 C0100	PAID	03/2005	3,944.97	Tax Bill	
2005	R	2005 410156 C0100	PAID	05/2006	3,933.31	Tax Bill	
2006	R	2006 410156 C0100	PAID	03/2007	4,425.19	Tax Bill	
2007	R	2007 410156 C0100	PAID	03/2008	4,618.87	Tax Bill	
2008	R	2008 410156 C0100	PAID	11/2008	4,650.55	Tax Bill	
2009	R	2009 410156 C0100	PAID	11/2009	4,353.01	Tax Bill	
2010	R	2010 410156 C0100	PAID	11/2010	4,072.94	Tax Bill	
2011	R	2011 410156 C0100	PAID	11/2011	4,021.15	Tax Bill	
2012	R	2012 410156 C0100	PAID	11/2012	3,823.53	Tax Bill	
2013	R	2013 410156 C0100	PAID	11/2013	3,755.40	Tax Bill	
2014	R	2014 410156 C0100	PAID	11/2014	3,615.99	Tax Bill	
2015	R	2015 410156 C0100	PAID	11/2015	3,672.54	Tax Bill	
2016	R	2016 410156 C0100	PAID	11/2016	3,697.82	Tax Bill	
2017	R	2017 410156 C0100	PAID	11/2017	3,865.03	Tax Bill	
2018	R	2018 410156 C0100	PAID	11/2018	3,967.34	Tax Bill	
2019	R	2019 410156 C0100	PAID	11/2019	4,137.85	Tax Bill	
2020	R	2020 410156 C0100	PAID	11/2020	4,496.39	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	410156 C0100	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
NORMAL SCHOOL LOTS 10 & 11 BLOCK C OR 278/439 322/422 95-616PR OR 1842/2293 2018/109 2024/2265 OR 2062/196 2260/703 (GRAY APTS) 8 UNITS				DARDAR TH LLC 350 AVENUE C NE APT 5 WINTER HAVEN,FL 33881		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	247,706			TAXES	4,683.74	
TAXABLE	247,706			TOTAL	4,683.74	
IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	
PLEASE PAY	4,496.39	4,543.23	4,590.07	4,636.90	4,683.74	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/23/2020	461 2020 0002051.0000	Full	Pmt Posted	\$187.35-	\$.00	\$4,496.39

Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Jency Probert**

Case No.: **TCE211577**

Initial Inspection Date: **08/25/2021**

Repeat Offender: **No**

Violation Address: **643 KISSIMMEE ST**

Tax Identification Number: **410156 C0100**

Owner(s):

DARDAR TH LLC
350 AVENUE C NE APT 5
WINTER HAVEN FL 33881

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure

Land Development Code

- 3** TLDC Chapter 1, Section 1-2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.
- 4** TLDC Chapter 1, Section 1-2 Dangerous Building (7): Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of exit.
- 5** TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.
- 6** TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1** There is fire damage to the building. Repair all fire damage as required to the applicable building codes. A building permit and a licensed contractor will be required.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The interior of the building has been damaged by fire. Repair all of the fire damage as required to the applicable building codes. A building permit and a licensed contractor will be required.

- 3 The building is dangerous due to extensive fire damage.
- 4 The building is dangerous due to the north staircase being blocked off resulting in a loss of egress.
- 5 The building is dangerous due to parts that were damaged in the fire and may fall.
- 6 The building is dangerous due to fire damage and being open and accessible to the public. This violation requires your immediate attention.

Secure the building and all other access points as required. If the building is not secured within 15 days of the receipt of this notice, the City of Tallahassee may secure the building.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

