

**MUNICIPAL CODE ENFORCEMENT BOARD
SMITH-WILLIAMS SERVICE CENTER
JANUARY 18, 2022
AGENDA**

5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**
- VI. FINAL ORDERS**
- VII. DINNER BREAK**

V111 6:30 P.M. NEW CASE HEARINGS & RECONSIDERATIONS

FINAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE210608
(Ray Wilkinson) | VERA GROUP INC
3120 HUNTINGTON WOODS BLVD |
|--|--|

INITIAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE211474
(Ann Randolph) | DANG VO TRUST
1700 THOMASVILLE RD |
| 2. CASE NO. TCE211564
(Ann Randolph) | POWERUP FUND LLC
2227 SAINT MARKS ST |
| 3. CASE NO. TCE211567
(Ray Wilkinson) | SHEFFIELD AMANDA/ TERRELL ROBERT
729 WESTSCOTT DR |

4. CASE NO. TCE211612
(Ray Wilkinson) MOORE MARK C
2131 MAHAN DR

5. CASE NO. TCE211802
(Ray Wilkinson) STEARNS STREET CONDO OWNERS INC.
1200 STEARNS ST

6. CASE NO. TCE211763
(Ray Wilkinson) AUHM LLC
735 WADSWORTH ST

7. CASE NO. TCE211864
(Ray Wilkinson) 415 WEST COLLEGE AVE LLC
415 COLLEGE AVE

8. CASE NO. TCE211801
(Ray Wilkinson) HERNANDEZ CANDIDA
1209 HUTCHINSON ST

9. CASE NO. TCE211826
(Ray Wilkinson) BOBS ROCK LLC
1309 THOMASVILLE RD

X.

NEW BUSINESS

XI.

ADJOURNED: _____

MUNICIPAL CODE ENFORCEMENT BOARD
FRENCHTOWN RENAISSANCE CENTER
February 15, 2022
AGENDA

6:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**
- VI. FINAL ORDERS**
- VII. 6:30 P.M. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|---|
| 1. CASE NO. TCE211864
(Ray Wilkinson) | 415 WEST COLLEGE AVE LLC
415 W COLLEGE AVE |
|--|---|

INITIAL ORDERS

- | | |
|--|-----------------------------------|
| 1. CASE NO. TCE210669
(Ray Wilkinson) | TL
905 ALLIEGOOD CT |
| 2. CASE NO. TCE210681
(Ray Wilkinson) | ULRICH CARSON A
628 SOUTH RIDE |
| 3. CASE NO. TCE210958
(Ray Wilkinson) | CLEMENTS ANTONIO
517 NORMA ST |

4. CASE NO. TCE211907
(Ray Wilkinson) SERVCO POOLS INC
2709 ALLEN RD

5. CASE NO. TCE212002
(Ray Wilkinson) FAIRMONT TALLAHASSEE LLC
227 S CALHOUN ST

6. CASE NO. TCE212206
(James Payne) 3209 MAHAN LLC
3209 MAHAN DR

7. CASE NO. TCE11-3712
RECONSIDERATION
(Martin Atorresagasti) WEST TAMPA HOLDINGS
2012 WARWICK ST

8. CASE NO. TCE14-0801
RECONSIDERATION
(Martin Atorresagasti) WEST TAMPA HOLDINGS
2012 WARWICK ST

9. CASE NO. TCE15-4351
RECONSIDERATON
(Martin Atorresagasti) WEST TAMPA HOLDINGS
2012 WARWICK ST

10. CASE NO. TCE191389
RECONSIDERATION
(Martin Atorresagasti) WEST TAMPA HOLDINGS
2012 WARWICK ST

X.

NEW BUSINESS

XI.

ADJOURNED: _____

**MUNICIPAL CODE ENFORCEMENT BOARD
FRENCHTOWN RENAISSANCE CENTER**

April 19, 2022

AGENDA

6:00 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**
- VI. FINAL ORDERS**
- VII. 6:30 P.M. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE211801
(Ray Wilkinson) | HERNANDEZ CANDIDA
1209 HUTCHINSON AVE |
| 2. CASE NO. TCE211474
(Ann Randolph) | DANG VO TRUST
1700 THOMASVILLE RD |

INITIAL ORDERS

- | | |
|--|-------------------------------|
| 1. CASE NO. TCE191136
(Ray Wilkinson)
(RECONSIDERATION) | AMEY JASON
1418 ELBERTA DR |
|--|-------------------------------|

2. CASE NO. TCE202428
(Ray Wilkinson) DOHENY ANTHONY
418 PERKINS ST
3. CASE NO. TCE211854
(Ray Wilkinson) DENNIS LINDSAY R
2437 BEAUTYBERRY CT
4. CASE NO. TCE212152
(Ray Wilkinson) MOORE PAMELA
169 FOUR POINTS WAY
5. CASE NO. TCE212153
(Ray Wilkinson) NGUYEN CHARLIE MINH
2418 N MONROE ST
6. CASE NO. TCE212187
(Ray Wilkinson) BIG BEND HOMELESS COALITION INC
1518 PATRICK AVE
7. CASE NO. TCE212188
(Ray Wilkinson) BIG BEND HOMELESS COALITION INC
1526 PATRICK AVE
8. CASE NO. TCE210669
(Ray Wilkinson) TL
905 ALLIEGOOD CT

X.

NEW BUSINESS

XI.

ADJOURNED: _____

**MUNICIPAL CODE ENFORCEMENT BOARD
FRENCHTOWN RENAISSANCE CENTER
JUNE 14, 2022
AGENDA**

6:15 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**
- VI. FINAL ORDERS**
- VII. 6:30 PM – NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|------------------------|
| 1. CASE NO. TCE210669
(Ray Wilkinson) | TL
905 ALLIEGOOD CT |
|--|------------------------|

INITIAL ORDERS

- | | |
|--|--|
| 1. CASE NO. TCE191121
RECONSIDERATION
(Ray Wilkinson) | FUN STATION INC
2821 SHARER RD |
| 2. CASE NO. TCE183373
(RECONSIDERATION)
(Jency Probert) | TALL. REALTY HOLDINGS LLC
1517 LEVY AVE |
| 3. CASE NO. TCE210681
(Ray Wilkinson) | ULRICH CARSON A
628 SOUTH RIDE |
| 4. CASE NO. TCE211907
(Ray Wilkinson) | SERVCO POOLS INC
2709 ALLEN RD |
| 5. CASE NO. TCE212060
(Ray Wilkinson) | CG RESIDENTIAL LLC
343 OAKLAND AVE E |

6. CASE NO. TCE220334
(Ray Wilkinson)

NATANT RESOURCES CORP
1940 W TENNESSEE ST

7. CASE NO. TCE220318
(Ray Wilkinson)

DORSCH ANDREW
2704 NANTUCKET LN

8. CASE NO. TCE220335
(Ray Wilkinson)

BARDHI ADAM
508 W BREVARD ST

9. CASE NO. TCE220433
(Ray Wilkinson)

BARDHI ADAM
505 W GEORGIA ST

10. CASE NO. TCE220480
(Ray Wilkinson)

H & D MIDTOWN INVESTMENT LLC
1225 N MONROE ST

11. CASE NO. TCE191814
(RECONSIDERATION)
(Ray Wilkinson)

TALL. REALTY HOLDINGS LLC
1517 LEVY AVE

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: 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
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. **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 _____



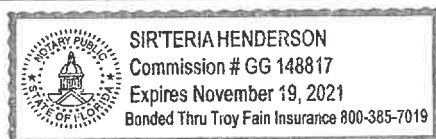
AFFIANT

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





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
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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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

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

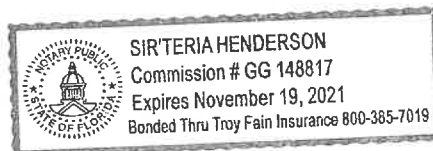
Hand served to _____ at the violation address listed above

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

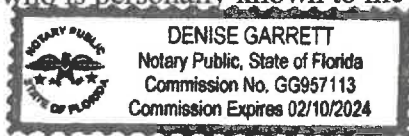


AFFIANT

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.

Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), DIANNE WILLIAMS-COX (Mayor Pro Tem), ELAINE W. BRYANT (Commissioner), CURTIS RICHARDSON (Commissioner), JEREMY MATLOW (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (City Auditor)

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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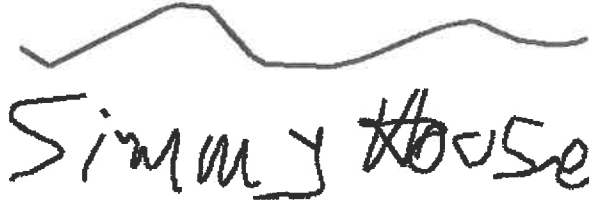


Date Produced: 04/26/2021

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 cancellation mark or a stylized 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
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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. **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 _____



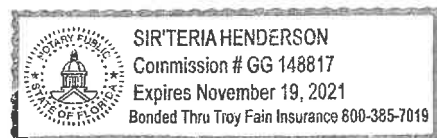
AFFIANT

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 _____

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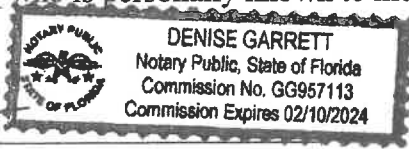
[Signature]

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

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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.

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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

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. 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 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. 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
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City Treasurer-Clerk

CURTIS RICHARDSON
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.

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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. 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

Jency Probert (handwritten 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.

(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 and 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
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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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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. **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

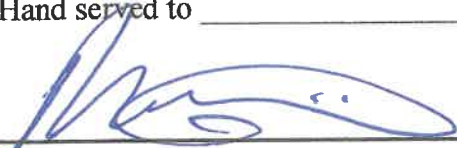
- Notice of Violation
- Renotice C/m*
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

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



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. **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



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- [Bldg - Sketch](#)
- [Map](#)
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- [Quick Links](#)
- [Tax Estimator](#)
- [TRIM Notice](#)

Parcel: 410156 C0060 Property Use: 0100 - SINGLE FAMILY
 Owner: KINGDON FIRST REALTY INC 623 KISSIMMEE ST

Leon County Property Appraiser

1 of 2
[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: 410156 C0060 Tax District: 1 - CITY
 Owner(s): KINGDON FIRST REALTY INC 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](#) Parent Parcel:
 Location: 623 KISSIMMEE ST Acreage: 0.180 - ESTIMATED
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. Subdivision: NORMAL SCHOOL
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 2

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- [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



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 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:

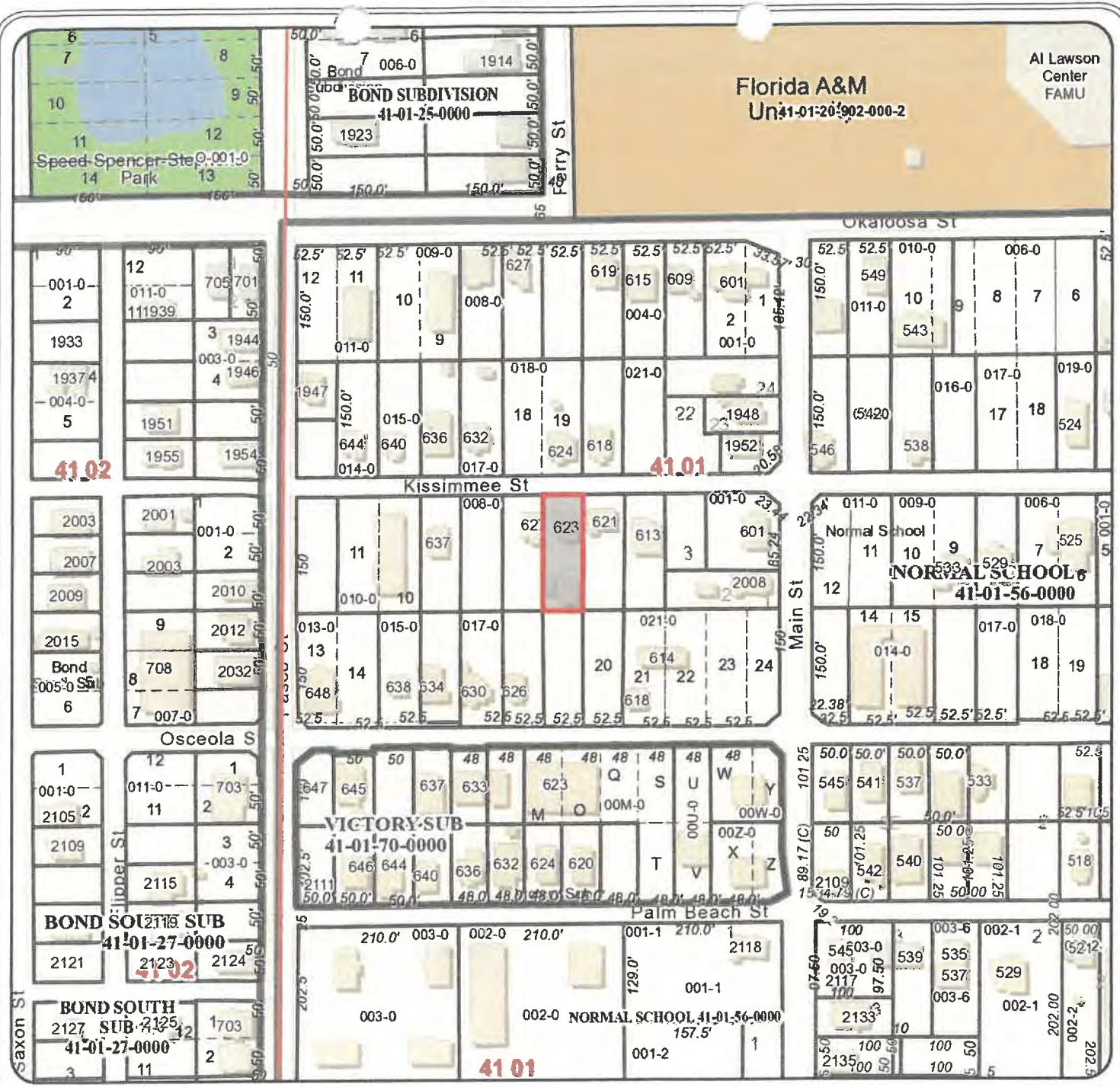
- 1 Obtain all applicable permits for work performed at this location by licensed contractors.
- 2 Obtain approvals on all missed and required inspections.

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.

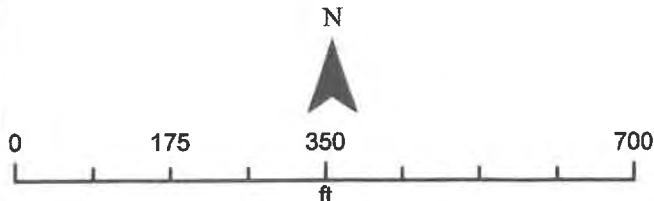
CITY HALL 300 South Adams Street Tallahassee, Fl. 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	JEREMY MATLOW Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	DIANNE WILLIAMS-COX Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney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



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 _____

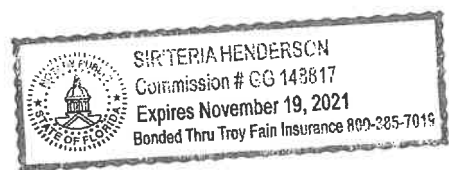
Hand served to _____ at the violation address listed above on _____

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

Prop Use: 0100 - SINGLE FAMILY

Owner: S & V HOLDINGS OF TALLAHASSEE LLC

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

Tax District: 1 - CITY

Owner(s): S & V HOLDINGS OF TALLAHASSEE LLC

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**

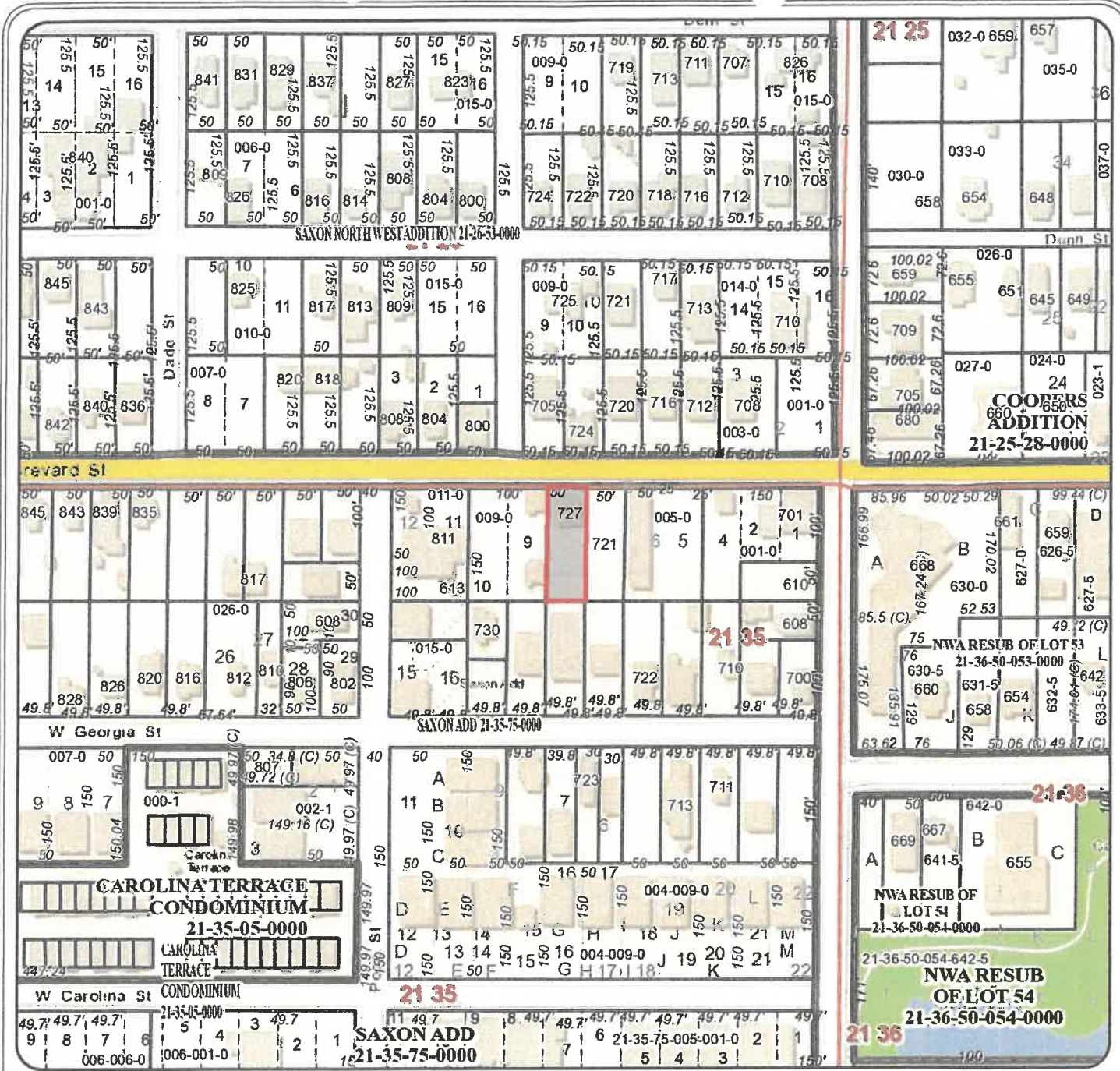
Corrective Actions Required:

- 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.

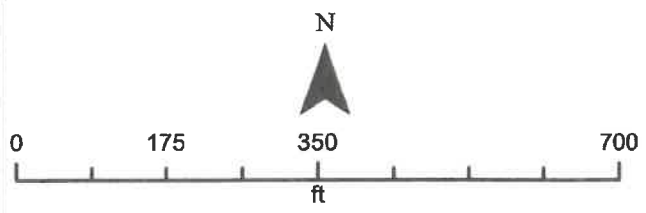
Call for inspection when property is in compliance, 891-7077/ 879-4564.



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



CITY OF
TALLAHASSEE

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
- Am-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

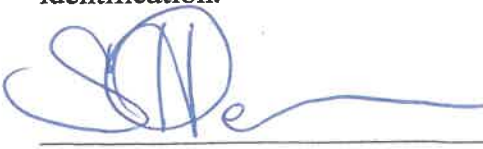
Hand served to _____ at the violation address listed above on _____



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

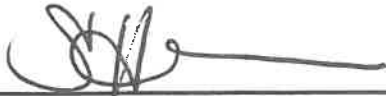
- Notice of Violation
- GM-CM initial*
Notice of Violation / Notice of Hearing
- Notice of Hearing
- Code Magistrate Order
- Code Board Order
- Order to Vacate
- Dangerous Building Placard
- Board / Seal Order
- Other:

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**
- 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 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
- 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	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	



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:

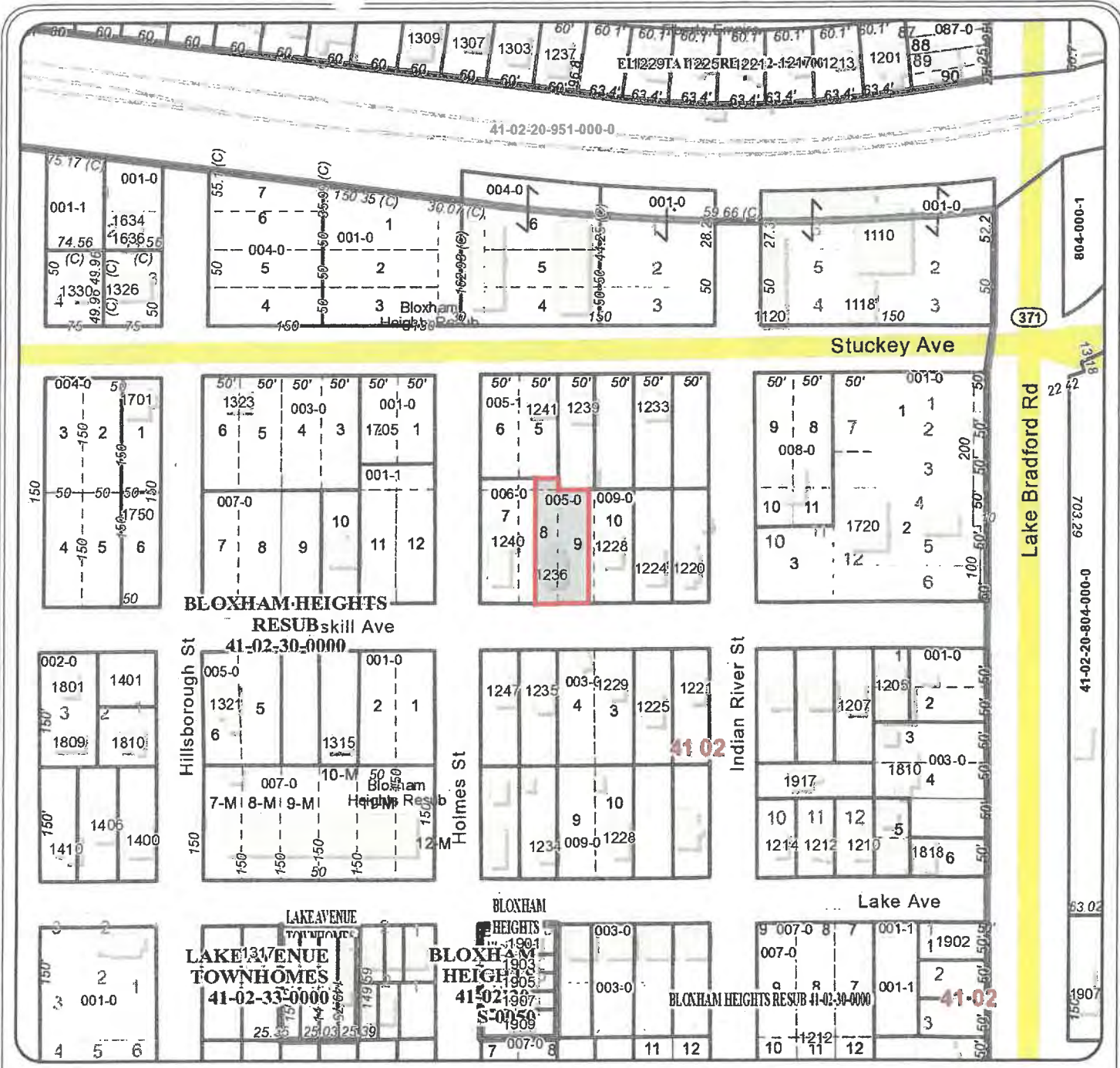
- 1 All tree debris on property shall be removed and lot fully stabilized with grass seed and mulch or hay. Tree debris stockpiles are prohibited at this location.

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.

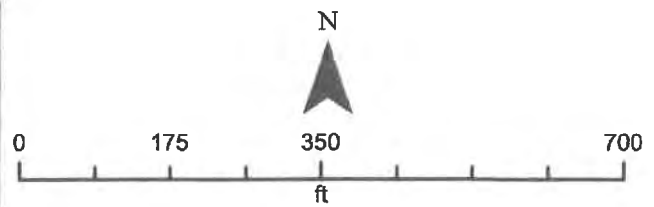
Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), JEREMY MATLOW (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), DIANNE WILLIAMS-COX (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (City Auditor)



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
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

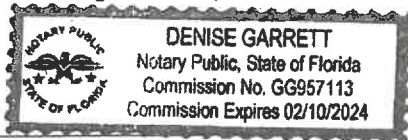
[Signature]

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



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.)

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 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.

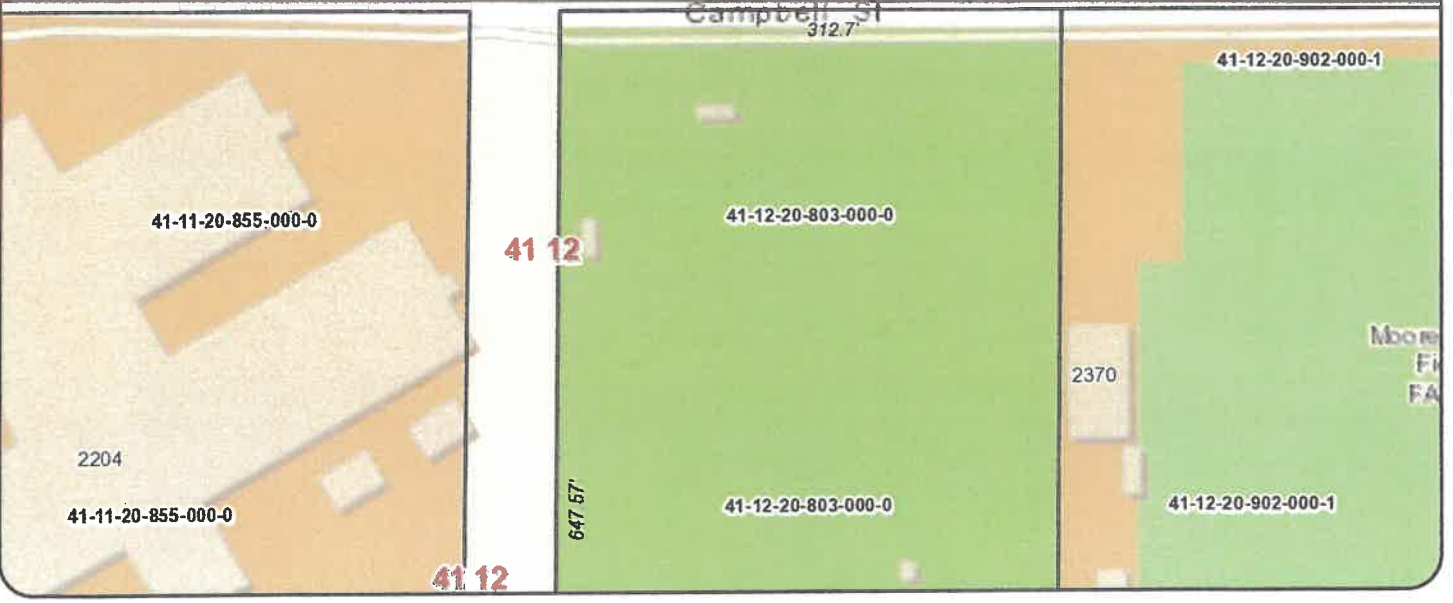
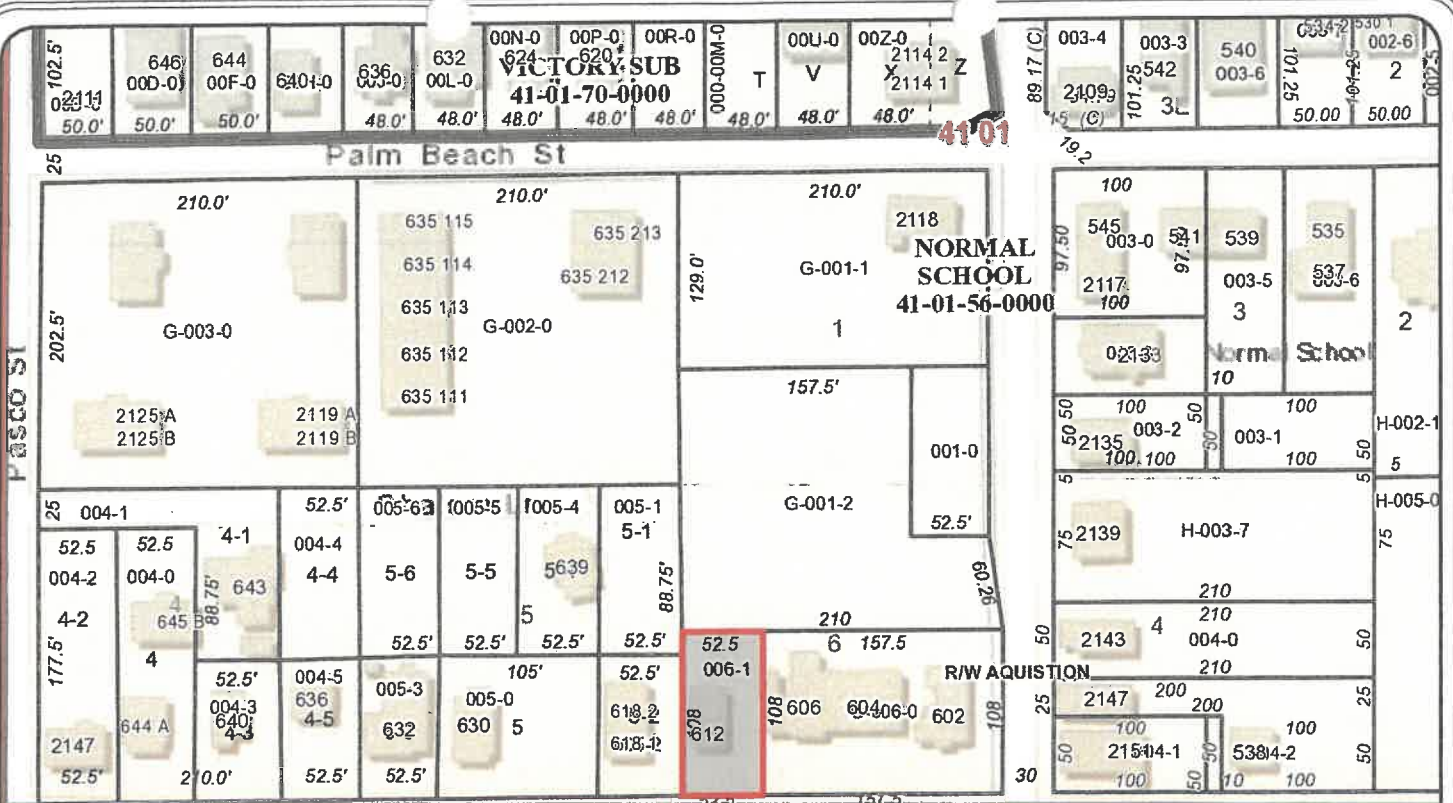
Repair the fascia and roof line along the front of the house. A building permit and a licensed contractor may be required.

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.

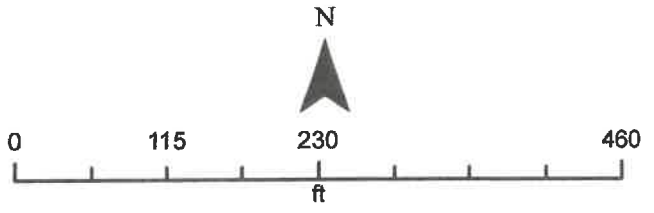
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.



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), 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 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: Renotice 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

[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 TLOGIS 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	

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.

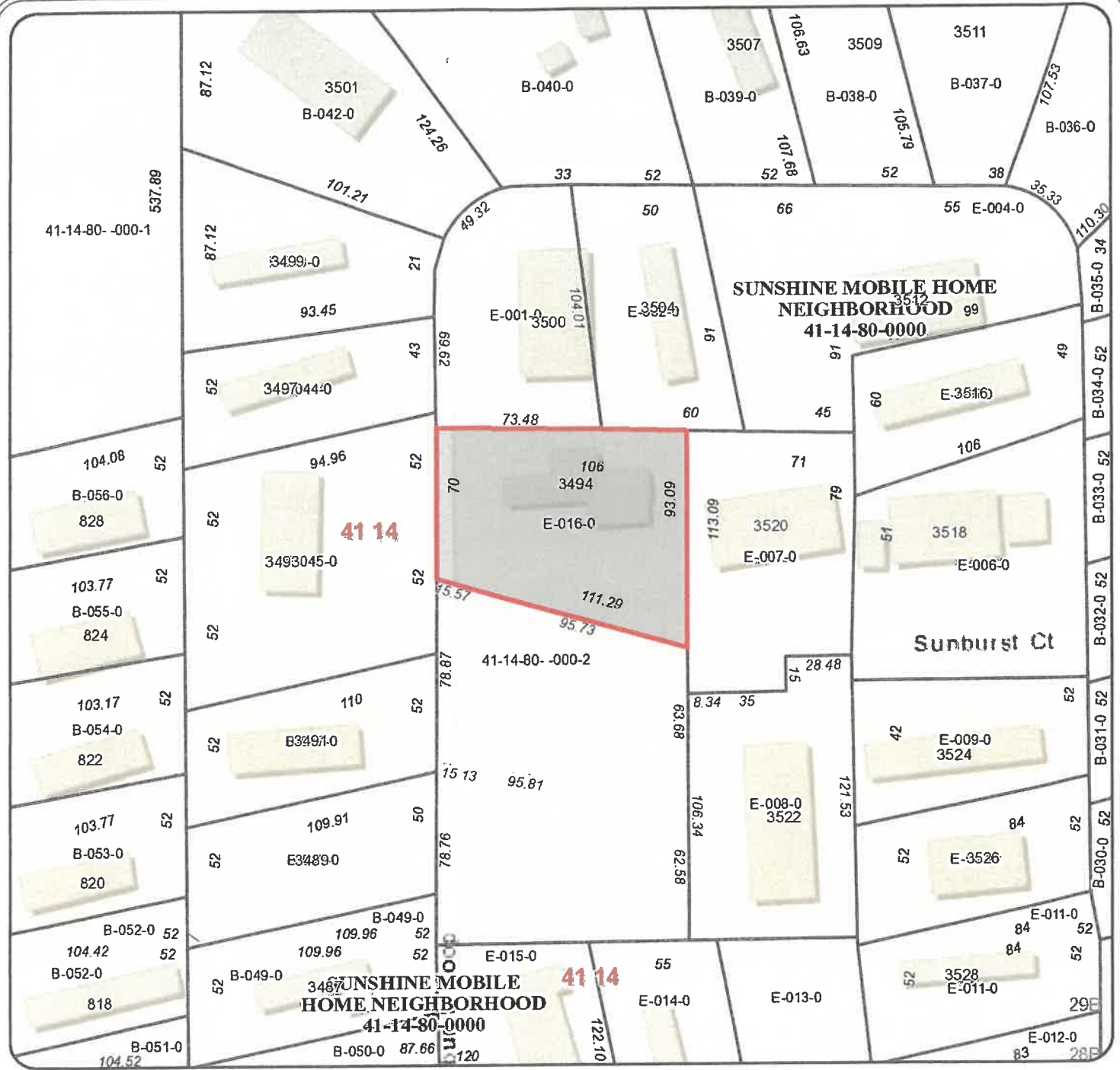
- 9 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

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.

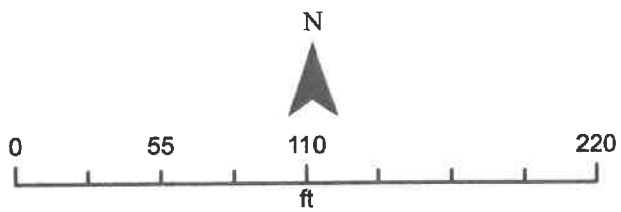
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Maccomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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

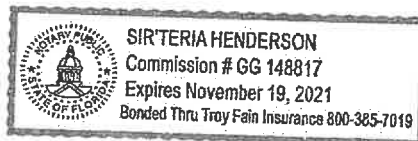
AFFIANT

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 _____

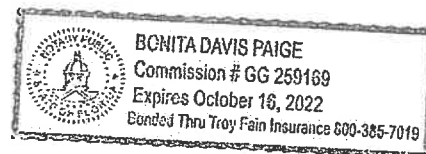
Hand served to _____ at the violation address listed above on [date hand served]

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
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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

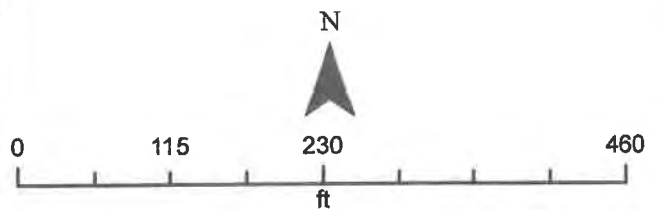
JAMES O. COOKE, IV
 City Treasurer-Clerk

DENNIS R. SUTTON
 City Auditor



311830 D0050

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



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 # 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.

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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, Code Magistrate Order, Dangerous Building Placard, Renotice 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

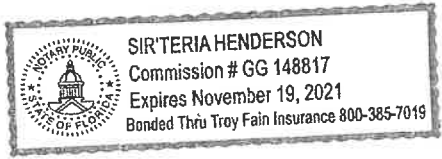
AFFIANT

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 of 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 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.

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TDD: 711 • Talgov.com

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Mayor

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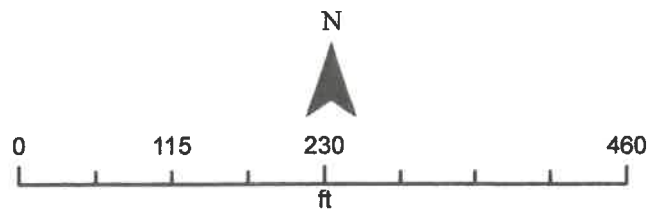
DIANNE WILLIAMS-COX
Commissioner



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
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Phone: (850) 606-6200
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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

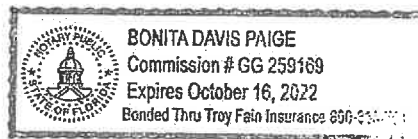
Hand served to _____ at the violation address listed above on [date hand served]

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 _____

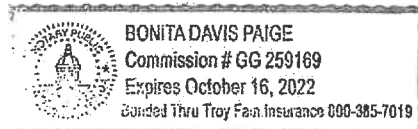
Hand served to _____ at the violation address listed above on [date hand served]

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		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](#)



**CITY OF
TALLAHASSEE**

**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.

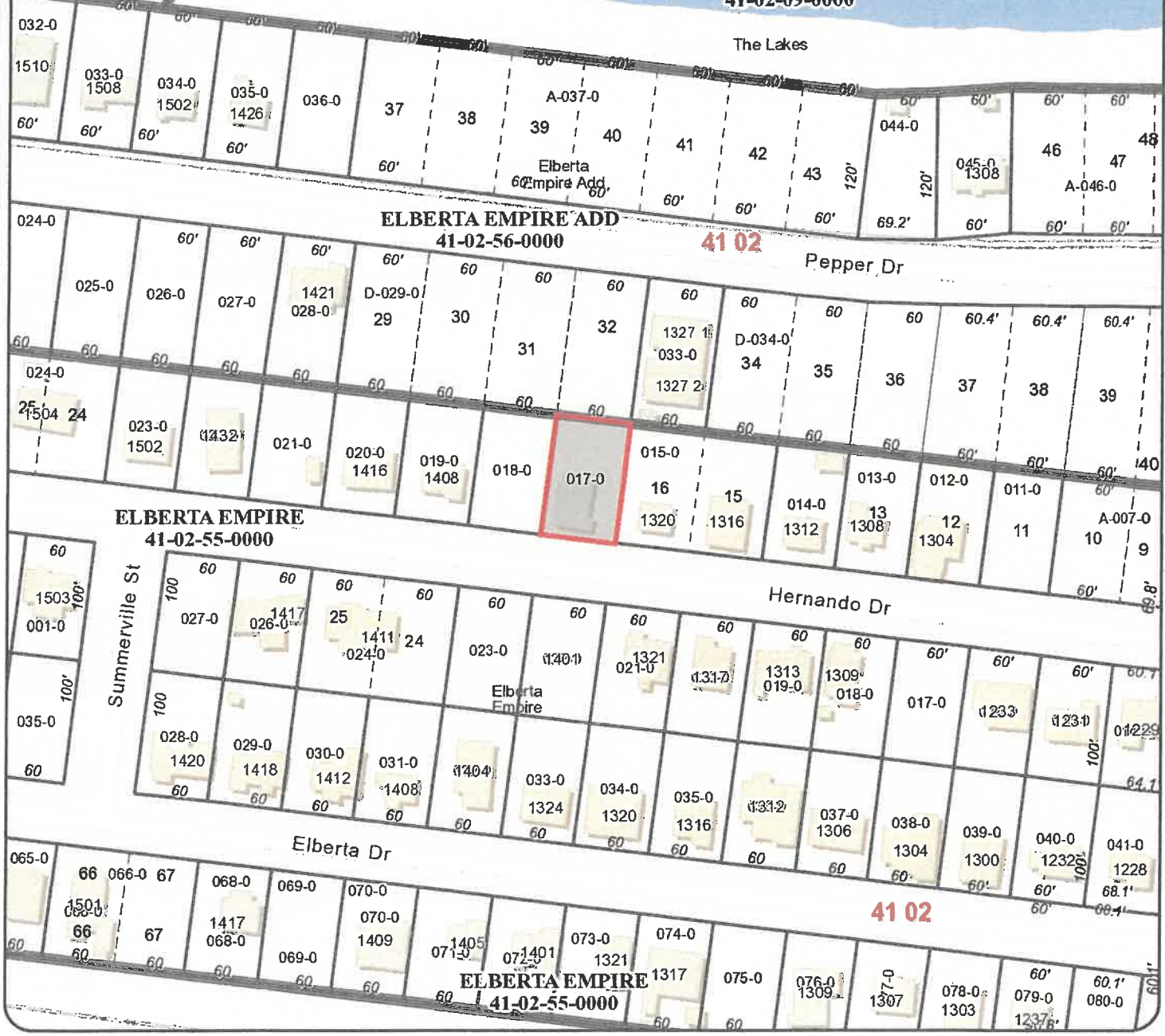
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

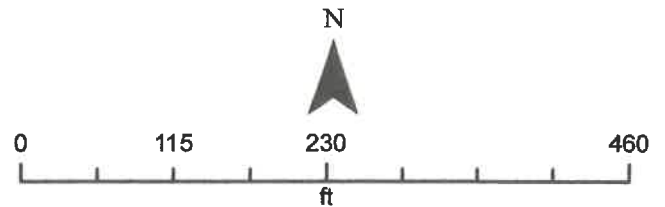
THE LAKES
41-02-09-0000



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.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (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://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

REESE GOAD
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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. GIMMOVIS

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

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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 21 35

W Pensacola St

Varsity Dr

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

COLLEGE PARK ADDITION 21 35

COLLEGE TOWN PHASE 2-MU. MOOR SUB 21-35-70-0000 36

Conv'A CONDOMINIUM 003-0 003-0 51 151

21-35-20-901-000-4

21-35-20-901-000-4

21-35-20-420-000-0

21-35-80-0000

21-35-30-0000

21-35-40-0000

21-35-00-0000

21-35-00-0000

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






21-35-00-0000

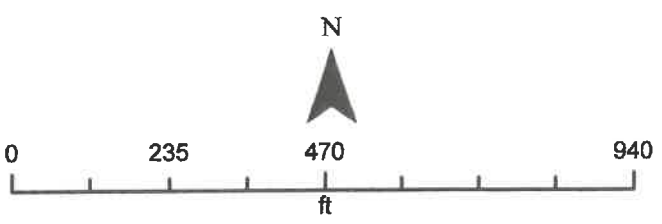
21-35-00-0000

21-35-00-0000

2135204110000

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 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
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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 _____

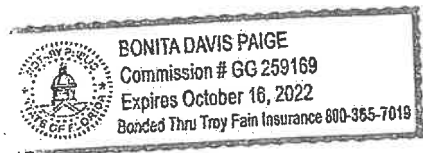
Hand served to _____ at the violation address listed above on [date hand served]

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.

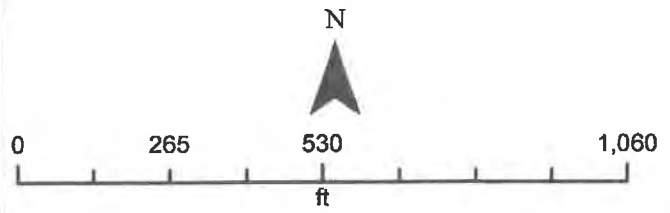
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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 _____

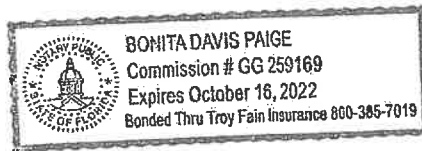
Hand served to _____ at the violation address listed above on [date hand served]

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)

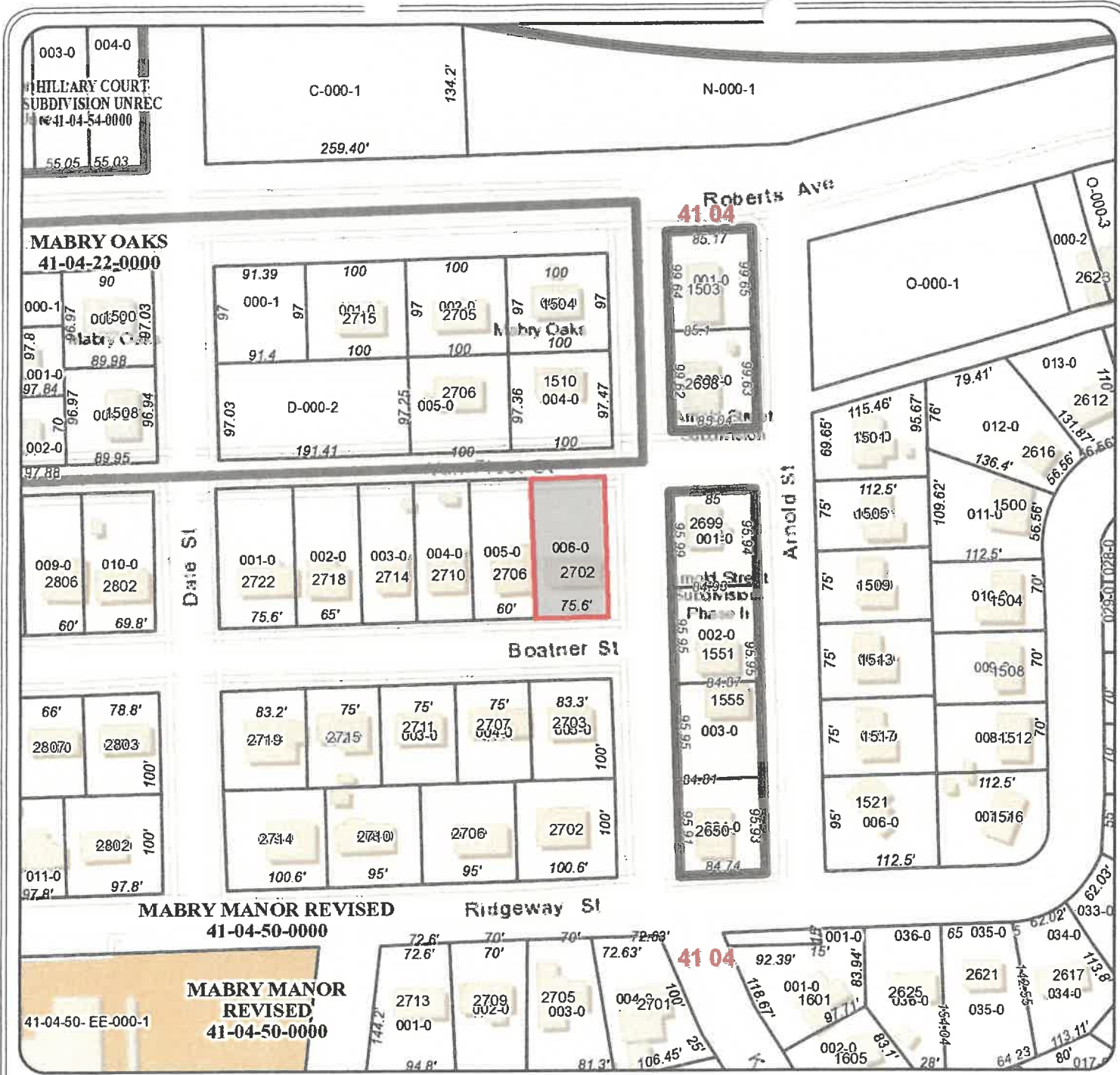
Corrective Actions Required:

- 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.