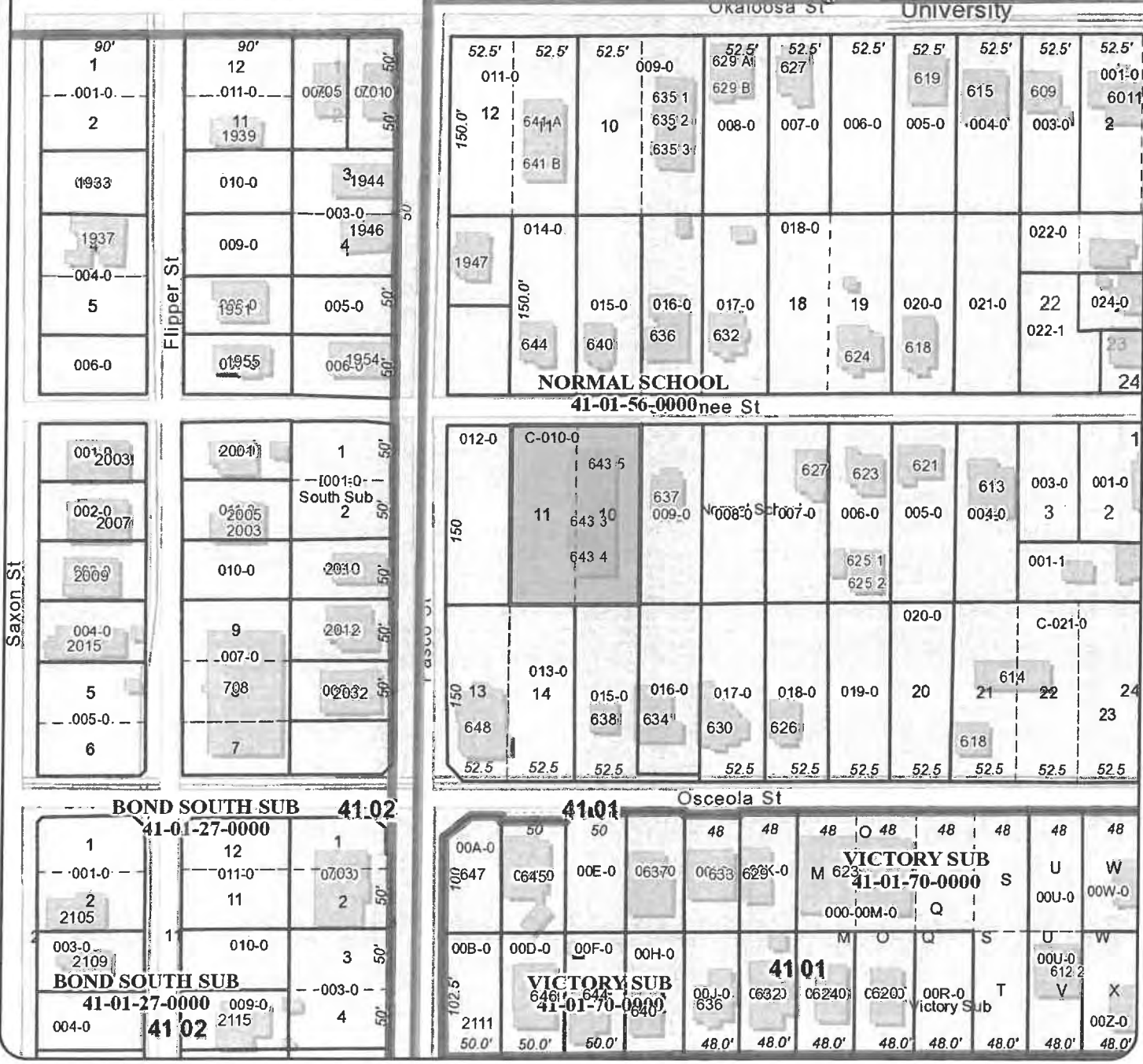
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

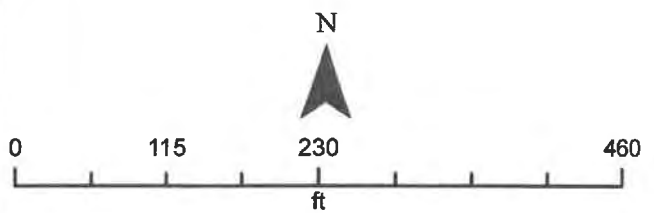
DIANNE WILLIAMS-COX
Commissioner



410156 C0100

Legend

Township	Lot	Building
Section	Access Easement	Park
Subdivision	River	City Limit
Tax Parcel	Waterbody	Imagery 1/2015



Akin Akinyemi, R.A.
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Aug 26, 2021

**CODE MAGISTRATE
FRENCHTOWN RENAISSANCE CENTER
DECEMBER 6 2022
AGENDA**

1:00 PM

- I. CALL TO ORDER- MAGISTRATE KEVIN SOSSONG**
- II. AGENDA MODIFICATIONS**
- III. ANNOUNCEMENTS**
- IV. FINAL ORDERS**
- V. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|---|---|
| 1. CASE NO. TCE221237
(Angela land) | HANELY ADAM
1803 IVAN DR |
| 2. CASE NO. TCE221464
(Angela Land) | GREENPOINT MORTGAGE
FUNDING TRUST
1814 MEDART DR |
| 3. CASE NO. 221444
(Martin Atorresagasti) | LITTLE NORMAN /
MILLING DEBORAH M
817 BAHAMA DR |
| 4. CASE NO. TCE220757
(Martin Atorresagasti) | HOME HARMONY REAL ESTATE LLC
1420 MELVIN ST #3 |
| 5. CASE NO. TCE221409
(Shameka Bush) | HOWELL SARAH
3094 ADKINS FOREST LN |
| 6. CASE NO. TCE221407
(Shameka Bush) | FORMAN MICHAEL O
1509 BLUEBAY LN |
| 7. CASE NO. TCE220667
(Shameka Bush) | CHASON HUBERT L /
CHASON LISA F
2395 CLAREMONT LN |