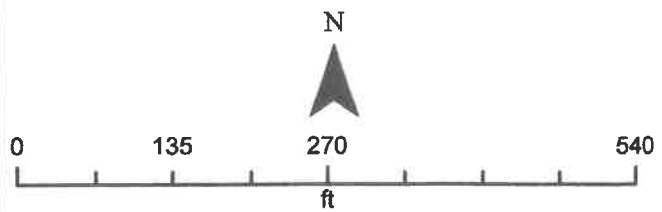
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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

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 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.

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. DAILLY
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. **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 1: 2020, 1, 1 Residential, MF - Multi Family, 1955, 1,750, 80; 2020, 2, 1 Residential, SF - Single Family, 1949, 1,656, 603

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

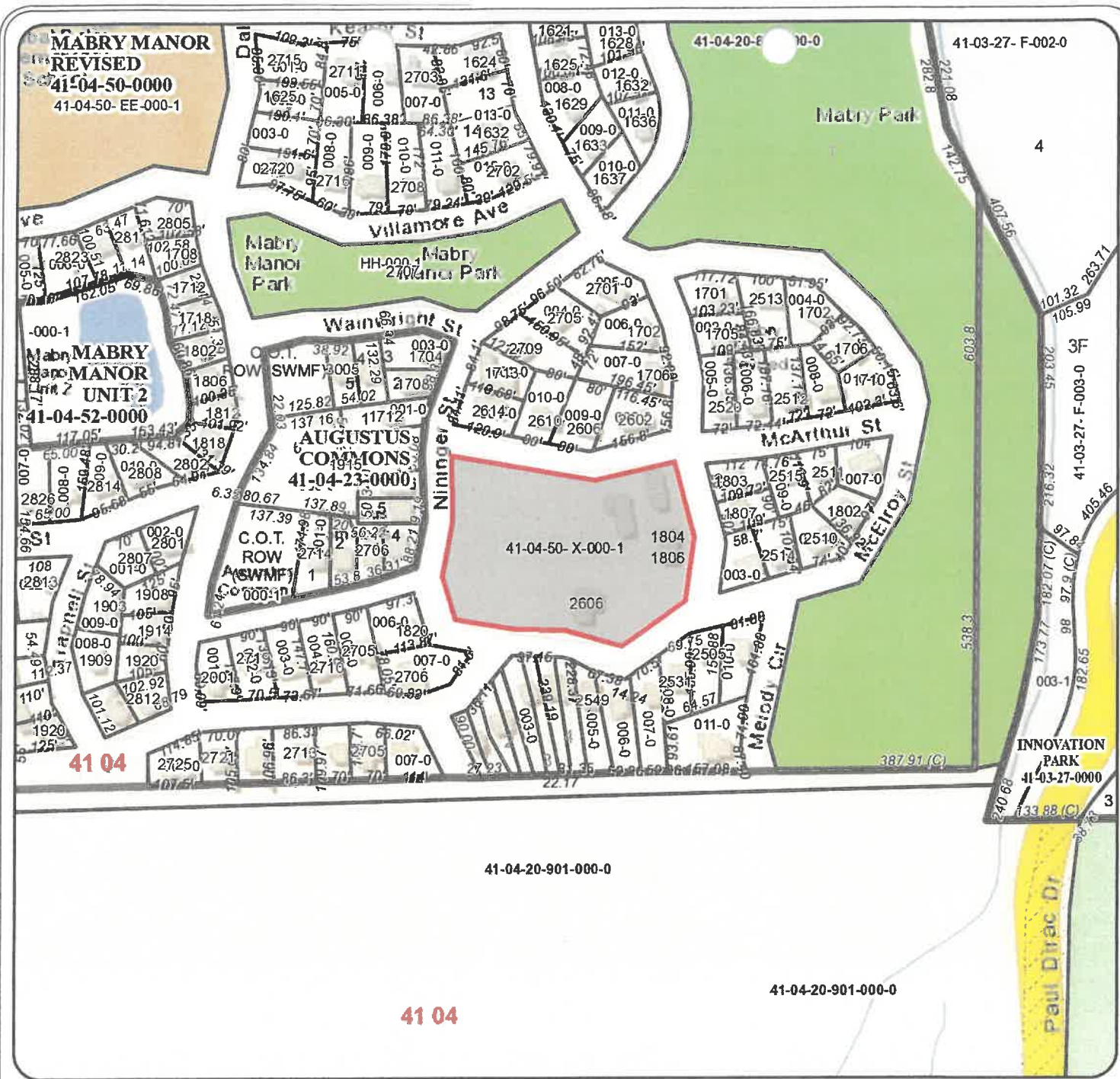
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

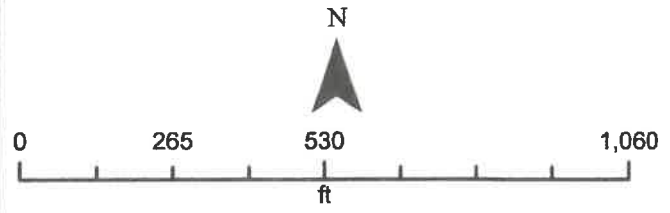
JEREMY MATLOW
Commissioner



410450 X0001

Legend

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



Akin Akinyemi, R.A.
Leon County Property Appraiser

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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.

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Mayor

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CASSANDRA K. JACKSON
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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

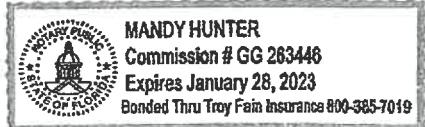
Hand served to _____ at the violation address listed above on [date hand served]

[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 _____

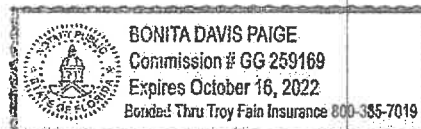
Hand served to _____ at the violation address listed above on [date hand served]

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



Parcel: 410450 MM0060
 Owner: COOLEY DORA M

Property Use: 0100 - SINGLE FAMILY
 2830 MCELROY 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 MM0060
 Owner(s): COOLEY DORA M

Tax District: 1 - CITY
 Legal Desc: MABRY MANOR REVISED
 LOT 6 BLOCK MM
 OR 1900/343 1910/1152 1983/132

Mailing Addr: 2830 MCELROY ST
 TALLAHASSEE FL 32310

Google Map

Location: 2830 MCELROY ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.210 - 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
02/01/1997	\$62,000	1983/0132	Warranty Deed	Improved
04/01/1996	\$63,000	1900/0343	Warranty Deed	Improved
01/01/1979	\$33,200	0933/0706	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$13,500	\$61,445	\$74,945	\$11,891		\$0 2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$74,945	\$63,054	\$63,054	\$0
	Leon County - Emergency Medical Service	0.50000	\$74,945	\$63,054	\$63,054	\$0
	School - State Law	3.71500	\$74,945	\$63,054	\$25,500	\$37,554
	School - Local Board	2.24800	\$74,945	\$63,054	\$25,500	\$37,554
	City of Tallahassee	4.10000	\$74,945	\$63,054	\$63,054	\$0
	NW FL Water Management	0.03110	\$74,945	\$63,054	\$38,554	\$24,500

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1979	981	403
Total:		1				981	403

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 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.

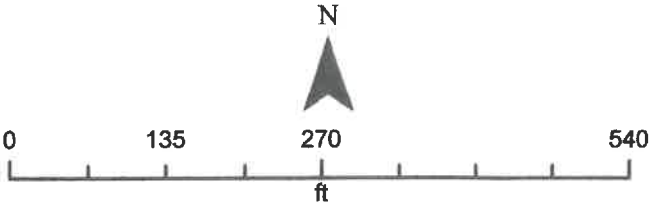
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 _____

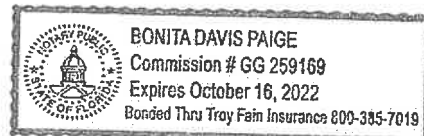
Hand served to _____ at the violation address listed above on [date hand served]

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
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JOHN E. DAILEY
Mayor

JFREMY MAHLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

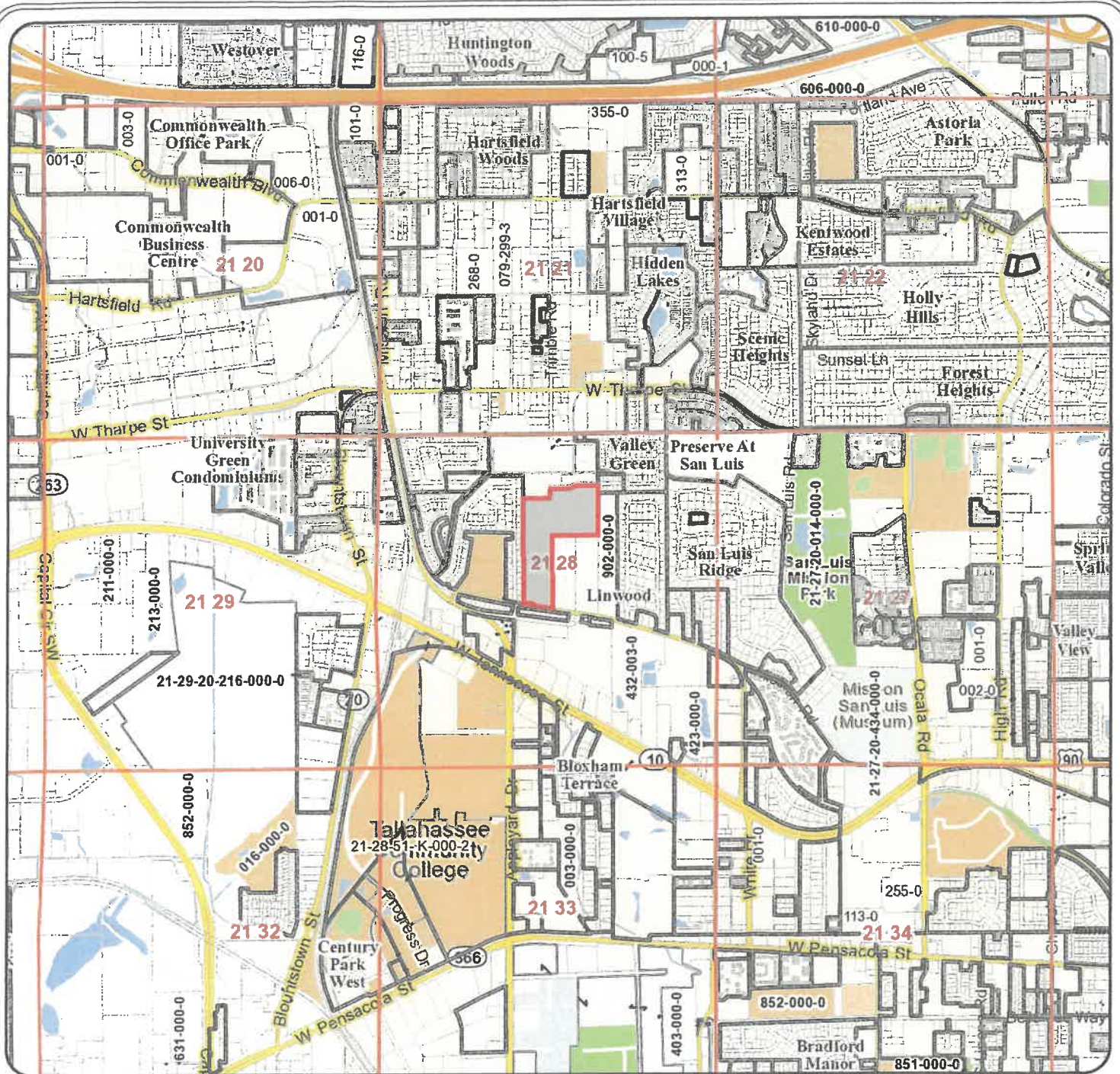
DIANNE WILLIAMS-COX
Commissioner

REISE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

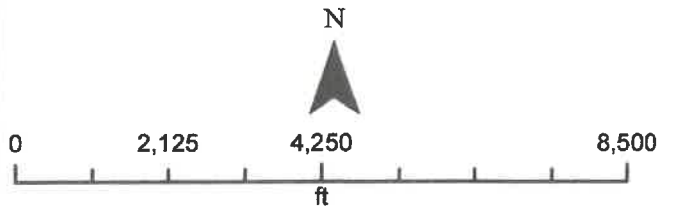
DENNIS R. SUTTON
City Auditor



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
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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

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 _____

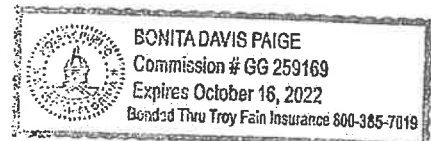
Hand served to _____ at the violation address listed above on [date hand served]

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
----------------	------	---------------	--------------------------

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
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

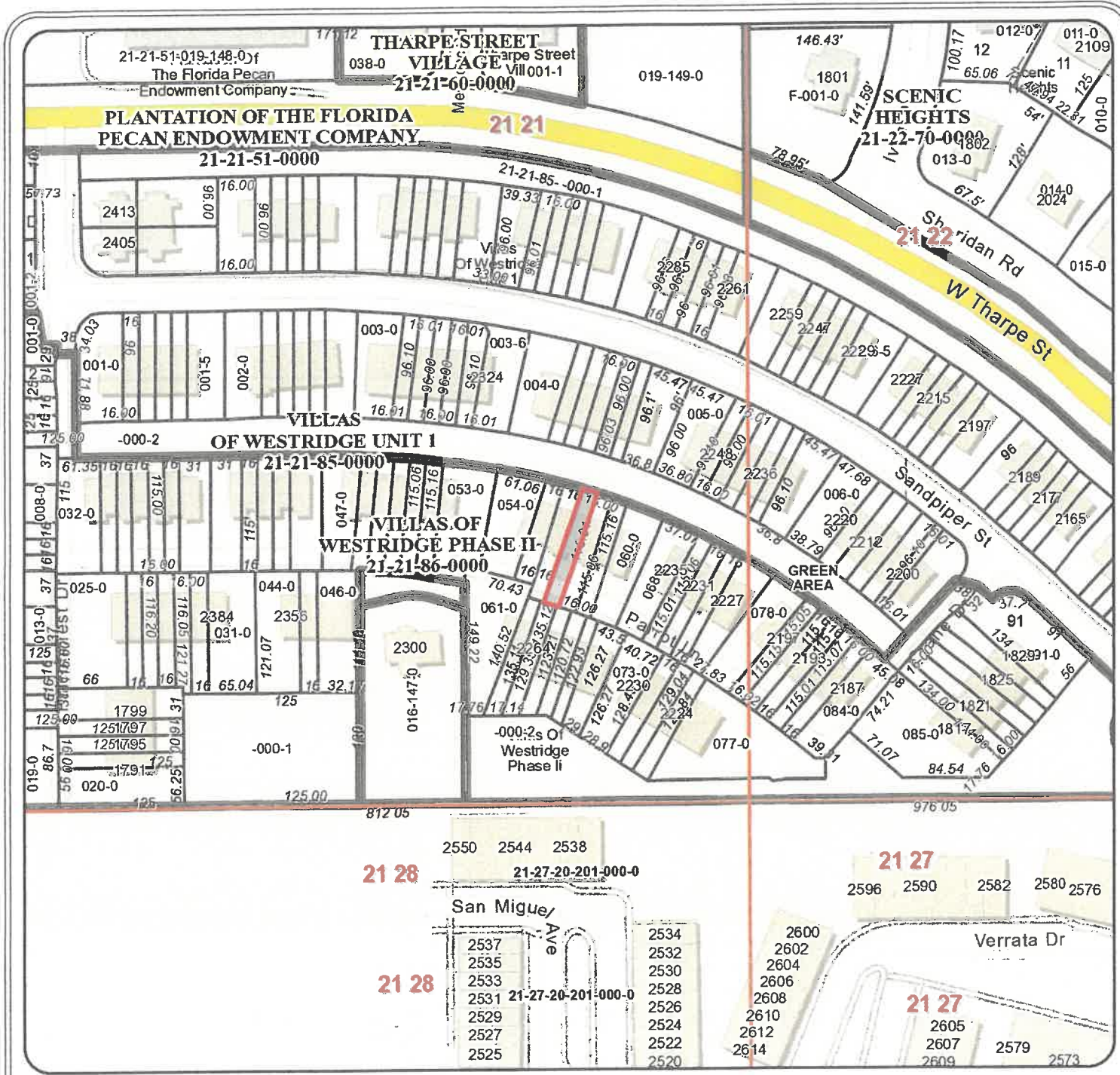
JACQUELINE "JACK" PORTER
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City Auditor

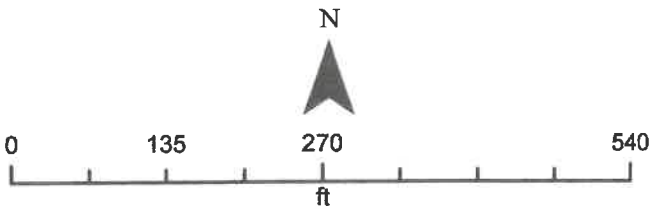
DIANNE WILLIAMS-COX
Commissioner



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

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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
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. 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
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 04-26-2021

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 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 (checked with handwritten 'Renotice 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 4-22-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

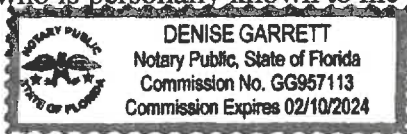
Handwritten signature of Sir'Teria Henderson

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/22/21, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Handwritten signature of Denise Garrett
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
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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.

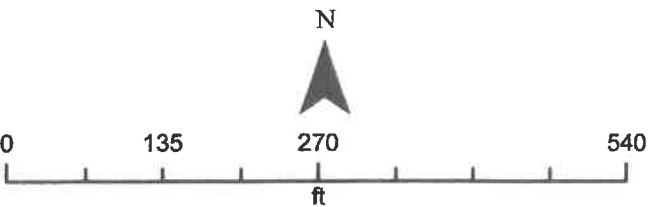
Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), JEREMY MATLOW (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), DIANNE WILLIAMS-COX (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (City Auditor)



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.

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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

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.

and said documents were

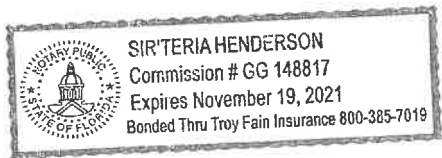
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on
Posted at the violation address listed above on 1/20/2021
Hand served to at the violation address listed above on

Affiant signature and name: AFFIANT

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 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. 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 (checked with handwritten 'initial cm renotece')
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 4-15-2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

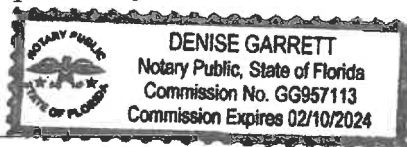
Handwritten signature of Sir'teria Henderson

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4-15-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Handwritten signature of Denise Garrett
NOTARY PUBLIC



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- [E-File](#)
- [Exemptions](#)
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- [General Info](#)
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- [Summary](#)
- [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		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**
- [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		1131460000040		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 1131460000040	No Tax Due			Tax Bill	
1995	R	1995 1131460000040	No Tax Due			Tax Bill	
1996	R	1996 1131460000040	No Tax Due			Tax Bill	
1997	R	1997 1131460000040	No Tax Due			Tax Bill	
1998	R	1998 1131460000040	No Tax Due			Tax Bill	
1999	R	1999 1131460000040	No Tax Due			Tax Bill	
2000	R	2000 1131460000040	No Tax Due			Tax Bill	
2001	R	2001 1131460000040	No Tax Due			Tax Bill	
2002	R	2002 1131460000040	No Tax Due			Tax Bill	
2003	R	2003 1131460000040	No Tax Due			Tax Bill	
2004	R	2004 1131460000040	No Tax Due			Tax Bill	
2005	R	2005 1131460000040	No Tax Due			Tax Bill	
2006	R	2006 1131460000040	No Tax Due			Tax Bill	
2007	R	2007 1131460000040	CER SOLD	06/2008		Tax Bill	
2007	CER	2008-00000627-00	REDEEMED	12/2008	3,327.54	Certificate	
2008	R	2008 1131460000040	PAID	12/2008	2,777.59	Tax Bill	
2009	R	2009 1131460000040	No Tax Due			Tax Bill	
2010	R	2010 1131460000040	No Tax Due			Tax Bill	
2011	R	2011 1131460000040	No Tax Due			Tax Bill	
2012	R	2012 1131460000040	No Tax Due			Tax Bill	
2013	R	2013 1131460000040	No Tax Due			Tax Bill	
2014	R	2014 1131460000040	No Tax Due			Tax Bill	
2015	R	2015 1131460000040	No Tax Due			Tax Bill	
2016	R	2016 1131460000040	No Tax Due			Tax Bill	
2017	R	2017 1131460000040	No Tax Due			Tax Bill	
2018	R	2018 1131460000040	PAID	11/2018	1,485.26	Tax Bill	
2019	R	2019 1131460000040	PAID	11/2019	1,475.77	Tax Bill	
2020	R	2020 1131460000040	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	1131460000040	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

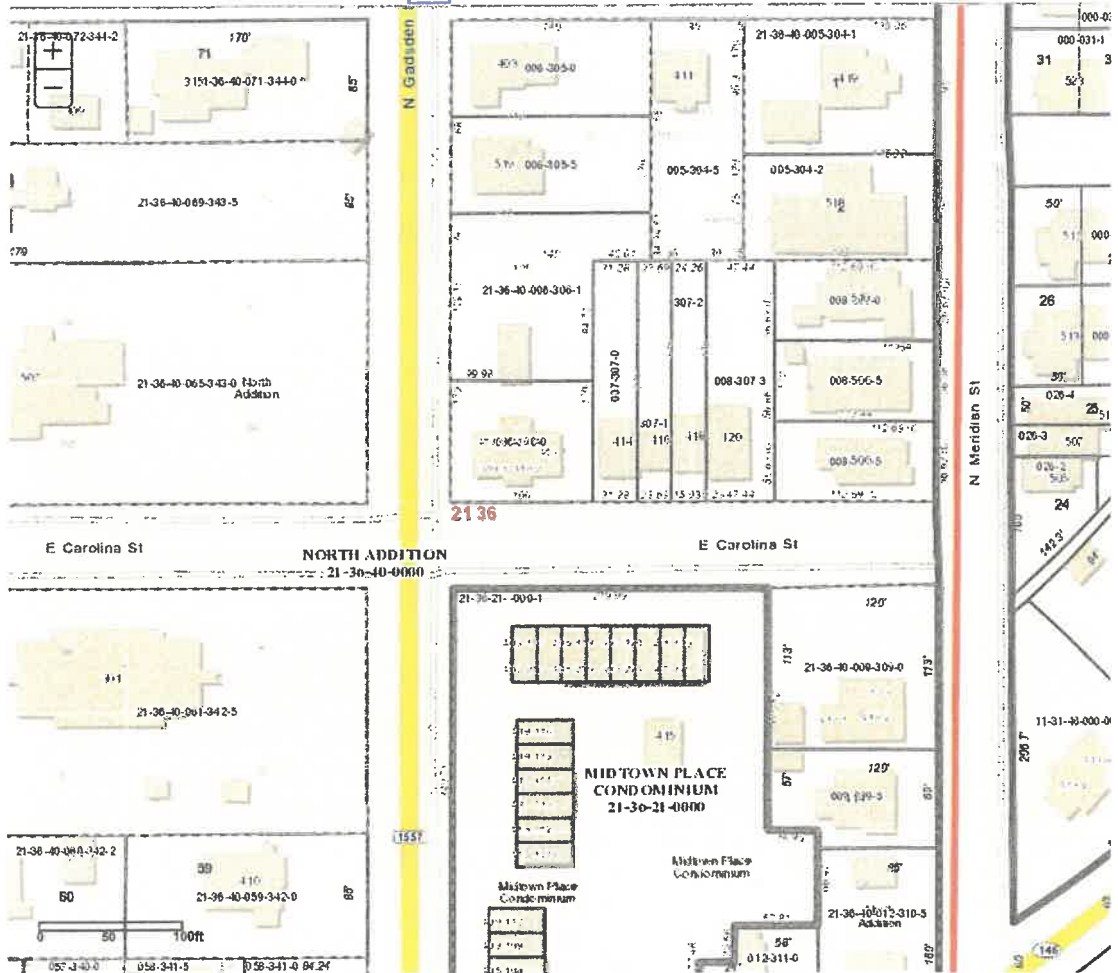
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

- 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: 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

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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: 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

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: 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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[Forms](#)

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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
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CASSANDRA K. JACKSON
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ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

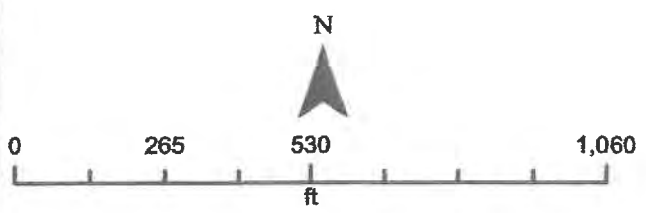
JEREMY MATLOW
Commissioner



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.

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. 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 handwritten '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

Handwritten signature of Denise Garrett

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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- [Additional Owners](#)
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- [Bldg - Residential](#)
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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

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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	Amount Paid	Balance Due
2018	R	2018 1109290000001	MINTAX			Tax Bill
2019	R	2019 1109290000001	MINTAX			Tax Bill
2020	R	2020 1109290000001	MINTAX			Tax Bill

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)**

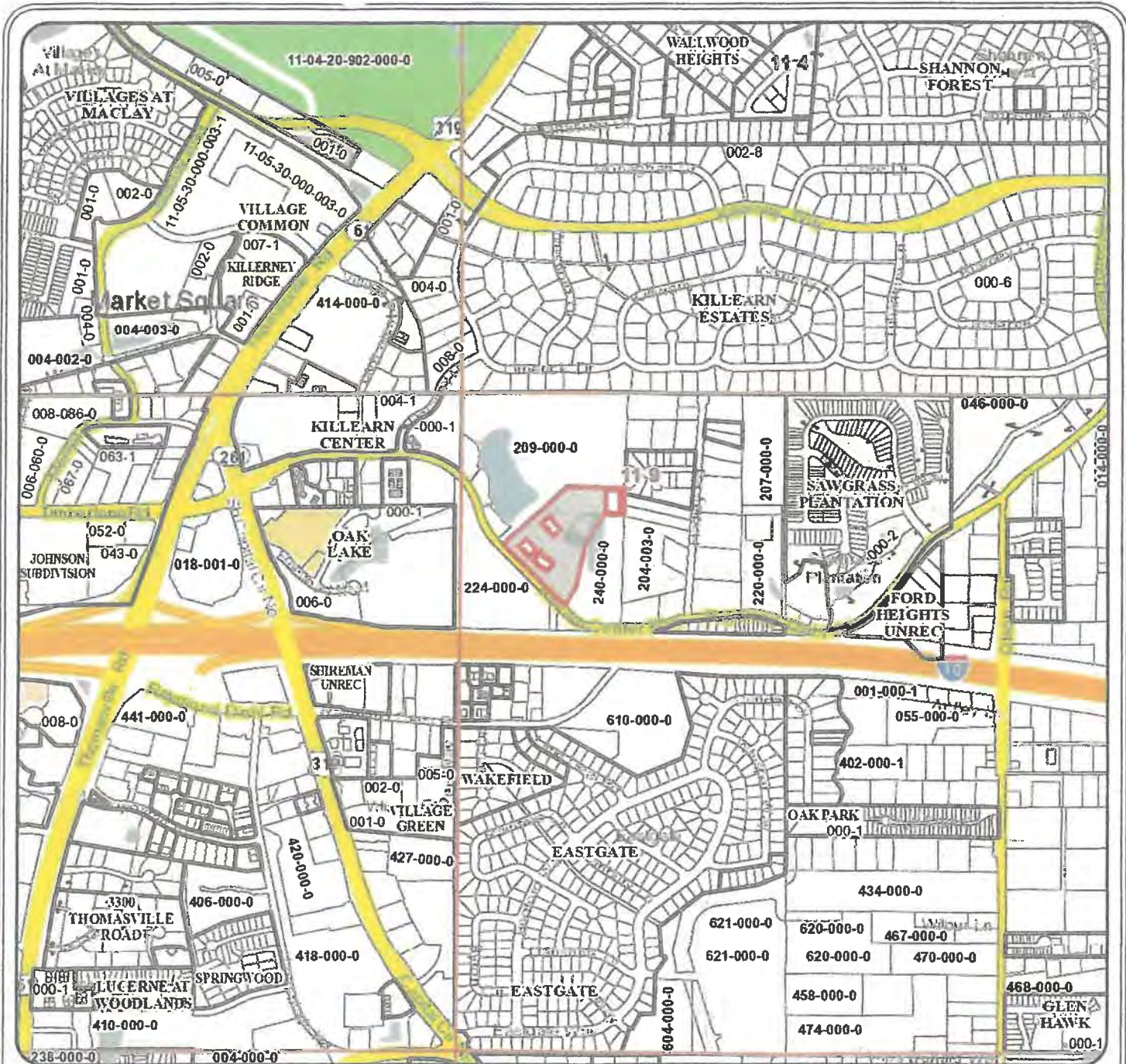
Corrective Actions Required:

- 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.

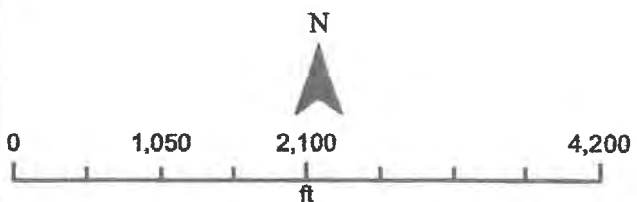
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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. Need 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

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CITY HALL
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JOHN E. DAILEY
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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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- [Map](#)
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- [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 |
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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
----------------	------	---------------	--------------------------

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)

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. Need 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 property 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.

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

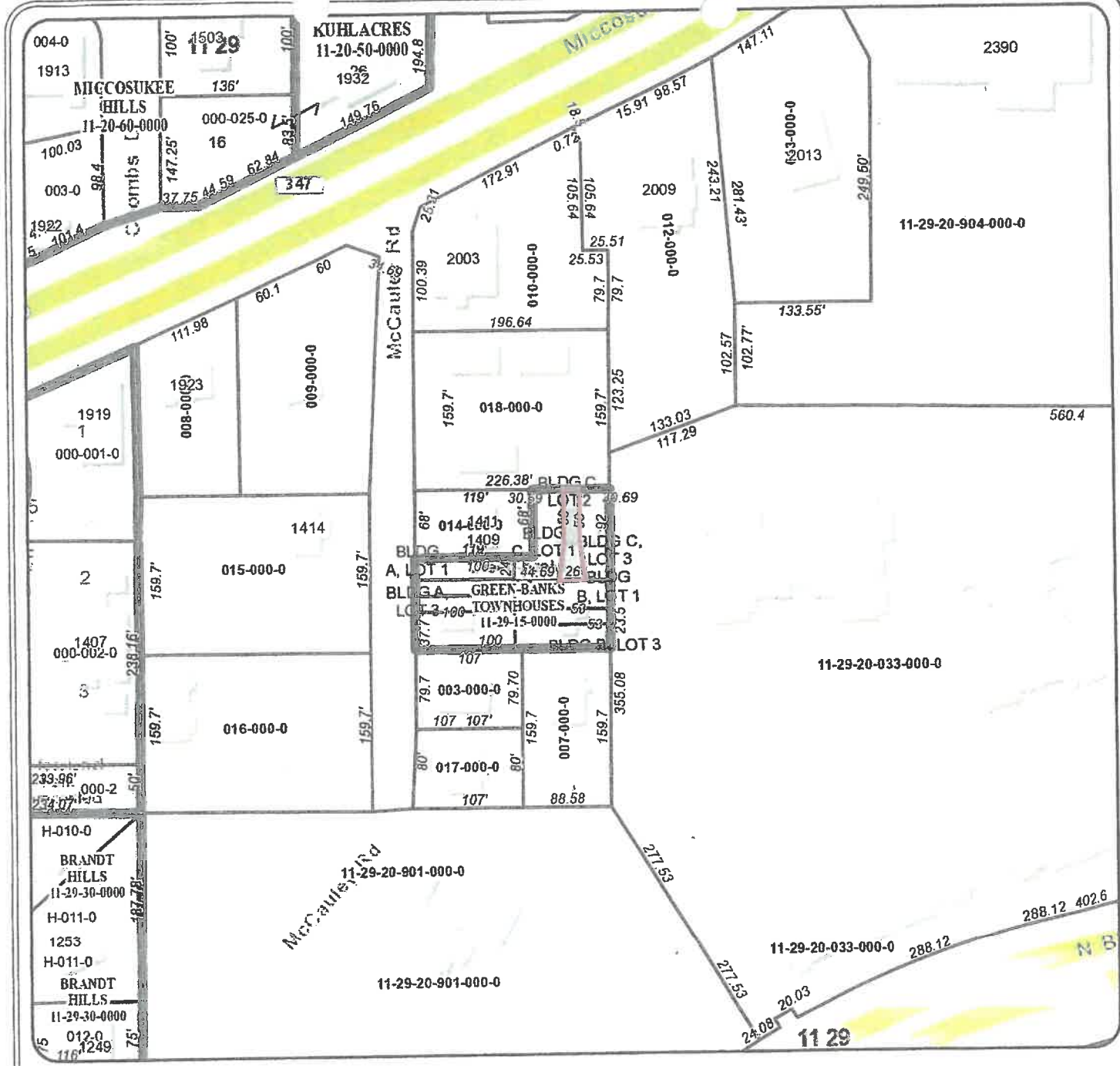
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

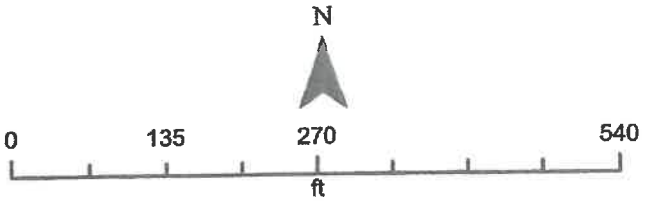
JEREMY MATLOW
Commissioner



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
RILEY GOAD
City Manager

JEREMY MAYLOW
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. 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: 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 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

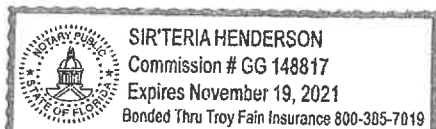
Hand served to at the violation address listed above on

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
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Tallahassee, FL 32301-1731
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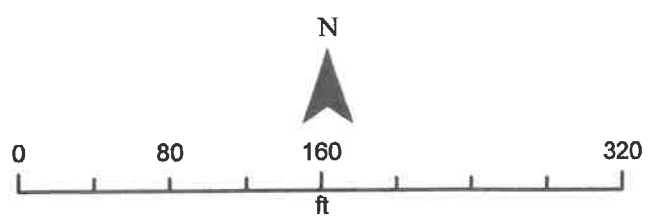
DIANNE WILLIAMS-COX
Commissioner



410256 A0090

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

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Date Drawn: Mar 31, 2021

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.

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 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)

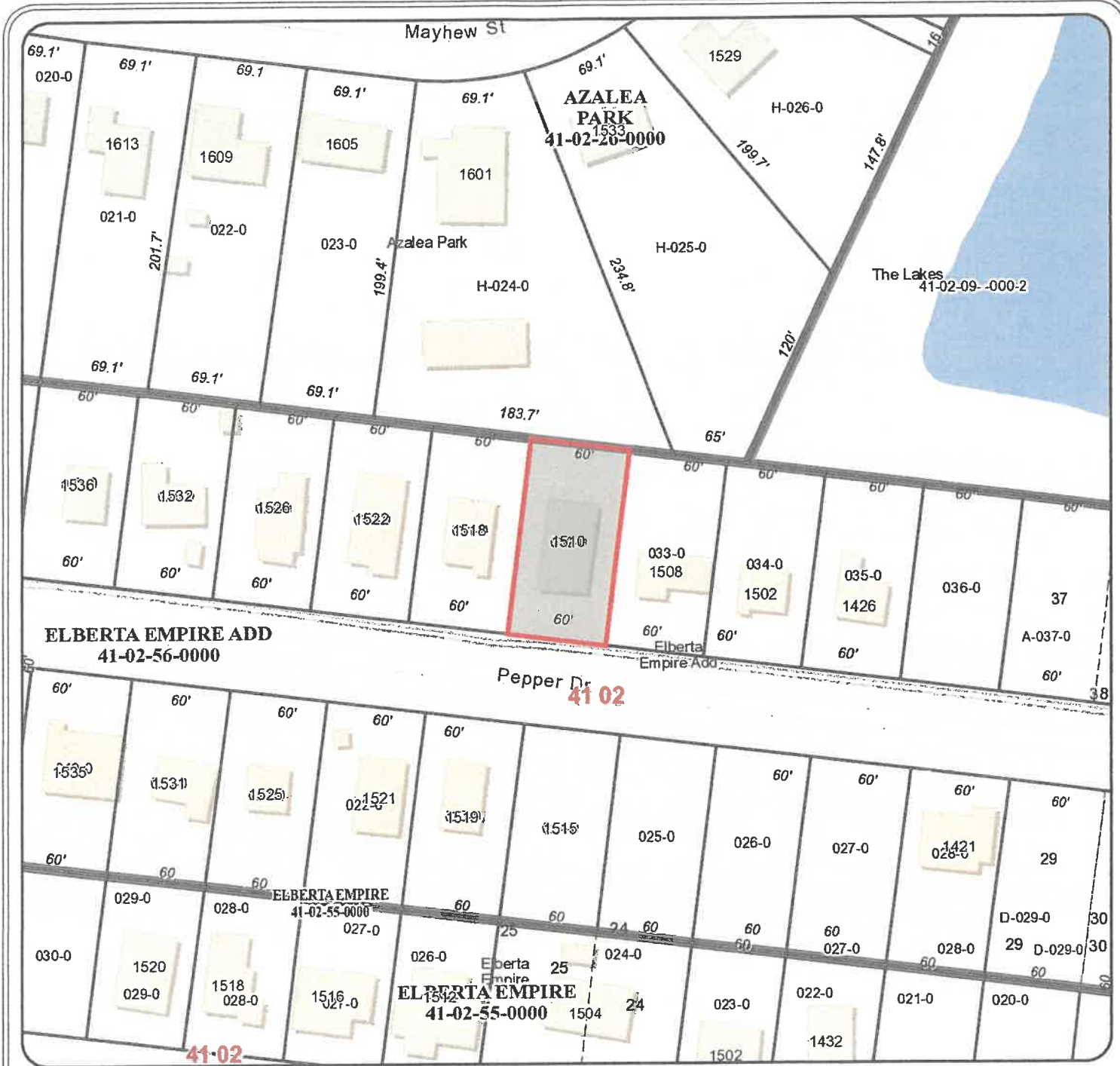
Corrective Actions Required:

- 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.

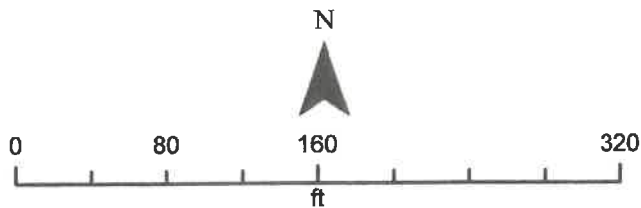
Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), JEREMY MALLOW (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), DIANNE WILLIAMS-COX (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (City Auditor).



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 (checked with initials CM), 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

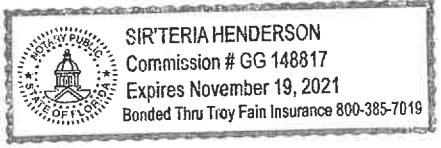
Hand served to at the violation address listed above on

Signature of 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 of 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
300 South Adams Street
Tallahassee, FL 32301-1731
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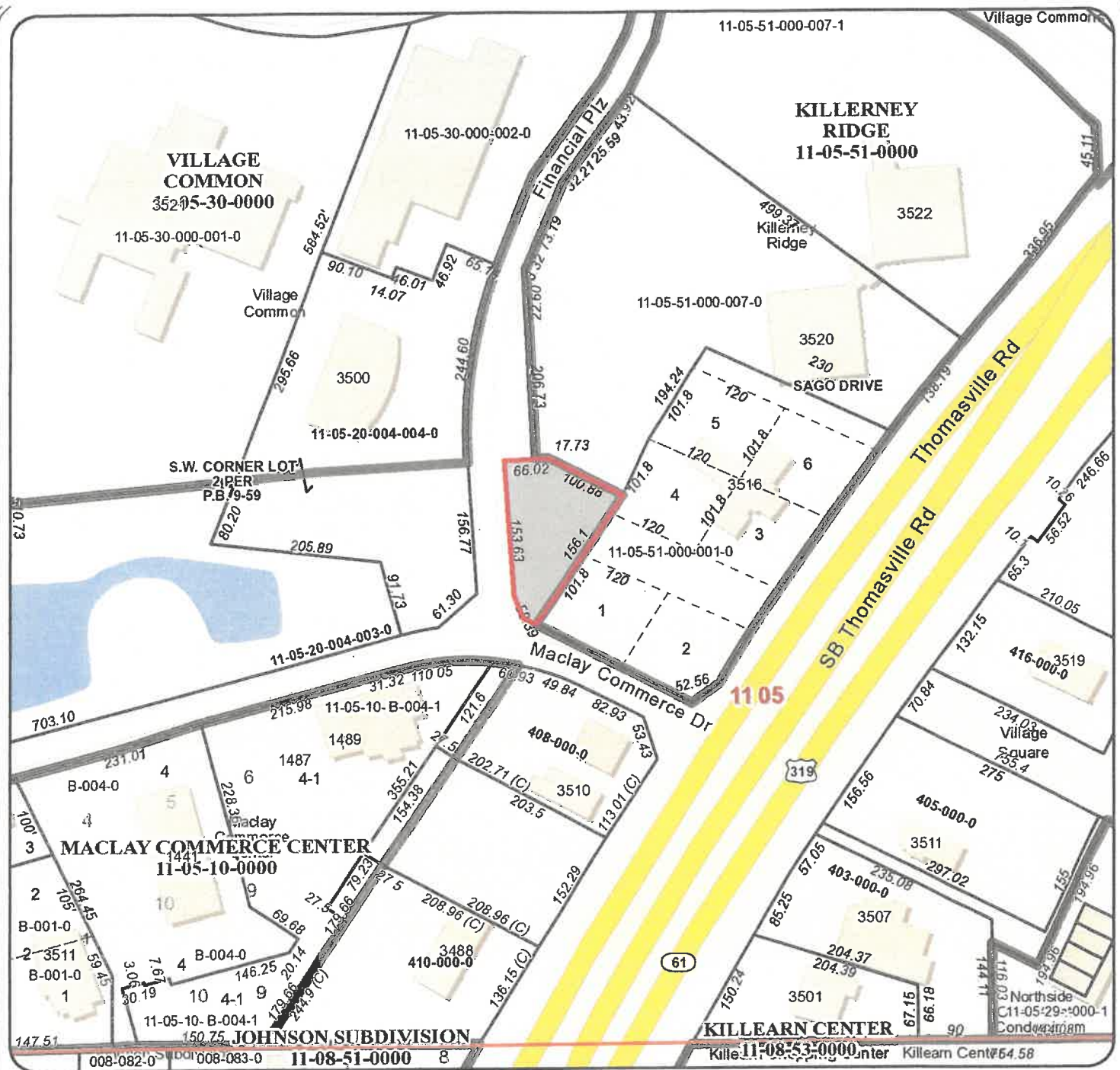
JOHN E. DAILEY
Mayor
REESE GOAD
City Manager

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

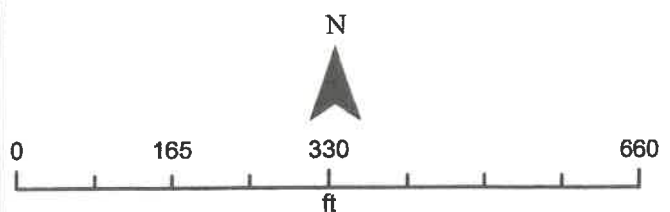
DIANNE WILLIAMS-COX
Commissioner



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
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 05, 2021

**MUNICIPAL CODE ENFORCEMENT BOARD
FRENCHTOWN RENAISSANCE CENTER
AUGUST 16, 2022
AGENDA**

5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**

6:30 p.m.