8. CASE NO. TCE211843
(Jency Probert)

BELLAMY RAYMOND / M D GIBSON /
V B GOLDEN
1211 CLEVELAND ST

9. CASE NO. TCE220717
(Jency Probert)

PINNOCK MARLON
1312 ELBERTA DR

10. CASE NO. TCE220789
(Jency Probert)

RIDLEY ALFRED D REVOC. TRUST
1228 HIDDEN PL

INITIAL ORDERS

1. CASE NO. TCE222064
(Lesa Vause)

WALLACE MARGARET E
932 HAWTHORNE ST

2. CASE NO. TCE222013
(Lesa Vause)

THURBER WILLIAM J IV
672 RIGGINS RD

3. CASE NO. TCE222338
(Martin Atorresagasti)

PEREZ ANA L & NAJERA TONY
828 SUNDOWN LN

4. CASE NO. TCE221652
(Martin Atorresagasti)

ROSIER ALCINDOR / ROSIER JACQUELINE
322 W HARRISON ST (APT 322)

5. CASE NO. TCE220952
(Martin Atorresagasti)

JONES ALISON C / JONES ALBERT C
3000 S ADAMS ST (#313)

6. CASE NO. TCE221980
(Shameka Bush)

WATERS JONATHAN M
1552 CHINA GROVE TRL

7. CASE NO. TCE221797
(Shameka Bush)

WERTENBERGER BENJAMIN LEE
1406 LYNN LN

8. CASE NO. TCE221883
(Shameka Bush)

CODAY TYLER JAMES /
CODAY GREGORY GENE SR
3729 AKSARBEN DR

9. CASE NO. TCE221889
(Shameka Bush) SMITH CLIFFORD L SR ESTATE
1267 ORANGE AVE E
10. CASE NO. TCE222054
(Shameka Bush) TRIM FAN LLC
4509 CRAWFORDVILLE RD
11. CASE NO. TCE222168
(Shameka Bush) JORDAN DAX ANTHONY / JORDAN C S
3730 SUTOR CT
12. CASE NO. TCE220716
(Jency Probert) FPA VILLA DEL LAGO LLC
2700 W PENSACOLA ST (#2616)
13. CASE NO. TCE220556
(Jency Probert) LEGACY PARC LLC
457 WHITE DR (#A-14)
14. CASE NO. TCE222334
(Jency Probert) PROFIT PLANET
1400 HERNANDO DR (APT A)
15. CASE NO. TCE221515
(Jency Probert) MATHERS JASPER H / MATHERS MARY
2503 FRITZ LN
16. CASE NO. TCE211577
(Jency Probert) DARDAR TH LLC
643 KISSIMMEE ST
17. CASE NO. TCE212119
(Jency Probert) DWELL STUDENTS LLC (TALL.)
600 DIXIE DR
18. CASE NO. TCE221768
(Angela Land) SHIV YOG CORPORATION
2738 N MONROE ST
19. CASE NO. TCE221816
(Angela Land) MACFARLAND JAMES W /
MACFARLAND K
2408 LAKESHORE DR

20. CASE NO. TCE221321
(Angela Land)

JONES MARCUS / JONES DIANN
1505 ALABAMA ST

21. CASE NO. TCE222235
(Angela Land)

SQUARE PARK UNITED LLC
2301 OLD BAINBRIDGE RD

22. CASE NO. TCE221933
(Angela Land)

PACIFICA SPRINGWOOD LLC
2660 OLD BAINBRIDGE RD (#1407)

23. CASE NO. TCE221862
(Angela Land)

PACIFICA SPRINGWOOD LLC
2660 OLD BAINBRIDGE RD (#905)

24. CASE NO. TCE222195
(Angela Land)

GREENPOINT MORTGAGE
FUNDING TRUST
1814 MEDART DR

25. CASE NO. TCE221840
(Angela Land)

MC PRIMETIME REALTY
717 DOVER ST

26. CASE NO. TCE221893
(Angela Land)

ONEIL BRITTANY / ONEIL JOHN M
759 W 4TH AVE

27. CASE NO. TCE222106
(Angela Land)

MUSE ALTON / MUSE WILLIAM F
731 WESTCOTT DR

28. CASE NO. TCE221837
(Angela Land)

NORTH FLORIDA REAL ESTATE
HOLDINGS GROUP LLC
1205 JOE LOUIS ST

29. CASE NO. TCE221839
(Angela Land)

YU JIANKUI / GAO DONGEMI
1114 JOE LOUIS ST

30. CASE NO. TCE220417
(Angela Land)

LANE MATTHEW
1970 PORTLAND AVE

31. CASE NO. TCE221026
(Angela Land)

WEBB WILLIAM SCOTT /
WEBB LESTIE A
2311 BRYNMAHR DR

ADJOURNED: _____

TIME: _____