- VI. FINAL ORDERS**
- VII. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|---|---|
| 1. CASE NO. TCE211564
(Ann Randolph) | POWERUP FUND LLC
2227 SAINT MARKS ST |
|---|---|

INITIAL ORDERS

- | | |
|---|--|
| 1. CASE NO. TCE14-2415
RECONSIDERATION
(Ray Wilkinson) | KARAM GEORGE (PREVIOUS OWNER)
637 GUNTER ST |
| 2. CASE NO. TCE11-3686
RECONSIDERATION
(Ray Wilkinson) | KARAM GEORGE (PREVIOUS OWNER)
637 GUNTER ST |
| 3. CASE NO. TCE16-6198
RECONSIDERATION
(Ray Wilkinson) | KARAM GEORGE (PREVIOUS OWNER)
637 GUNTER ST |

- | | |
|---|---|
| 4. CASE NO. TCE220652
(Ray Wilkinson) | WYNN JULIUS H JR
3196 N RIDGE RD |
| 5. CASE NO. TCE211976
(Ray Wilkinson) | FOLMARS REAL ESTATE INC
307 N ADAMS ST |
| 6. CASE NO. TCE220536
(Ray Wilkinson) | ROBERTS ANITA W
1402 CLAUDE PICHARD DR |
| 7. CASE NO. TCE220548
(Ray Wilkinson) | MHG TALLAHASSEE AL LP
200 N MONROE ST |
| 8. CASE NO. TCE220522
(Ray Wilkinson) | BROTHER PROPERTY LLC
750 APALACHEE PKWY |
| 9. CASE NO. TCE220634
(Ray Wilkinson) | HOUSE OF PRAYER FAMILY CENTER
1917 HOLTON ST |
| 10. CASE NO. TCE220335
(Ray Wilkinson) | BARDHI ADAM
508 W BREVARD ST |
| 11. CASE NO. TCE220433
(Ray Wilkinson) | BARDHI ADAM
505 W GEORGIA ST |

VIII. NEW BUSINESS:

IX. ADJOURNED: _____

FINAL HEARING

ITEM #1
CASE NO. TCE210001

CASE PROFILE

Code Officer: Justin Land

Case No.: **TCE210001**

Initial Inspection Date: 01/12/2021

Violation Address: **1160 CAPITAL CIR SE**

Tax Identification Number: **3104090000010**

Owner(s):

PETRANDIS GEORGE / PETRANDIS LEE

2204 ALTOONA 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 Construction/ renovations made at this location require permits.
- 2 Obtain all applicable permits for interior renovations along with approval on all missed inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: **07/01/2021**



CITY OF
TALLAHASSEE

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

June 29, 2021

**PETRANDIS GEORGE
2204 ALTOONA DR
TALLAHASSEE, FL 32309**

Re: CASE NUMBER **TCE210001**
LOCATION: 1160 CAPITAL CIR SE
Tax ID #: **3104090000010**

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 June 17, 2021. **This final hearing will be held on August 19, 2021 at 6:00 p.m. at the Smith-Williams Service Center – 229 Pasco St.** 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) **1792648096** 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 08/05/2021** 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
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Mayor

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CASSANDRA K. JACKSON
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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. **TCE210001**

Owner(s): **PETRANDIS GEORGE**

Violation Address: **1164 CAPITAL CIR SE**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 7/11/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final CB 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 7/11/21

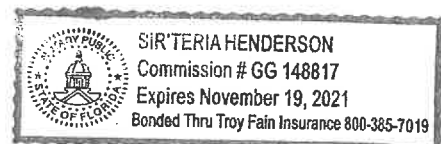
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of July, 2021 (year), by Sir Teria Henderson (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



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. **TCE210001**

Owner(s): **PETRANDIS GEORGE**

Violation Address: **1164 CAPITAL CIR SE**

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

- Notice of Violation
- 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 June 29, 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 29th day of June, 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]



ITEM #2
CASE NO. TCE210546

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210546**

Initial Inspection Date: 03/30/2021

Violation Address: **837 GRIFFIN ST**

Tax Identification Number: **212662 A0050**

Owner(s):

L'OREAL'S INVESTMENT GROUP LLC
2275 MARIETTA BLVD STE 270-128
ATLANTA GA 30318

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: 07/1/2021



CITY OF
TALLAHASSEE

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

June 29, 2021

**L'OREAL'S INVESTMENT GROUP LLC
2275 MARIETTA BLVD STE 270-128
ATLANTA, GA 30318**

Re: CASE NUMBER **TCE210546**

LOCATION: 837 GRIFFIN ST

Tax ID #: **212662 A0050**

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 June 17, 2021. **This final hearing will be held on August 19, 2021 at 6:00 p.m. at the Smith-Williams Service Center – 229 Pasco St.** 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) **1792648096** 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 08/05/2021** 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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850-891-0000
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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. **TCE210546**

Owner(s): **L'OREAL'S INVESTMENT GROUP LLC**

Violation Address: **837 GRIFFIN ST**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 7/1/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final CB** 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 7/1/21

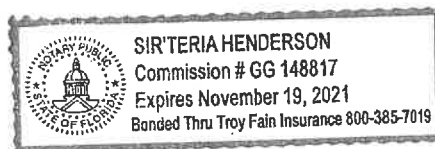
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of July, 2021 (year), by Sir Teria Henderson (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced _____ (type of identification) as identification.

[Signature]



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. **TCE210546**

Owner(s): **L'OREAL'S INVESTMENT GROUP LLC**

Violation Address: **837 GRIFFIN ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on June 29th, 2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- 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 June 29th, 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 29th day of June, 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]



ITEM #3
CASE NO. TCE210499

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210499**

Initial Inspection Date: 03/22/2021

Violation Address: **2525 S MONROE ST**

Tax Identification Number: **4112200310000**

Owner(s):

TOWNE SOUTH REALTY LLC
1018 THOMASVILLE RD # 200A
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. (interior wall alterations)**
- 2 Obtain approval on all missed and required inspections. (Interior wall alterations)**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 07/01/2021



CITY OF
TALLAHASSEE

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

June 29, 2021

**TOWNE SOUTH REALTY LLC/TALCOR REL EST SERVS
C/O AGENT: EDWARD E. MURRAY JR.
1018 THOMASVILLE RD
200A
TALLAHASSEE, FL 32303**

Re: CASE NUMBER TCE210499

LOCATION: 2525 S MONROE ST

Tax ID #: 4112200310000

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 June 17, 2021. **This final hearing will be held on August 19, 2021 at 6:00 p.m. at the Smith-Williams Service Center – 229 Pasco St.** 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) 1792648096 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

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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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. **TCE210499**

Owner(s): **TOWNE SOUTH REALTY LLC**

Violation Address: **2525 S MONROE ST**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 7/1/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final CB 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 7/1/21

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 1st day of July, 2021 (year), by Sir Teria 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
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. TCE210499

Owner(s): TOWNE SOUTH REALTY LLC

Violation Address: 2525 S MONROE ST

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

- Notice of Violation
- 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 June 29, 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 29th day of June, 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]



ITEM #4
CASE NO. TCE210129

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210129**

Initial Inspection Date: 01/28/2021

Violation Address: **517 WALLIS ST**

Tax Identification Number: **3107202820000**

Owner(s):

FELICETTI ROBERT L

2306 LOIS LN

TALLAHASSEE FL 32301

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: 07/01/2021



CITY OF
TALLAHASSEE

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

June 29, 2021

**FELICETTI ROBERT L
2306 LOIS LN
TALLAHASSEE, FL 32301**

Re: CASE NUMBER TCE210129

LOCATION: 517 WALLIS ST

Tax ID #: 3107202820000

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 June 17, 2021. **This final hearing will be held on August 19, 2021 at 6:00 p.m. at the Smith-Williams Service Center – 229 Pasco St.** 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) **1792648096** 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 08/05/2021** 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. **TCE210129**

Owner(s): **FELICETTI ROBERT L**

Violation Address: **517 WALLIS ST**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 7/1/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- Final CB** 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 7/1/21

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 1st day of July, 2021 (year), by

Sir Teria Henderson (name of person acknowledging) by Ray Wilkinson, 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. **TCE210129**

Owner(s): **FELICETTI ROBERT L**

Violation Address: **517 WALLIS ST**

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

- Notice of Violation
- 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 June 29th, 2021

Posted at the violation address listed above on _____

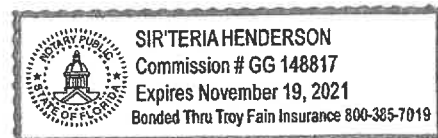
Hand served to _____ at the violation address listed above on _____

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 29th day of June, 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]



ITEM #5
CASE NO. TCE210085

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: TCE210085

Initial Inspection Date:01/19/2021

Violation Address: 2895 S BLAIR STONE RD

Tax Identification Number: 3108200040000

Owner(s):

BAYPORT REALTY LLC

8 LAUREL CIR

MALVERN PA 19355

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

CASE FACTS

Corrective Actions Required:

- 1 TCB180293 and TCB180378 are expired. Bring expired permit(s) back into issued status OR remove all improvements to pre-existing conditions.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 06/28/2021



CITY OF
TALLAHASSEE

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

June 15, 2021

**BAYPORT REALTY LLC
8 LAUREL CIR
MALVERN PA 19355**

GEORGE TSUNIS
10453 SAVANNAH RIDGE LANE
WINTER GARDEN, FL 34787

Re: CASE NUMBER **TCE210085**
LOCATION: **2895 S BLAIR STONE RD**
Tax ID #: **3108200040000**

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 August 19, 2021 at 6:30 p.m. at the Smith-Williams Service Center - 2295 Pasco 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) 1792648096 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 08/05/2021** 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
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Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

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Commissioner

JAMES O. COOKE, IV
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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. **TCE210085**

Owner(s): **BAYPORT REALTY LLC**

Violation Address: **2895 S BLAIR STONE RD**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 6/28/21, 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 - Final CB
- 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 6/28/21

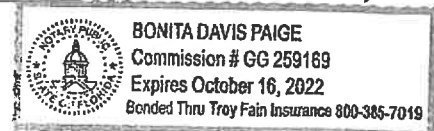
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2021 (year), by Bonita Paige (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced N/A (type of identification) as identification.

[Signature]



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. **TCE210085**

Owner(s): **BAYPORT REALTY LLC**

Violation Address: **2895 S BLAIR STONE RD**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6-15-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- New Hearing Date 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 6-15-21

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 15 day of June, 2021 (year), by Mandy Hunter (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter



INITIAL HEARING

**ITEM #1
RECONSIDERATION
CASE NO. TCE190987**



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: 08/19/2021

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

Bert Hartsfield, CFA

Leon County Property Appraiser




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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
--------------------------------------	-------------------------------	------------------------------------	------------------------------	--------------------------------	-------------------------------------

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>
--	---	--	--	------------------------------------	--	--------------------------------	--

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	2,366.87	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2012	212380 F0020	Tax Bill
----------------	------	--------------	--------------------------

Property Description				Owner Information			
TOWN N COUNTRY PARK LOT 2 BLOCK F OR 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



Notice of Violation

Most Livable City in America

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



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

August 06, 2021

**POGUE JUSTIN P
2225 WOODLAWN DR
TALLAHASSEE FL 32303**

Re: CASE NUMBER **TCE190987**
LOCATION: **2225 WOODLAWN DR**
Tax ID #: **212380 F0020**

RECONSIDERATION 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 August 19, 2021 at 6:00 p.m. at the Smith-Williams Service Center - 2295 Pasco 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) **1792648096** 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,



SirTeria Henderson
Code Compliance Coordinator
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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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

ITEM #2
CASE NO. TCE210608

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210608**

Initial Inspection Date: 04/08/2021

Violation Address: **3120 HUNTINGTON WOODS BLVD**

Tax Identification Number: **2116080000130**

Owner(s):

VERA GROUP INC

3539 APALACHEE PKWY STE 3

UNIT 108

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: 06/03/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

June 02, 2021

VERA GROUP INC
3539 APALACHEE PKWY STE 3
UNIT 108

REG. AGENT: SEAN OCONNOR
211 N KROME AVE
HOMESTEAD, FL 33030

Re: CASE NUMBER **TCE210608**

LOCATION: **3120 HUNTINGTON WOODS BLVD**

Tax ID #: **2116080000130**

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 August 19th at 6:30 p.m. at the Smith-Williams Service Center – 2295 Pasco St.** 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) 1792648096 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 8/5/2021** 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

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. **TCE210608**

Owner(s): **VERA GROUP INC**

Violation Address: **3120 HUNTINGTON WOODS BLVD**

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 6/3/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- ^{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 6/3/21
- Hand served to _____ at the violation address listed above on _____

[Signature]

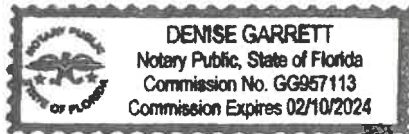
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of June, 2021 (year), by

Denise Garrett (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced _____ (type of identification) as identification.

Denise Garrett



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
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. **TCE210608**

Owner(s): **VERA GROUP INC**

Violation Address: **3120 HUNTINGTON WOODS BLVD**

I, Marilyn Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 6-2-21, 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 6-2-21

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 2nd day of June, 2021 (year), by Bonita Paige (name of person acknowledging) by Marilyn Hunter, who is personally known to me or has produced _____ (type of identification) as identification.

Bonita Paige



- 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: 2116080000130
 Owner: VERA GROUP INC
 Property Use: 0107 - TOWNHOMES
 3120 HUNTINGTON WOODS 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: 2116080000130
Owner(s): VERA GROUP INC
Tax District: 1 - CITY
Legal Desc: HUNTINGTON GARDEN HOMES LOT 13
 OR 1294/22671186/63

C/O TALLAHASSEE LASSIE 2 LLC
Mailing Addr: 3539 APALACHEE PKWY STE 3
 UNIT 108
 TALLAHASSEE FL 32311

Google Map
Location: 3120 HUNTINGTON WOODS BLVD
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-806-1300.

Parent Parcel:
Acreage: 0.090 - ESTIMATED
Subdivision: HUNTINGTON GARDEN HOMES
Property Use: 0107 - TOWNHOUSE
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
07/21/2014	\$21,400	4691/1186	Cert of Title	Improved
08/17/2006	\$86,100	3569/1828	Warranty Deed	Improved
06/27/2006	\$100	3534/1359	Cert of Title	Improved
04/29/2005	\$88,500	3286/1701	Warranty Deed	Improved
11/15/2004	\$69,000	3201/2204	Warranty Deed	Improved
01/01/1987	\$39,800	1294/2267	Warranty Deed	Improved
01/01/1982	\$37,000	1024/0844	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$36,710	\$48,710	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$48,710	\$47,487	\$0	\$47,487
	Leon County - Emergency Medical Service	0.50000	\$48,710	\$47,487	\$0	\$47,487
	School - State Law	3.71500	\$48,710	\$48,710	\$0	\$48,710
	School - Local Board	2.24800	\$48,710	\$48,710	\$0	\$48,710
	City of Tallahassee	4.10000	\$48,710	\$47,487	\$0	\$47,487
	NW FL Water Management	0.03110	\$48,710	\$47,487	\$0	\$47,487

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	TH - Townhome	1982	783	273
Total:		1				783	273

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 | <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

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 - [Search Instructions](#)
 - [Property Use Codes](#)

[Fire Hydrant Map](#)
[More TCGIS Maps](#)

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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[FAQ](#)

[Forms](#)

Tax Roll Property Summary

Property Summary								Please click here for this page's Instructions
Account Number		2116080000130		Type	REAL ESTATE		Request E-Bill	
Address		3120 HUNTINGTON WOODS BLVD TAL		Status				
Sec/Twn/Rng	16 1N 1W		Subdivision	HUNTINGTON GARDEN HOMES				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 2116080000130	PAID	12/1994	780.88		Tax Bill	
1995	R	1995 2116080000130	PAID	11/1995	805.53		Tax Bill	
1996	R	1996 2116080000130	PAID	12/1996	828.20		Tax Bill	
1997	R	1997 2116080000130	PAID	11/1997	854.37		Tax Bill	
1998	R	1998 2116080000130	PAID	12/1998	839.09		Tax Bill	
1999	R	1999 2116080000130	PAID	12/1999	831.61		Tax Bill	
2000	R	2000 2116080000130	PAID	12/2000	832.75		Tax Bill	
2001	R	2001 2116080000130	PAID	11/2001	889.13		Tax Bill	
2002	R	2002 2116080000130	PAID	12/2002	939.86		Tax Bill	
2003	R	2003 2116080000130	PAID	12/2003	1,045.92		Tax Bill	
2004	R	2004 2116080000130	PAID	11/2004	1,149.95		Tax Bill	
2005	R	2005 2116080000130	CER SOLD	05/2006			Tax Bill	
2005	CER	2006-00001329-00	REDEEMED	07/2006	1,616.01		Certificate	
2006	R	2006 2116080000130	PAID	11/2006	1,448.93		Tax Bill	
2007	R	2007 2116080000130	PAID	11/2007	983.56		Tax Bill	
2008	R	2008 2116080000130	PAID	11/2008	727.48		Tax Bill	
2009	R	2009 2116080000130	PAID	11/2009	618.08		Tax Bill	
2010	R	2010 2116080000130	PAID	11/2010	1,310.88		Tax Bill	
2011	R	2011 2116080000130	PAID	11/2011	1,158.35		Tax Bill	
2012	R	2012 2116080000130	PAID	11/2012	847.11		Tax Bill	
2013	R	2013 2116080000130	PAID	11/2013	808.62		Tax Bill	
2014	R	2014 2116080000130	CER SOLD	06/2015			Tax Bill	
2014	CER	2015-00001967-00	TAXDEED			5,456.50	Certificate	
2015	R	2015 2116080000130	CER SOLD	06/2016			Tax Bill	
2015	CER	2016-00001810-00	TAXDEED			1,528.21	Certificate	
2016	R	2016 2116080000130	CER SOLD	06/2017			Tax Bill	
2016	CER	2017-00001787-00	REDEEMED	06/2018	1,020.46		Certificate	
2017	R	2017 2116080000130	CER SOLD	06/2018			Tax Bill	
2017	CER	2018-00001696-00	REDEEMED	06/2018	888.54		Certificate	
2018	R	2018 2116080000130	CER SOLD	06/2019			Tax Bill	
2018	CER	2019-00001815-00	UNPAID			1,156.24	<input type="checkbox"/> Certificate	
2019	R	2019 2116080000130	CER SOLD	06/2020			Tax Bill	

2019	CER	2020-00001948-00	UNPAID		1,084.34	<input type="checkbox"/>	Certificate
2020	R	2020 2116080000130	UNPAID		942.38	<input type="checkbox"/>	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	2116080000130	Tax Bill
-----------------------	------	---------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
HUNTINGTON GARDEN HOMES LOT 13 OR 1294/22671186/63		VERA GROUP INC C/O TALLAHASSEE LASSIE 2 LLC 3539 APALACHEE PKWY STE 3 UNIT 108 TALLAHASSEE,FL 32311				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	47,487	TAXES	905.22			
COUNTY TXBL	47,487	INT. 3.0000%	27.16			
SCHOOL ASMT	48,710	ADV. FEE	5.00			
SCHOOL TXBL	48,710	INT. ADV	5.00			
		TOTAL	942.38			
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
942.38	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 Division
Violation Checklist**

Notice of Violation

Code Officer: **Ray Wilkinson**

Case No.: **TCE210608**

Initial Inspection Date: 4/8/2021

Repeat Offender: No

Violation Address: **3120 HUNTINGTON WOODS BLVD**

Tax Identification Number: **2116080000130**

Owner(s):

VERA GROUP INC
3539 APALACHEE PKWY STE 3
UNIT 108

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, 891-7001 Option 3.

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

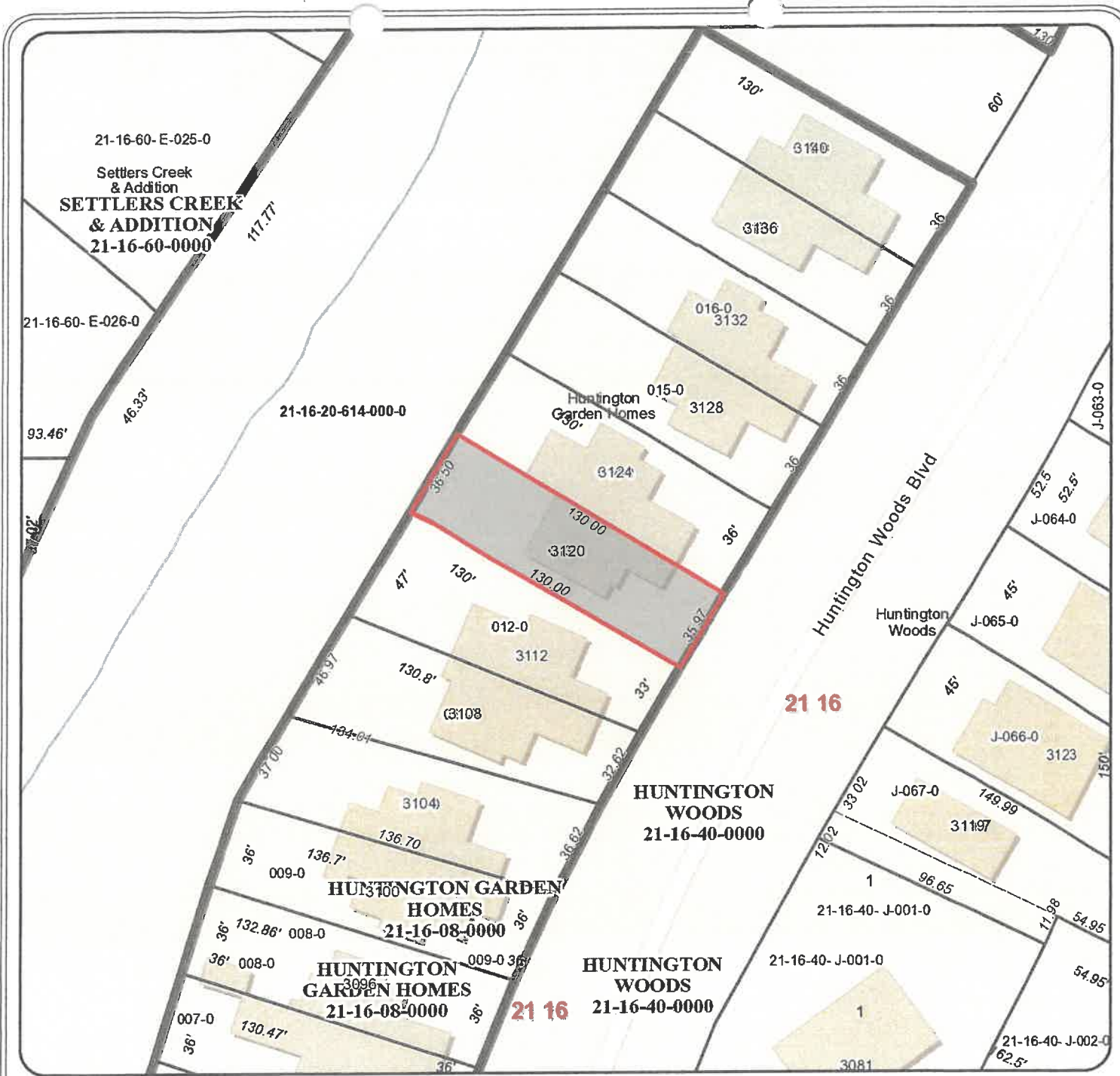
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

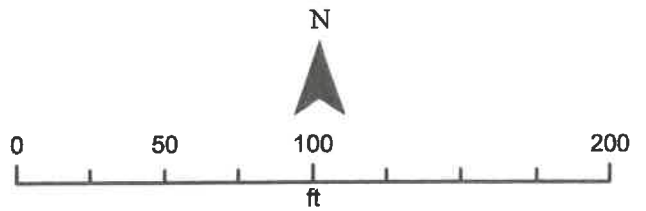
DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



2116080000130

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 26, 2021

ITEM #3
CASE NO. TCE210386

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: TCE210386

Initial Inspection Date:03/01/2021

Violation Address: 982 CRAWFORDVILLE TRCE

Tax Identification Number: 412425 A0400

Owner(s):

LIU SHAOYU

1227 OAKS EDGE RD

TALLAHASSEE FL 32317

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: 06/15/2021



CITY OF
TALLAHASSEE

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

June 09, 2021

**LIU SHAOYU
1227 OAKS EDGE RD
TALLAHASSEE FL 32317**

Re: CASE NUMBER **TCE210386**
LOCATION: **982 CRAWFORDVILLE TRCE**
Tax ID #: **412425 A0400**

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 August 19th at 6:30 p.m. at the Smith-Williams Center – 2295 Pasco St.** 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) 1792648096 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 8/5/2021** 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
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TDD: 711 • Talgov.com

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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

**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. **TCE210386**

Owner(s): **LIU SHAOYU**

Violation Address: **982 CRAWFORDVILLE TRCE**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 6/15/21, 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:

and said documents were

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

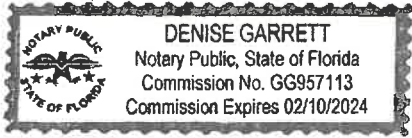
Posted at the violation address listed above on 6/15/21

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 15th day of June, 2021 (year), by Denise Garrett (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced _____ (type of identification) as identification.



Denise Garrett

**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. **TCE210386**

Owner(s): **LIU SHAOYU**

Violation Address: **982 CRAWFORDVILLE TRCE**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6-9-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- 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 6/9/21

Posted at the violation address listed above on _____

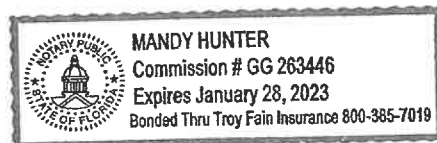
Hand served to _____ at the violation address listed above on _____

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 9th day of June, 2021 (year), by Mandy Hunter (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter



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

Parcel: 412425 A0400 Property Use: 0100 - SINGLE FAMILY
 Owner: LIU SHAOYU 982 CRAWFORDVILLE 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: 412425 A0400 **Tax District:** 1 - CITY
Owner(s): LIU SHAOYU **Legal Desc:** CRAWFORDVILLE TRACE PHASE III
 LI LINGYUN 24 1S 1W (.14 A)
 LOT 40 BLOCK A

Mailing Addr: 9721 PRESTANCIA WAY
 TALLAHASSEE FL 32312

Google Map **Parent Parcel:** 4124202390000
Location: 982 CRAWFORDVILLE TRCE **Acreage:** 0.140
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300. **Subdivision:** CRAWFORDVILLE TRACE
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL **Bldg Count:** 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/07/2016	\$76,000	4883/789	Warranty Deed	Improved
08/17/2015	\$100	4837/1485	Warranty Deed	Improved
11/03/2014	\$60,100	4733/1222	Cert of Title	Improved
07/07/2014	\$0	4689/1356	Quit Claim	Improved
01/17/2008	\$161,000	3814/1415	Warranty Deed	Improved
03/06/2007	\$25,900	3670/1887	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,000	\$66,631	\$91,631	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$91,631	\$86,209	\$0	\$86,209
	Leon County - Emergency Medical Service	0.50000	\$91,631	\$86,209	\$0	\$86,209
	School - State Law	3.71500	\$91,631	\$91,631	\$0	\$91,631
	School - Local Board	2.24800	\$91,631	\$91,631	\$0	\$91,631
	City of Tallahassee	4.10000	\$91,631	\$86,209	\$0	\$86,209
	NWFL Water Management	0.03110	\$91,631	\$86,209	\$0	\$86,209

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	2007	1,247	404
Total:		1				1,247	404

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](#)

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Reports

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Tax Roll Property Summary

Property Summary							Please click here for this page's Instructions
Account Number		412425 A0400		Type	REAL ESTATE		Request E-Bill
Address		982 CRAWFORDVILLE TRCE TAL		Status			
Sec/Twn/Rng		Subdivision		CRAWFORDVILLE TRACE			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2006	R	2006 412425 A0400	PAID	03/2007	27.95	Tax Bill	
2007	R	2007 412425 A0400	PAID	01/2008	480.26	Tax Bill	
2008	R	2008 412425 A0400	PAID	11/2008	2,395.07	Tax Bill	
2009	R	2009 412425 A0400	PAID	11/2009	1,504.34	Tax Bill	
2010	R	2010 412425 A0400	PAID	11/2010	1,491.51	Tax Bill	
2011	R	2011 412425 A0400	PAID	11/2011	824.33	Tax Bill	
2012	R	2012 412425 A0400	PAID	11/2012	557.81	Tax Bill	
2013	R	2013 412425 A0400	PAID	11/2013	543.25	Tax Bill	
2014	R	2014 412425 A0400	PAID	11/2014	550.80	Tax Bill	
2015	R	2015 412425 A0400	PAID	01/2016	1,283.10	Tax Bill	
2016	R	2016 412425 A0400	PAID	11/2016	1,253.71	Tax Bill	
2017	R	2017 412425 A0400	PAID	11/2017	1,213.92	Tax Bill	
2018	R	2018 412425 A0400	PAID	11/2018	1,367.10	Tax Bill	
2019	R	2019 412425 A0400	PAID	11/2019	1,491.81	Tax Bill	
2020	R	2020 412425 A0400	PAID	11/2020	1,595.92	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	412425 A0400	Tax Bill
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Property Description		Owner Information				
CRAWFORDVILLE TRACE PHASE III 24 1S 1W (.14 A) LOT 40 BLOCK A		LIU SHAOYU LI LINGYUN 1227 OAKS EDGE RD TALLAHASSEE, FL 32317				
Current Values and Exemptions			Taxes and Fees Levied			
COUNTY ASMT	86,209	TAXES	1,662.42			
COUNTY TXBL	86,209	TOTAL	1,662.42			
SCHOOL ASMT	91,631					
SCHOOL TXBL	91,631					
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	1,595.92	1,612.55	1,629.17	1,645.80	1,662.42	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

11/24/2020	998	2020	0006065.0084	Pmt Posted	\$66.50-	\$.00	\$1,595.92
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Links of Interest

[TALLAHASSEE - LEON GIS MAPPING](#)

[LINK TO PROPERTY APPRAISER](#)



**Growth Management
Code Enforcement Division
Violation Checklist**

Notice of Violation

Code Officer: **Ray Wilkinson**

Case No.: **TCE210386**

Initial Inspection Date: **3-1-21**

Repeat Offender: **No**

Violation Address: **982 CRAWFORDVILLE TRCE**

Tax Identification Number: **412425 A0400**

Owner(s):

**LIU SHAOYU
1227 OAKS EDGE RD
TALLAHASSEE FL 32317**

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 the 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.

**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 MALLOW
Mayor Pro Tem**

**CASSANDRA K. JACKSON
City Attorney**

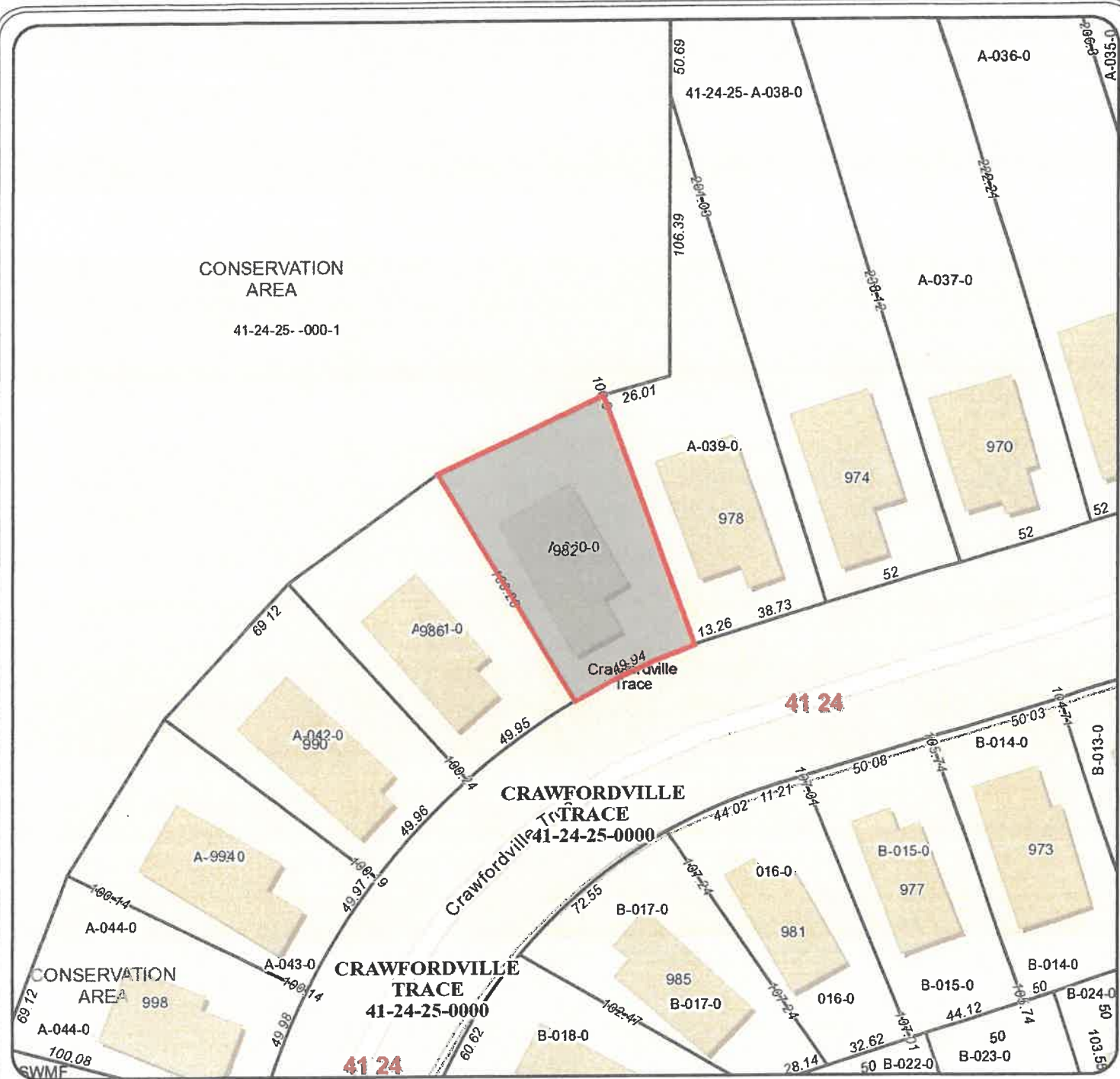
**JACQUELINE "JACK" PORTER
Commissioner**

**JAMES O. COOKE, IV
City Treasurer-Clerk**

**CURTIS RICHARDSON
Commissioner**

**DENNIS R. SUTTON
City Auditor**

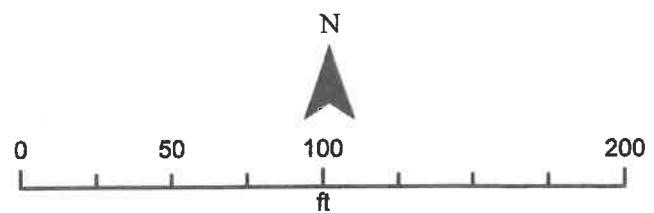
**DIANNE WILLIAMS-COX
Commissioner**



412425 A0400

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 30, 2021

The City of Tallahassee operates a Permanent Relocation program in which we relocate tenants from substandard apartments into standard quality apartments. We pay for first month's rent and security deposit.

If you are interested in becoming a supplier

ITEM #4
CASE NO. TCE210669

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210669**

Initial Inspection Date: 04/19/2021

Violation Address: **905 ALLIEGOOD CT**

Tax Identification Number: **212365 C0220**

Owner(s):

TL

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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: 6/15/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

June 09, 2021

TL

4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Re: CASE NUMBER TCE210669

LOCATION: 905 ALLIEGOOD CT

Tax ID #: 212365 C0220

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 August 19th at 6:30 p.m. at the Smith-Williams Center – 2295 Pasco St.** 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) 1792648096 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 08/05/2021** 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

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. **TCE210669**

Owner(s): **TL**
4178 APALACHEE PKWY
TALLAHASSEE, FL. 32311

Violation Address: **905 ALLIEGOOD CT**

I, Ray Wilkinson, City of Tallahassee, Code Enforcement Division, hereby state that on 6/15/21, 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:

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 6/15/21

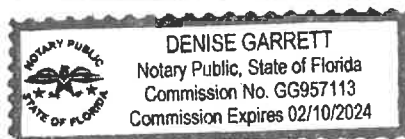
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of June, 2021 (year), by Denise Garrett (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced _____ (type of identification) as identification.

Denise Garrett



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. **TCE210669**

Owner(s): **TL**
4178 APALACHEE PKWY
TALLAHASSEE, FL. 32311

Violation Address: **905 ALLIEGOOD CT**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6-9-21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- 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 6-9-21

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 9th day of June, 2021 (year), by Mandy Hunter (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced _____ (type of identification) as identification.

Mandy Hunter



- 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: 212365 C0220 Property Use: 0100 - SINGLE FAMILY
 Owner: TL 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 Tax District: 1 - CITY
 Owner(s): TL Legal Desc: PARK TERRACE UNIT 2
 LOT 22 BLOCK C
 OR 1045/328 2285/281

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 | 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 | |

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 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	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
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	UNPAID		1,527.39	<input type="checkbox"/>	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	212365 C0220	Tax Bill
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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. 3.0000%	44.20
EXEM.	25,000	ADV. FEE	5.00
EXEM.	25,000	INT. ADV	5.00
		TOTAL	1,527.39
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON	
1,527.39	APRIL 1	JUNE 1	
Post Date	Receipt #	Pmt Type	Status
		Disc	Interest
			Total

Links of Interest

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



**Growth Management
Code Enforcement
Notice of Violation**

Code Officer: Ray Wilkinson
Initial Inspection Date: 4/19/2021
Violation Address: **905 ALLIEGOOD CT**
Tax Identification Number: **212365 C0220**

Case No.: **TCE210669**
Repeat Offender: No

Owner(s):
TL
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

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.

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

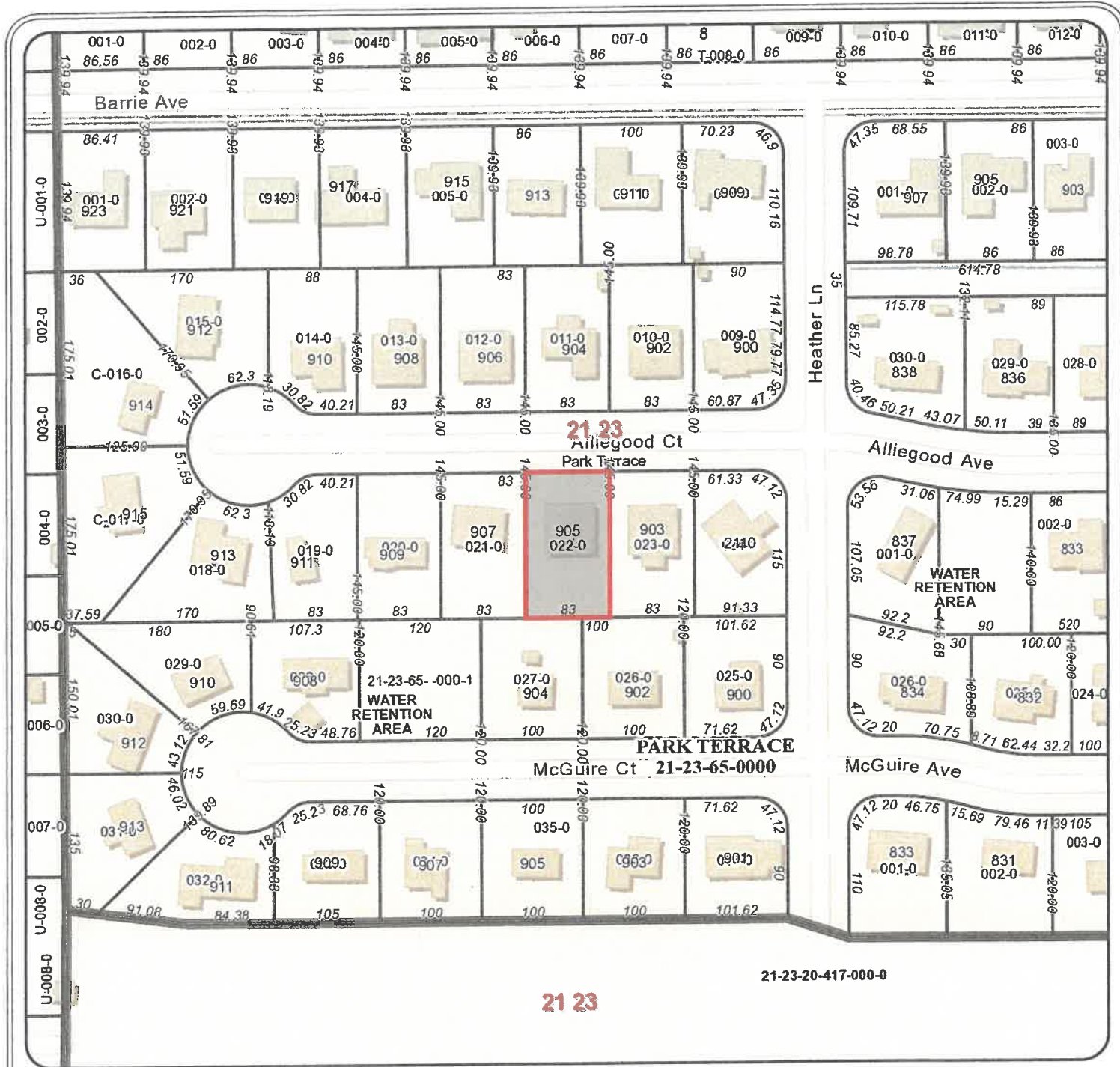
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

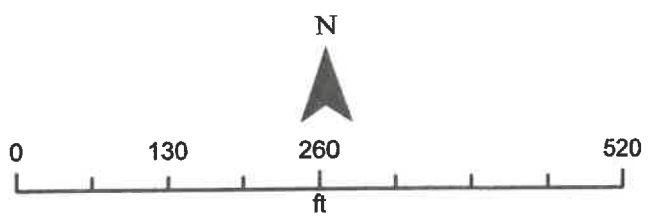


21 23

212365 C0220

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 30, 2021

ITEM #5
CASE NO. TCE210514

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **Lesla Vause**

Case No.: **TCE210514**

Initial Inspection Date: **04/21/2021**

Violation Address: **2822 HARWOOD ST**

Tax Identification Number: **310725 E0150**

Owner(s):

BASSETT THOMAS J

PO BOX 6146

TALLAHASSEE FL 32314

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 Please remove all rotted or damaged wood at eaves or soffits. Replace with good wood and cover with a protective coating such as paint or the like.**
- 2 Please remove the 30 foot dead, oak trunk in the rear of the property.
Remove all trash 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.**

OWNER CONTACT: YES/NO

PROPERTY POSTED: 06/30/2021



**CITY OF
TALLAHASSEE**

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

May 27, 2021

**BASSETT THOMAS J
PO BOX 6146
TALLAHASSEE FL 32314**

**Re: CASE NUMBER TCE210514
LOCATION: 2822 HARWOOD ST
Tax ID #: 310725 E0150**

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 August 19, 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 1-408-418-9388 and enter meeting number (access code) 179 264 8096 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 12, 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

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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. TCE210514

Owner(s): BASSETT THOMAS J

Violation Address: 2822 HARWOOD ST

I, Marilyn Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 6/29/21, 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 6/29/21

Posted at the violation address listed above on _____

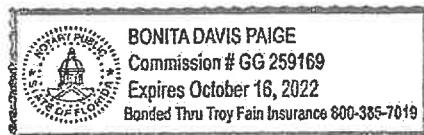
Hand served to _____ at the violation address listed above on [date hand served]

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 29th day of June, 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



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. **TCE210514**

Owner(s): **BASSETT THOMAS J**

Violation Address: **2822 HARWOOD ST**

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]

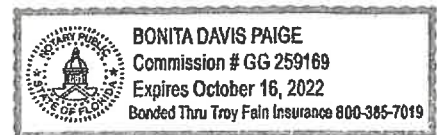


AFFIANT

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 Lesa Vause, who is personally known to me or has produced N/A (type of identification) as identification.





Parcel: 310725 E0150
 Owner: BASSETT THOMAS J

Property Use: 0100 - SINGLE FAMILY
 2822 HARWOOD 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: 310725 E0150
 Owner(s): BASSETT THOMAS J

Tax District: 1 - CITY
 Legal Desc: APALACHEE RIDGE
 LOT 15 BLOCK E
 OR 1136/157

Mailing Addr: PO BOX 6146
 TALLAHASSEE FL 32314

Google Map

Location: 2822 HARWOOD ST
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
 Acreage: 0.220 - ESTIMATED
 Subdivision: APALACHEE RIDGE
 Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/01/1984	\$31,500	1136/0157	Warranty Deed	Improved
01/01/1979	\$18,500	0936/0875	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$10,000	\$9,921	\$19,921	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$19,921	\$19,921	\$0	\$19,921
	Leon County - Emergency Medical Service	0.50000	\$19,921	\$19,921	\$0	\$19,921
	School - State Law	3.71500	\$19,921	\$19,921	\$0	\$19,921
	School - Local Board	2.24800	\$19,921	\$19,921	\$0	\$19,921
	City of Tallahassee	4.10000	\$19,921	\$19,921	\$0	\$19,921
	NW FL Water Management	0.03110	\$19,921	\$19,921	\$0	\$19,921

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1959	1,012	400
Total:		1				1,012	400

Quick Links - (Note: Clicking links below 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		310725 E0150		Type	REAL ESTATE		Request E-Bill
Address		2822 HARWOOD ST TAL		Status			
Sec/Twn/Rng		07 1S 1E		Subdivision	APALACHEE RIDGE		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 310725 E0150	PAID	03/1995	712.58		Tax Bill
1995	R	1995 310725 E0150	PAID	12/1995	676.79		Tax Bill
1996	R	1996 310725 E0150	PAID	12/1996	696.94		Tax Bill
1997	R	1997 310725 E0150	PAID	01/1998	832.66		Tax Bill
1998	R	1998 310725 E0150	CER SOLD	05/1999			Tax Bill
1998	CER	1999-00003344-00	REDEEMED	07/2000	990.51		Certificate
1999	R	1999 310725 E0150	CER SOLD	05/2000			Tax Bill
1999	CER	2000-00003097-00	REDEEMED	07/2000	1,018.30		Certificate
2000	R	2000 310725 E0150	CER SOLD	05/2001			Tax Bill
2000	CER	2001-00003234-00	REDEEMED	07/2001	1,058.72		Certificate
2001	R	2001 310725 E0150	CER SOLD	05/2002			Tax Bill
2001	CER	2002-00003220-00	REDEEMED	09/2002	1,104.33		Certificate
2002	R	2002 310725 E0150	PAID	03/2003	1,034.26		Tax Bill
2003	R	2003 310725 E0150	PAID	05/2004	1,140.62		Tax Bill
2004	R	2004 310725 E0150	PAID	05/2005	1,124.14		Tax Bill
2005	R	2005 310725 E0150	PAID	05/2006	1,201.75		Tax Bill
2006	R	2006 310725 E0150	PAID	05/2007	1,368.72		Tax Bill
2007	R	2007 310725 E0150	PAID	02/2008	1,339.52		Tax Bill
2008	R	2008 310725 E0150	PAID	05/2009	1,538.46		Tax Bill
2009	R	2009 310725 E0150	PAID	05/2010	1,411.13		Tax Bill
2010	R	2010 310725 E0150	PAID	04/2011	1,419.29		Tax Bill
2011	R	2011 310725 E0150	PAID	03/2012	1,326.45		Tax Bill
2012	R	2012 310725 E0150	PAID	03/2013	947.03		Tax Bill
2013	R	2013 310725 E0150	PAID	02/2014	916.42		Tax Bill
2014	R	2014 310725 E0150	PAID	03/2015	734.67		Tax Bill
2015	R	2015 310725 E0150	PAID	03/2016	776.06		Tax Bill
2016	R	2016 310725 E0150	PAID	02/2017	782.58		Tax Bill
2017	R	2017 310725 E0150	PAID	03/2018	804.69		Tax Bill
2018	R	2018 310725 E0150	PAID	03/2019	878.85		Tax Bill
2019	R	2019 310725 E0150	PAID	01/2020	896.90		Tax Bill
2020	R	2020 310725 E0150	PAID	12/2020	365.38		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	310725 E0150	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
APALACHEE RIDGE LOT 15 BLOCK E OR 1136/157				BASSETT THOMAS J PO BOX 6146 TALLAHASSEE, FL 32314		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	19,921			TAXES	376.68	
TAXABLE	19,921			TOTAL	376.68	
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
365.38	369.15	372.91	376.68	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/30/2020	995 2020 0008620.0002	Full	Pmt Posted	\$11.30-	\$.00	\$365.38

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.: **TCE210514**

Initial Inspection Date: **04/21/2021**

Repeat Offender: **No**

Violation Address: **2822 HARWOOD ST**

Tax Identification Number: **310725 E0150**

Owner(s):

**BASSETT THOMAS J
PO BOX 6146
TALLAHASSEE FL 32314**

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** Please remove all rotted or damaged wood at eaves or soffits. Replace with good wood and cover with a protective coating such as paint or the like.
- 2** Please remove the 30 foot dead, oak trunk in the rear of the property. Remove all trash 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.

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

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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: 310725 E0150
Owner: BASSETT THOMAS J



ITEM #6
CASE NO. TCE201273
COMPLIED

ITEM #7
CASE NO. TCE210803

**MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF TALLAHASSEE, FLORIDA**

CASE PROFILE

Code Officer: **David Thomas**

Case No.: **TCE210803**

Initial Inspection Date: **05/10/2021**

Violation Address: **1515 VISCOUNT AVE**

Tax Identification Number: **2128750020010**

Owner(s):

AMEY MARY KAY & AMEY JASON
2849 BUCCANEER DR
WINTER PARK FL 32792

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 501 Responsibility
- 4 IPMC Chapter 5, Section 506 - Sanitary Drainage System
- 5 IPMC Chapter 6, Section 601 - Responsibility
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 7 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 8 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 9 IPMC Chapter 6, Section 607 ~ Duct Systems
- 10 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 11 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Code of General Ordinances

12 Chapter 9, Article III- Offensive Accumulations & Growth

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

Land Development Code

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

CASE FACTS

Corrective Actions Required:

- 1 All windows must have proper fitting screens. The screens on the front porch are torn. Replace. There are missing pieces of siding on the separated unit. Repair. The threshold at the main entrance door needs repair. A side door has wood rot on the frame at the floor level. The threshold on the door to the separated unit needs repair. This door also needs to be weather tight. The windows on this unit also need screens. The metal roof above the separated unit has holes. Replace.
- 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 main house has loose and sagging panels that need repaired. The ceiling in the separated unit appears to have been repaired with paper or cardboard and is sagging. Repair. The separated unit floor tile is raised in some areas and is broken in several different areas. Repair. The bedrooms in the main house has pad locks on the doors, Remove these.
- 3 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.
- 4 Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. The shower in the unit separated from the main house has a shower that drains directly to the ground. The drain pipe from the toilet has disconnected and sewage is now falling to the ground.
- 5 The owner of the structure shall provide and maintain mechanical & electrical facilities and equipment in compliance with these requirements.
- 6 Heating facilities shall be provided in structures as required by this section. The bedroom connected to the kitchen in the main house needs to have heat installed. The unit separated from the main house also needs heat installed.
- 7 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 washing machine has the control panel disconnected. Repair.
- 8 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There are exposed wiring in several locations in the main house. The exterior has several locations where wiring is exposed. The electrical connection boxes need to have covers and wiring needs to be in conduit. The kitchen does not have a light switch. Install this. The electric circuit breaker box is loose from the wall. Repair. The wiring in the ac unit are exposed. Electric wires on the water heater are exposed. All exterior light devices need proper bulbs.

- 9 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. The heat and air duct in the main house needs to go into all rooms.
- 10 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. Smoke detectors need to be installed in all sleeping areas. Main house and the other unit.
- 11 The door to the storage unit is off and needs to be installed.
- 12 Mow lawn removing all high grass, weeds and overgrowth.
- 13 All vehicle(s) must be operable and display a valid tag. A camper on the property must display a valid tag.
- 14 Remove all trash, litter and debris from property. Clean or empty the pond in the front yard. It is holding stagnant water and breeding mosquitos. Remove all tires. Remove the dead tree that stands at the rear of the property.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 05/27/2021



**CITY OF
TALLAHASSEE**

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

May 13, 2021

**AMEY MARY KAY & AMEY JASON
2849 BUCCANEER DR
WINTER PARK FL 32792**

Re: CASE NUMBER **TCE210803**
LOCATION: **1515 VISCOUNT AVE**
Tax ID #: **2128750020010**

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 August 19, 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 1-408-418-9388 and enter meeting number (access code) 179 264 8096 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 12, 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

Parcel: 2128750020010
 Owner: AMEY MARY KAY

Property Use: 0100 - SINGLE FAMILY
 1515 VISCOUNT 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: 2128750020010
Owner(s): AMEY MARY KAY
 AMEY JASON
Tax District: 1 - CITY
Legal Desc: REXWOOD UNIT 1
 LOT 1 BLOCK 2
 OR 974/291

Mailing Addr: 2849 BUCCANEER DR
 WINTER PARK FL 32792

[Google Map](#)

Location: 1515 VISCOUNT AVE

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

Parent Parcel:
Acreage: 0.290 - ESTIMATED
Subdivision: REXWOOD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/31/2005	\$76,500	3303/2034	Warranty Deed	Improved
01/01/1976	\$20,000	0778/0391	Warranty Deed	Improved
01/01/1973	\$17,000	0587/0478	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$98,060	\$110,060	\$0		\$0 2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$110,060	\$110,060	\$0	\$110,060
	Leon County - Emergency Medical Service	0.50000	\$110,060	\$110,060	\$0	\$110,060
	School - State Law	3.71500	\$110,060	\$110,060	\$0	\$110,060
	School - Local Board	2.24800	\$110,060	\$110,060	\$0	\$110,060
	City of Tallahassee	4.10000	\$110,060	\$110,060	\$0	\$110,060
	NW FL Water Management	0.03110	\$110,060	\$110,060	\$0	\$110,060

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1963	1,196	1,406
Total:		1				1,196	1,406

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

- | | | |
|--|---|-------------------------------|
| <u>County Links</u> | <u>County Map Links</u> | <u>Other Map Links</u> |
| 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 | |

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

Planning 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. TCE210803

Owner(s): AMEY MARY KAY & AMEY JASON

Violation Address: 1515 VISCOUNT AVE

I, DAVID THOMAS, City of Tallahassee, Code Enforcement Division, hereby state that on 05-27-2021, 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 _____

Posted at the violation address listed above on 05-27-2021

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 27th day of May, 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.

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. TCE210803

Owner(s): AMEY MARY KAY & AMEY JASON

Violation Address: 1515 VISCOUNT AVE

I, Mary Hunter, City of Tallahassee, Code Enforcement Division, hereby state that on 5/27/21, 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 5/27/21

Posted at the violation address listed above on _____

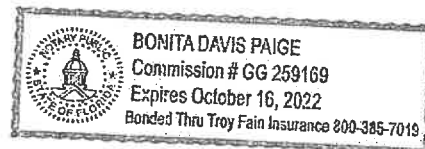
Hand served to _____ at the violation address listed above on [date hand served]

Mary Hunter
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 May, 2021 (year), by Bonita Paige (name of person acknowledging) by Mary Hunter, who is personally known to me or has produced _____ (type of identification) as identification.

Bonita Paige



Tax Roll Property Summary

Property Summary			Please click here for this page's Instructions	
Account Number	2128750020010	Type	REAL ESTATE	Request E-Bill
Address	1515 VISCOUNT AVE TAL		Status	
Sec/Twn/Rng		Subdivision	REXWOOD	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 2128750020010	PAID	12/1994	879.83	Tax Bill
1995	R	1995 2128750020010	PAID	11/1995	906.90	Tax Bill
1996	R	1996 2128750020010	PAID	12/1996	971.28	Tax Bill
1997	R	1997 2128750020010	PAID	11/1997	1,066.43	Tax Bill
1998	R	1998 2128750020010	PAID	11/1998	1,053.81	Tax Bill
1999	R	1999 2128750020010	PAID	11/1999	1,086.08	Tax Bill
2000	R	2000 2128750020010	PAID	11/2000	1,116.20	Tax Bill
2001	R	2001 2128750020010	PAID	11/2001	1,141.60	Tax Bill
2002	R	2002 2128750020010	PAID	11/2002	1,220.30	Tax Bill
2003	R	2003 2128750020010	PAID	11/2003	1,415.43	Tax Bill
2004	R	2004 2128750020010	PAID	11/2004	1,551.20	Tax Bill
2005	R	2005 2128750020010	PAID	11/2005	1,436.76	Tax Bill
2006	R	2006 2128750020010	PAID	11/2006	1,366.53	Tax Bill
2007	R	2007 2128750020010	PAID	11/2007	1,286.99	Tax Bill
2008	R	2008 2128750020010	PAID	11/2008	1,041.49	Tax Bill
2009	R	2009 2128750020010	PAID	11/2009	813.72	Tax Bill
2010	R	2010 2128750020010	PAID	11/2010	777.26	Tax Bill
2011	R	2011 2128750020010	PAID	11/2011	630.31	Tax Bill
2012	R	2012 2128750020010	PAID	01/2013	606.34	Tax Bill
2013	R	2013 2128750020010	PAID	12/2013	594.12	Tax Bill
2014	R	2014 2128750020010	PAID	11/2014	596.42	Tax Bill
2015	R	2015 2128750020010	PAID	11/2015	604.60	Tax Bill
2016	R	2016 2128750020010	PAID	12/2016	597.37	Tax Bill
2017	R	2017 2128750020010	PAID	11/2017	588.82	Tax Bill
2018	R	2018 2128750020010	PAID	11/2018	587.88	Tax Bill
2019	R	2019 2128750020010	PAID	11/2019	588.09	Tax Bill
2020	R	2020 2128750020010	PAID	11/2020	1,997.82	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	2128750020010	Tax Bill
----------------	------	---------------	--------------------------

Property Description		Owner Information	
REXWOOD UNIT 1 LOT 1 BLOCK 2 OR 974/291		AMEY MARY KAY AMEY JASON 2849 BUCCANEER DR WINTER PARK, FL 32792	
Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	110,060	TAXES	2,081.06

5/12/2021

Property Tax - Property Summary

TAXABLE	110,060				TOTAL	2,081.06	
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	1,997.82	2,018.63	2,039.44	2,060.25	2,081.06		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
11/24/2020	998 2020 0006408.0002		Pmt Posted	\$83.24-	\$.00	\$1,997.82	

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.: **TCE210803**

Initial Inspection Date: **05/10/2021**

Repeat Offender: **Yes**

Violation Address: **1515 VISCOUNT AVE**

Tax Identification Number: **2128750020010**

Owner(s):

AMEY MARY KAY
2849 BUCCANEER DR
WINTER PARK FL 32792

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 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 5, Section 501 Responsibility
- 4 IPMC Chapter 5, Section 506 - Sanitary Drainage System
- 5 IPMC Chapter 6, Section 601 - Responsibility
- 6 IPMC Chapter 6, Section 602 ~ Heating Facilities
- 7 IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 8 IPMC Chapter 6, Section 605 ~Electrical Equipment
- 9 IPMC Chapter 6, Section 607 ~ Duct Systems
- 10 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 11 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Code of General Ordinances

- 12 Chapter 9, Article III- Offensive Accumulations & Growth
- 13 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

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

Corrective Actions Required:

- 1 All windows must have proper fitting screens. The screens on the front porch are torn. Replace. There are missing pieces of siding on the separated unit. Repair. The threshold at the main entry door needs repair. A side door has wood rot on the frame at the floor level. The threshold on the door to the separated unit needs repair. This door also needs to be weather tight. The windows on this unit also need screens. The metal roof above the separated unit has holes. Replace.
- 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 main house has loose and sagging panels that need repaired. The ceiling in the separated unit appears to have been repaired with paper or cardboard and is sagging. Repair. The separated unit floor tile is raised in some areas and is broken in several different areas. Repair. The bedrooms in the main house has pad locks on the doors, Remove these.
- 3 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.
- 4 Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system. The shower in the unit separated from the main house has a shower that drains directly to the ground. The drain pipe from the toilet has disconnected and sewage is now falling to the ground.
- 5 The owner of the structure shall provide and maintain mechanical & electrical facilities and equipment in compliance with these requirements.
- 6 Heating facilities shall be provided in structures as required by this section. The bedroom connected to the kitchen in the main house needs to have heat installed. The unit separated from the main house also needs heat installed.
- 7 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 washing machine has the control panel disconnected. Repair.
- 8 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There are exposed wiring in several locations in the main house. The exterior has several locations where wiring is exposed. The electrical connection boxes need to have covers and wiring needs to be in conduit. The kitchen does not have a light switch. Install this. The electric circuit breaker box is loose from the wall. Repair. The wiring in the ac unit are exposed. Electric wires on the water heater are exposed. All exterior light devices need proper bulbs.
- 9 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. The heat and air duct in the main house needs to go into all rooms.
- 10 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. Smoke detectors need to be installed in all sleeping areas. Main house and the other unit.
- 11 The door to the storage unit is off and needs to be installed.
- 12 Mow lawn removing all high grass, weeds and overgrowth.

- 13 All vehicle(s) must be operable and display a valid tag. A camper on the property must display a valid tag.
- 14 Remove all trash, litter and debris from property. Clean or empty the pond in the front yard. It is holding stagnant water and breeding mosquitos. Remove all tires. Remove the dead tree that stands at the rear 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
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JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
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CASSANDRA K. JACKSON
City Attorney

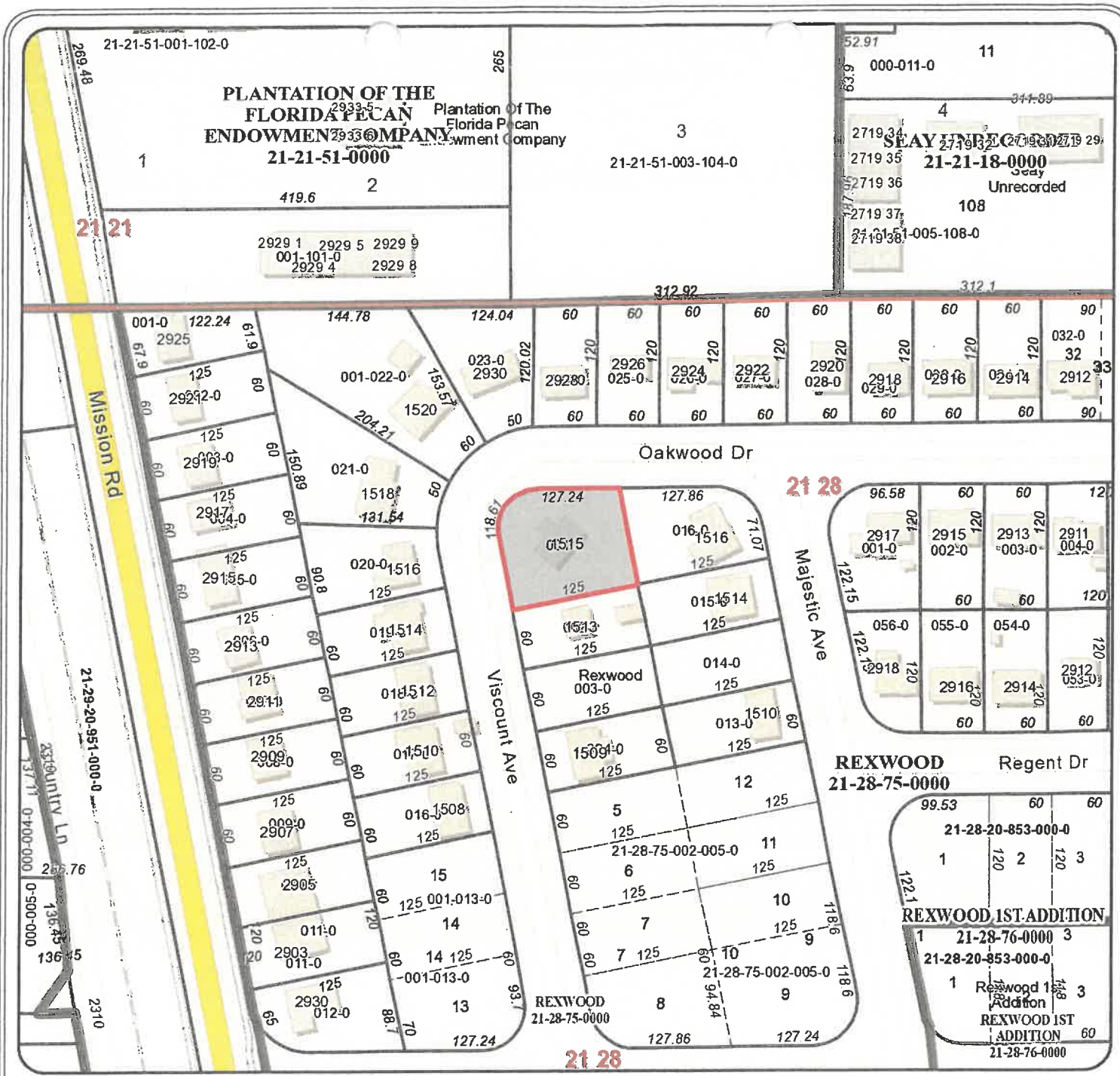
JACQUELINE "JACK" PORTER
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JAMES O. COOKE, IV
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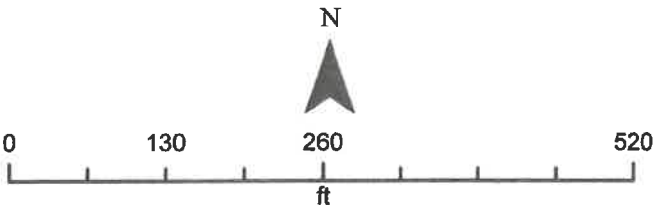
DIANNE WILLIAMS-COX
Commissioner



2128750020010

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: May 12, 2021

**MUNICIPAL CODE ENFORCEMENT BOARD
FRENCHTOWN RENAISSANCE CENTER
OCTOBER 18, 2022
AGENDA**

5:30 P.M.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA MODIFICATIONS**
- IV. ANNOUNCEMENTS**
- V. PUBLIC INPUT OF UNAGENDAED ITEMS**
- VI. BREAK**

6:30 p.m.

- VII. FINAL ORDERS**
- VIII. NEW CASE HEARINGS & RECONSIDERATIONS**

FINAL ORDERS

- | | |
|--|---|
| 1. CASE NO. TCE211907
(Ray Wilkinson) | SERVCO POOLS INC
2709 ALLEN RD |
| 2. CASE NO. TCE212002
(Ray Wilkinson) | FAIRMONT TALLAHASSEE LLC
227 S CALHOUN ST |
| 3. CASE NO. TCE220480
(Ray Wilkinson) | H & D MIDTOWN INVESTMENTS LLC
1225 N MONROE ST |

INITIAL ORDERS

- | | |
|--|---|
| 1. CASE NO. TCE220935
(Ray Wilkinson) | DANIELLE I ANDREWS LLC
402 GLENVIEW DR |
| 2. CASE NO. TCE221113
(Ray Wilkinson) | SULLIVAN BERRY J JR/
C/O SWIFTY SERVE
5712 W TENNESSEE ST |

IX. NEW BUSINESS

X. ADJOURNED :

**FINAL HEARING
ITEM #1
TCE210001**

CASE PROFILE

Code Officer: Justin Land

Case No.: TCE210001

Initial Inspection Date: 01/12/2021

Violation Address: 1160 CAPITAL CIR SE

Tax Identification Number: 3104090000010

Owner(s):

PETRANDIS GEORGE / PETRANDIS LEE
2204 ALTOONA 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 Construction/ renovations made at this location require permits.
- 2 Obtain all applicable permits for interior renovations along with approval on all missed inspections.

OWNER CONTACT: YES/NO

Certified mail: 8-26-2021



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

AUGUST 23, 2021

**PETRANDIS GEORGE / PETRANDIS LEE
2204 ALTOONA DR
TALLAHASSEE, FL 32309**

**Re: CASE NUMBER TCE210001
LOCATION: 1160 CAPITAL CIR SE
Tax ID #: 3104090000010**

8/19/2021 HEARING WAS CANCELLED- NEW AMENDED 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 June 17, 2021. **This final hearing will be held on October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center – 2295 Pasco 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) **1790493822** 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 10/15/2021** 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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TDD: 711 • Talgov.com

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Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
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CASSANDRA K. JACKSON
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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

Date Produced: 08/30/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 5624 16. Our records indicate that this item was delivered on 08/26/2021 at 12:47 p.m. in TALLAHASSEE, FL 32309. The scanned image of the recipient information is provided below.

Signature of Recipient :

OPC 19 921


Address of Recipient :

2021 Alamo
Tallahassee, FL

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:

GMCBAMENDEDNOH/TCE210001
PETRANDIS GEORGE / PETRANDIS LEE
2204 ALTOONA DR
TALLAHASSEE FL 32309-3024

Customer Reference Number: C2890050.16607663



AKIN AKINYEMI, PhD, RA, CFA

LEON COUNTY PROPERTY APPRAISER

"We VALUE our community"



- 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: 3104090000010 Property Use: 1600 - COMMUNITY SHOPPING CENTERS
 Owner: PETRANDIS GEORGE 1160 CAPITAL CIR SE

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: 3104090000010
 Owner(s): PETRANDIS GEORGE
 PETRANDIS LEE

Tax District: 1 - CITY
 Legal Desc: PETRANDIS COMMERCIAL CENTER UNREC
 UNITS 1 THRU 9 & SM ACREAGE TRACT ADJOIN SOUTH
 OR 1106/806 837 1664/1948 1950
 OR 1664/1952 2203/14591461

Mailing Addr: 2204 ALTOONA DR
 TALLAHASSEE FL 32309

Google Map

Location: 1160 CAPITAL CIR SE
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel: 3104200140000
 Acreage: 1.417
 Subdivision: PETRANDIS COMMERCIAL CENT
 Property Use: 1600 - COMMUNITY SHOPPING CENTERS
 Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
02/09/2018	\$300,000	5167/382	Warranty Deed	Improved
12/01/1998	\$34,400	2203/1461	Warranty Deed	Improved
12/01/1998	\$34,400	2203/1459	Warranty Deed	Improved
08/01/1993	\$100	1664/1952	Quit Claim	Improved
08/01/1993	\$100	1664/1950	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$320,970	\$358,267	\$679,237	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$679,237	\$679,237	\$0	\$679,237
	Leon County - Emergency Medical Service	0.50000	\$679,237	\$679,237	\$0	\$679,237
	School - State Law	3.71500	\$679,237	\$679,237	\$0	\$679,237
	School - Local Board	2.24800	\$679,237	\$679,237	\$0	\$679,237
	City of Tallahassee	4.10000	\$679,237	\$679,237	\$0	\$679,237
	NW FL Water Management	0.03110	\$679,237	\$679,237	\$0	\$679,237

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	220 - Convenience Center	1984	12,450	996
Total:		1				12,450	996

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

Return to

Actions

- Neighb
- Print
- Print


Reports

Mailing L
 Property U

Help Link

- Data Dicto
- Search Inst
- Property U

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	3104090000010		Type	REAL ESTATE		Request E-Bill	
Address	1160 SE CAPITAL CIR TAL		Status				
Sec/Twn/Rng	04 1S 1E		Subdivision	PETRANDIS COMMERCIAL CENT			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 3104090000010	PAID	11/1994	8,557.35		Tax Bill
1995	R	1995 3104090000010	PAID	12/1995	8,472.50		Tax Bill
1996	R	1996 3104090000010	PAID	05/1997	8,848.10		Tax Bill
1997	R	1997 3104090000010	PAID	05/1998	9,102.66		Tax Bill
1998	R	1998 3104090000010	PAID	03/1999	8,840.59		Tax Bill
1999	R	1999 3104090000010	PAID	12/1999	8,543.29		Tax Bill
2000	R	2000 3104090000010	PAID	11/2000	8,284.50		Tax Bill
2001	R	2001 3104090000010	PAID	12/2001	8,862.48		Tax Bill
2002	R	2002 3104090000010	PAID	12/2002	10,828.46		Tax Bill
2003	R	2003 3104090000010	PAID	11/2003	11,053.02		Tax Bill
2004	R	2004 3104090000010	PAID	12/2004	11,232.09		Tax Bill
2005	R	2005 3104090000010	PAID	11/2005	11,595.27		Tax Bill
2006	R	2006 3104090000010	PAID	12/2006	12,902.13		Tax Bill
2007	R	2007 3104090000010	PAID	12/2007	11,839.44		Tax Bill
2008	R	2008 3104090000010	PAID	12/2008	12,553.91		Tax Bill
2009	R	2009 3104090000010	PAID	03/2010	12,324.44		Tax Bill
2010	R	2010 3104090000010	PAID	11/2010	11,186.47		Tax Bill
2011	R	2011 3104090000010	PAID	01/2012	10,199.01		Tax Bill
2012	R	2012 3104090000010	PAID	12/2012	9,896.18		Tax Bill
2013	R	2013 3104090000010	PAID	12/2013	9,628.63		Tax Bill
2014	R	2014 3104090000010	PAID	12/2014	9,892.86		Tax Bill
2015	R	2015 3104090000010	PAID	11/2015	10,870.18		Tax Bill
2016	R	2016 3104090000010	PAID	11/2016	11,148.87		Tax Bill
2017	R	2017 3104090000010	PAID	11/2017	11,331.69		Tax Bill
2018	R	2018 3104090000010	PAID	01/2019	12,619.56		Tax Bill
2019	R	2019 3104090000010	PAID	11/2019	12,246.88		Tax Bill
2020	R	2020 3104090000010	UNPAID			12,714.93	Tax Bill
							Add to Cart
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

CURRENT ACCOUNT DETAILS

Account Number	2020	3104090000010	Tax Bill
----------------	------	---------------	--------------------------

Property Description				Owner Information		
PETRANDIS COMMERCIAL CENTER				PETRANDIS GEORGE		
UNREC UNITS 1 THRU 9 & SM				PETRANDIS LEE		
ACREAGE TRACT ADJOIN SOUTH OR				2204 ALTOONA DR		
1106/806 837 1664/1948 1950 OR				TALLAHASSEE, FL 32309		
1664/1952 2203/14591461						
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	679,237			TAXES	12,843.36	
TAXABLE	679,237			TOTAL	12,843.36	
FEB 2-MAR 1	MAR 2-MAR 31			DELINQUENT ON		
12,714.93	12,843.36			APRIL 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 Division
Violation Checklist**

Notice of Violation

Code Officer: **Justin Land**

Case No.: **TCE210001**

Initial Inspection Date: 01/12/2021

Repeat Offender: **No**

Violation Address: **1160 CAPITAL CIR SE**

Tax Identification Number: **3104090000010**

Owner(s):

**PETRANDIS GEORGE / PETRANDIS LEE
2204 ALTOONA 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**

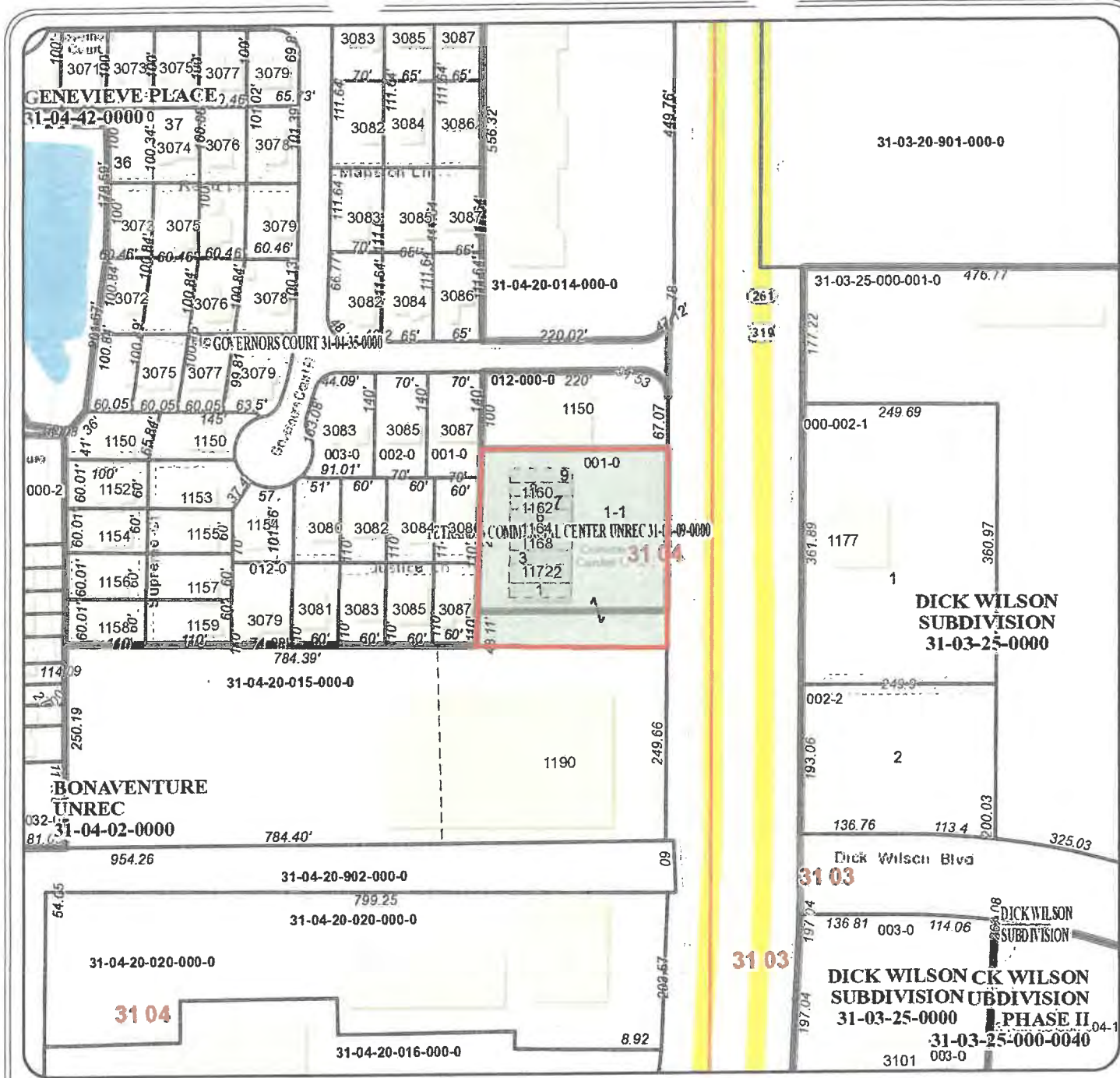
Corrective Actions Required:

- 1 Construction/ renovations made at this location require permits.**
- 2 Obtain all applicable permits for interior renovations along with approval on all missed 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.

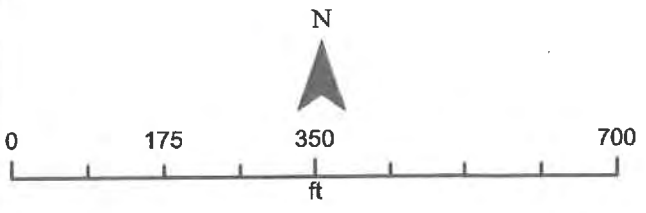
Call for inspection when property is in compliance, 891-7001 Option 3.



310409000010

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 08, 2021

FINAL HEARING
ITEM #2
TCE210546

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: **TCE210546**

Initial Inspection Date: 03/30/2021

Violation Address: **837 GRIFFIN ST**

Tax Identification Number: **212662 A0050**

Owner(s):

L'OREAL'S INVESTMENT GROUP LLC

2275 MARIETTA BLVD STE 270-128

ATLANTA GA 30318

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: 8-24-2021



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

AUGUST 23, 2021

**L'OREAL'S INVESTMENT GROUP LLC
2275 MARIETTA BLVD STE 270-128
ATLANTA, GA 30318**

Re: CASE NUMBER **TCE210546**

LOCATION: **837 GRIFFIN ST**

Tax ID #: **212662 A0050**

**8/19/2021 Hearing was cancelled
NEW AMENDED 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 June 17, 2021. **This final hearing will be held on October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center -2295 Pasco 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) **1790493822** 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 10/15/2021** 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

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. TCE210546

Owner(s): L'OREAL'S INVESTMENT GROUP LLC

Violation Address: 837 GRIFFIN ST

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
- Amended New Date 8/24/21 CM-CB-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 8/24/21

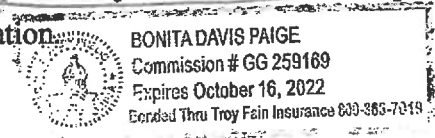
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of August, 2021 (year), by Bonita Paige (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced N/A (type of identification) as identification.

[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

AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210546**

Owner(s): **L'OREAL'S INVESTMENT GROUP LLC**

Violation Address: **837 GRIFFIN ST**

I, ~~SIR'TERIA~~ HENDERSON City of Tallahassee, Code Enforcement Division, hereby state that on 8/23/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- New NO# AM-Final -CB**
- 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 8-23-2021

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 23rd day of August, 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]



- 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: 212662 A0050 Property Use: 0800 - MULTI-FAMILY(LESS THAN 10 UNITS)
 Owner: L'OREAL'S INVESTMENT GROUP LLC 837 GRIFFIN ST APT A
 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: 212662 A0050 Tax District: 1 - CITY
 Owner(s): L'OREAL'S INVESTMENT GROUP LLC Legal Desc: N SPRINGFIELD
 LOT 5 BLOCK A
 OR 1808/1394 2306/1246 CT

- Reports**
- Mailing List
 - Property Data Export

Mailing Addr: 2275 MARIETTA BLVD STE 270-128
 ATLANTA GA 30318

Google Map

Location: 837 GRIFFIN 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: 0.150 - ESTIMATED
 Subdivision: NORTH SPRINGFIELD SUB
 Property Use: 0800 - MFR < 10 UNITS - 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
01/15/2021	\$153,000	5541/1027	Warranty Deed	Improved
04/22/2016	\$100,000	4920/743	Warranty Deed	Improved
11/09/2007	\$220,000	3789/1218	Warranty Deed	Improved
04/21/2007	\$100	3700/1194	Corrective Deed	Improved
06/08/2004	\$125,000	3106/321	Warranty Deed	Improved
10/01/1999	\$100	2306/1246	Cert of Title	Improved
04/01/1995	\$108,000	1808/1394	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,000	\$77,939	\$102,939	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$102,939	\$102,939	\$0	\$102,939
	Leon County - Emergency Medical Service	0.50000	\$102,939	\$102,939	\$0	\$102,939
	School - State Law	3.71500	\$102,939	\$102,939	\$0	\$102,939
	School - Local Board	2.24800	\$102,939	\$102,939	\$0	\$102,939
	City of Tallahassee	4.10000	\$102,939	\$102,939	\$0	\$102,939
	NW FL Water Management	0.03110	\$102,939	\$102,939	\$0	\$102,939

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1954	2,500	450
Total:		1				2,500	450

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	212662 A0050	Type	REAL ESTATE		Request E-Bill	
Address	837 GRIFFIN ST A TAL	Status				
Sec/Twn/Rng	26 1N 1W	Subdivision	NORTH SPRINGFIELD SUB			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 212662 A0050	PAID	04/1995	1,165.56	Tax Bill
1995	R	1995 212662 A0050	CER SOLD	06/1996		Tax Bill
1995	CER	1996-00005455-00	REDEEMED	01/2000	2,358.90	Certificate
1996	R	1996 212662 A0050	CER SOLD	05/1997		Tax Bill
1996	CER	1997-00003018-00	REDEEMED	01/2000	1,896.80	Certificate
1997	R	1997 212662 A0050	CER SOLD	05/1998		Tax Bill
1997	CER	1998-00002595-00	REDEEMED	01/2000	1,698.81	Certificate
1998	R	1998 212662 A0050	CER SOLD	05/1999		Tax Bill
1998	CER	1999-00002267-00	REDEEMED	01/2000	1,715.94	Certificate
1999	R	1999 212662 A0050	PAID	01/2000	1,406.96	Tax Bill
2000	R	2000 212662 A0050	PAID	03/2001	1,465.21	Tax Bill
2001	R	2001 212662 A0050	CER SOLD	05/2002		Tax Bill
2001	CER	2002-00002248-00	REDEEMED	06/2004	1,967.79	Certificate
2002	R	2002 212662 A0050	CER SOLD	05/2003		Tax Bill
2002	CER	2003-00002153-00	REDEEMED	06/2004	1,932.30	Certificate
2003	R	2003 212662 A0050	CER SOLD	05/2004		Tax Bill
2003	CER	2004-00001861-00	REDEEMED	06/2004	2,226.34	Certificate
2004	R	2004 212662 A0050	PAID	11/2004	2,101.81	Tax Bill
2005	R	2005 212662 A0050	PAID	11/2005	2,661.41	Tax Bill
2006	R	2006 212662 A0050	PAID	11/2006	3,260.69	Tax Bill
2007	R	2007 212662 A0050	PAID	11/2007	2,963.40	Tax Bill
2008	R	2008 212662 A0050	CER SOLD	06/2009		Tax Bill
2008	CER	2009-00003095-00	REDEEMED	06/2010	3,594.88	Certificate
2009	R	2009 212662 A0050	CER SOLD	06/2010		Tax Bill
2009	CER	2010-00003881-00	REDEEMED	03/2012	3,511.28	Certificate
2010	R	2010 212662 A0050	CER SOLD	06/2011		Tax Bill
2010	CER	2011-00003756-00	REDEEMED	05/2013	3,421.11	Certificate
2011	R	2011 212662 A0050	CER SOLD	06/2012		Tax Bill
2011	CER	2012-00003169-00	REDEEMED	04/2014	3,188.85	Certificate
2012	R	2012 212662 A0050	CER SOLD	06/2013		Tax Bill
2012	CER	2013-00003137-00	REDEEMED	10/2015	7,931.76	Certificate
2013	R	2013 212662 A0050	CER SOLD	06/2014		Tax Bill

2013	CER	2014-00002872-0	REDEEMED	04/2015	15.60	Certificate
2014	R	2014 212662 A0050	PAID	04/2015	2,140.08	Tax Bill
2015	R	2015 212662 A0050	PAID	04/2016	2,195.88	Tax Bill
2016	R	2016 212662 A0050	PAID	12/2016	1,953.51	Tax Bill
2017	R	2017 212662 A0050	PAID	12/2017	1,773.90	Tax Bill
2018	R	2018 212662 A0050	PAID	01/2019	1,796.85	Tax Bill
2019	R	2019 212662 A0050	PAID	11/2019	1,820.98	Tax Bill
2020	R	2020 212662 A0050	PAID	12/2020	1,888.04	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	212662 A0050	Tax Bill
-----------------------	------	--------------	--------------------------

Property Description				Owner Information		
N SPRINGFIELD LOT 5 BLOCK A OR 1808/1394 2306/1246 CT				5 SOUTH FLAGLER AVENUE LLC 19690 CROWS LN TALLAHASSEE, FL 32310		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		102,939		TAXES		1,946.43
TAXABLE		102,939		TOTAL		1,946.43
DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON		
1,888.04	1,907.50	1,926.97	1,946.43	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/31/2020	995 2020 0008914.0001	Full	Pmt Posted	\$58.39-	\$.00	\$1,888.04

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: 3/30/2021
Violation Address: **837 GRIFFIN ST**
Tax Identification Number: **212662 A0050**

Case No.: **TCE210546**
Repeat Offender: No

Owner(s):
L'OREAL'S INVESTMENT GROUP LLC
2275 MARIETTA BLVD STE 270-128
ATLANTA GA 30318

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.

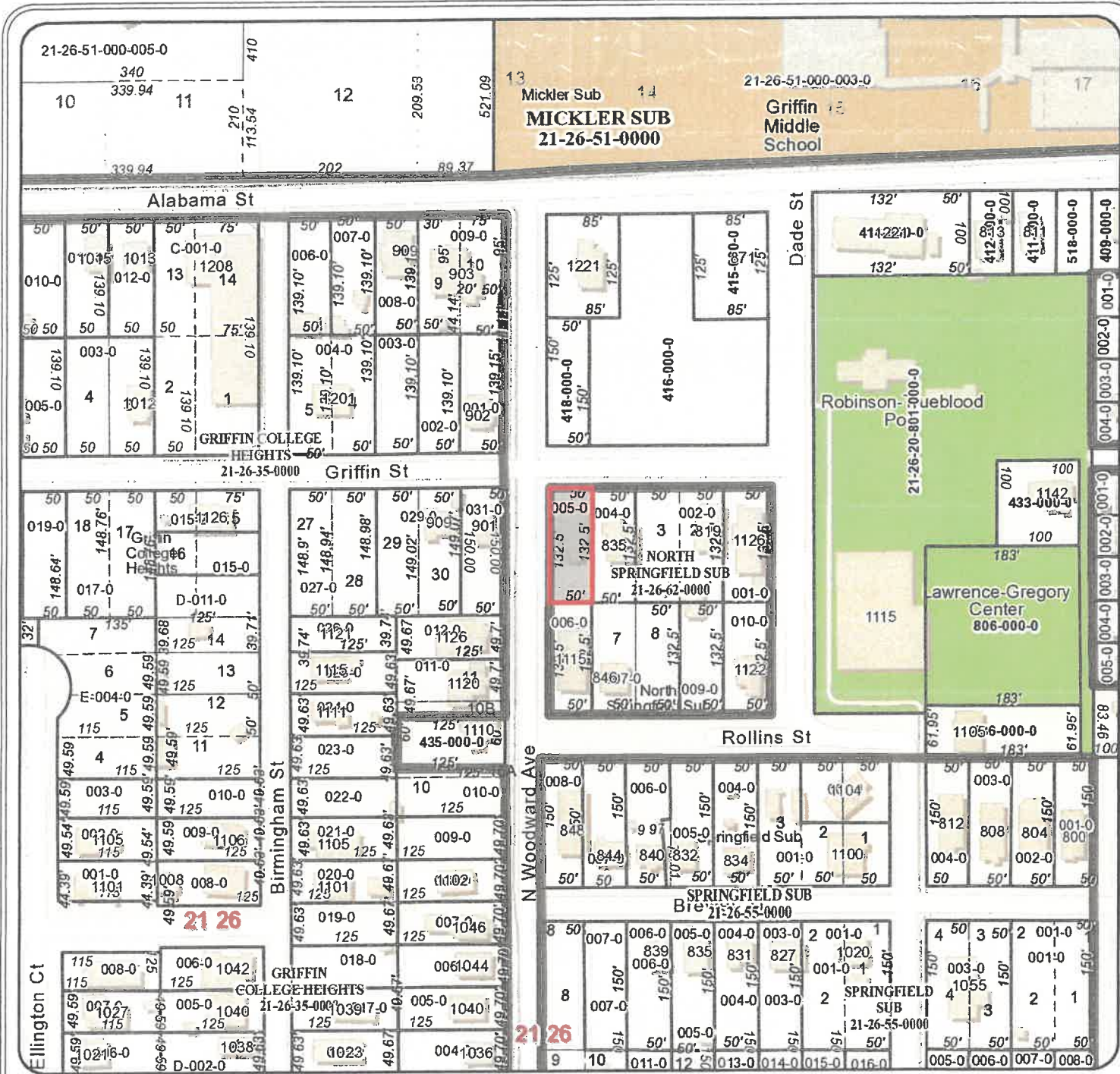
CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • talgov.com

CHRIS 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

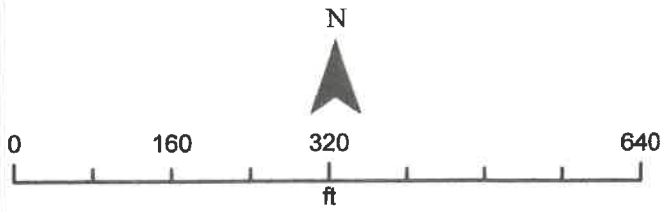
CURTIS RICHARDSON
Commissioner
DIANNE WILLIAMS-COX
Commissioner
DENNIS R. SUTTON
City Auditor



212662 A0050

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 02, 2021

FINAL HEARING
ITEM #3
TCE210499

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE210499**

Initial Inspection Date: 03/22/2021

Violation Address: **2525 S MONROE ST**

Tax Identification Number: **4112200310000**

Owner(s):

TOWNE SOUTH REALTY LLC
1018 THOMASVILLE RD # 200A
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. (interior wall alterations)
- 2 Obtain approval on all missed and required inspections. (Interior wall alterations)

OWNER CONTACT: YES/NO

PROPERTY POSTED: 08/24/2021



CITY OF
TALLAHASSEE

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

AUGUST 23, 2021

TOWNE SOUTH REALTY LLC
1018 THOMASVILLE RD #200A
TALLAHASSEE, FL 32303

Posted @ City Hall

AUG 23 2021

S. Henderson

Re: CASE NUMBER TCE210499

LOCATION: 2525 S MONROE STREET

Tax ID #: 4112200310000

8/19/2021 Hearing was cancelled
NEW AMENDED 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 June 17, 2021. **This final hearing will be held on October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center -2295 Pasco 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) 1790493822 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 10/15/2021** 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
--	---	---	--	---	-------------------------------

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. TCE210499

Owner(s): TOWNE SOUTH REALTY LLC

Violation Address: 2525 S MONROE ST

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
EM-CB Final New 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
Posted at the violation address listed above on 8/24/21
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, thi 24th day of August, 2021 (year), by Denise Garrett (name of person acknowledging) by RAY WILKINSON, who is personally known to me or has produced (type of identification) as identification.

[Signature]
Denise Garrett

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. **TCE210499**

Owner(s): **TOWNE SOUTH REALTY LLC**

Violation Address: **2525 S MONROE ST**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on 8/23/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- GM-CB-Final New date
- 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 8/23/2021

Posted at the violation address listed above on _____

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

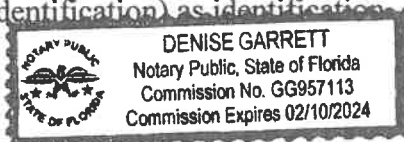
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd 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

Denise Garrett



- 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: 4112200310000 Property Use: 1600 - COMMUNITY SHOPPING CENTERS
 Owner: TOWNE SOUTH REALTY LLC 2525 S MONROE ST APT 02

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: 4112200310000 **Tax District:** 1 - CITY
Owner(s): TOWNE SOUTH REALTY LLC **Legal Desc:** 12 1S 1W 12.25 A
 IN SE 1/4 OF NE 1/4
 OR 1016/2058 2260/2378 2388/2333
 (TOWNE SOUTH SHOPPING CENTER)
C/O TALCOR REL EST SERVS
Mailing Addr: 1018 THOMASVILLE RD # 200A
 TALLAHASSEE FL 32303
Google Map **Parent Parcel:**
Location: 2525 S MONROE ST APT 02 **Acreage:** 12.250
 Location (Street) Addresses are provided **Subdivision:**
 by City Growth Management 850-891-7001 **Property Use:** 1600 - COMMUNITY SHOPPING CENTERS
 (option 4), and County DSEM 850-806-1300. **Bldg Count:** 2

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/01/1999	\$2,650,000	2260/2378	Warranty Deed	Improved
01/01/1982	\$3,700,000	1016/2058	Warranty Deed	Improved
01/01/1979	\$300,000	0944/0922	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$1,020,381	\$1,477,684	\$2,498,065	\$0	2020 - No	

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$2,498,065	\$2,498,065	\$0	\$2,498,065
	Leon County - Emergency Medical Service	0.50000	\$2,498,065	\$2,498,065	\$0	\$2,498,065
	School - State Law	3.71500	\$2,498,065	\$2,498,065	\$0	\$2,498,065
	School - Local Board	2.24800	\$2,498,065	\$2,498,065	\$0	\$2,498,065
	City of Tallahassee	4.10000	\$2,498,065	\$2,498,065	\$0	\$2,498,065
	NW FL Water Management	0.03110	\$2,498,065	\$2,498,065	\$0	\$2,498,065

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Commercial	221 - Shopping Center	1981	75,300	5,890
2020	2	1	Commercial	221 - Shopping Center	1980	58,114	4,661
Total:		2				133,414	10,551

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

7 of 16
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		4112200310000		Type	REAL ESTATE		Request E-Bill
Address		2525 S MONROE ST 02 TAL		Status			
Sec/Twn/Rng		Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 4112200310000	PAID	11/1994	42,466.21	Tax Bill	
1995	R	1995 4112200310000	PAID	11/1995	39,861.54	Tax Bill	
1996	R	1996 4112200310000	PAID	12/1996	39,199.25	Tax Bill	
1997	R	1997 4112200310000	PAID	11/1997	40,258.76	Tax Bill	
1998	R	1998 4112200310000	PAID	11/1998	39,506.24	Tax Bill	
1999	R	1999 4112200310000	PAID	11/1999	69,026.90	Tax Bill	
2000	R	2000 4112200310000	PAID	04/2001	53,120.61	Tax Bill	
2001	R	2001 4112200310000	PAID	11/2001	51,379.20	Tax Bill	
2002	R	2002 4112200310000	PAID	01/2003	52,089.00	Tax Bill	
2003	R	2003 4112200310000	PAID	12/2003	53,145.60	Tax Bill	
2004	R	2004 4112200310000	PAID	11/2004	56,690.33	Tax Bill	
2005	R	2005 4112200310000	PAID	11/2005	55,410.55	Tax Bill	
2006	R	2006 4112200310000	PAID	11/2006	53,373.06	Tax Bill	
2007	R	2007 4112200310000	PAID	11/2007	54,429.95	Tax Bill	
2008	R	2008 4112200310000	PAID	11/2008	56,970.61	Tax Bill	
2009	R	2009 4112200310000	PAID	11/2009	59,986.31	Tax Bill	
2010	R	2010 4112200310000	PAID	11/2010	56,465.46	Tax Bill	
2011	R	2011 4112200310000	PAID	11/2011	52,396.12	Tax Bill	
2012	R	2012 4112200310000	PAID	11/2012	53,049.45	Tax Bill	
2013	R	2013 4112200310000	PAID	03/2014	53,531.77	Tax Bill	
2014	R	2014 4112200310000	PAID	12/2014	51,930.76	Tax Bill	
2015	R	2015 4112200310000	PAID	12/2015	48,762.42	Tax Bill	
2016	R	2016 4112200310000	PAID	11/2016	42,676.45	Tax Bill	
2017	R	2017 4112200310000	PAID	01/2018	44,094.94	Tax Bill	
2018	R	2018 4112200310000	PAID	11/2018	44,118.51	Tax Bill	
2019	R	2019 4112200310000	PAID	11/2019	45,222.10	Tax Bill	
2020	R	2020 4112200310000	PAID	11/2020	45,345.27	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	4112200310000	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
12 1S 1W 12.25 A IN SE 1/4 OF NE 1/4 OR 1016/2058 2260/2378 2388/2333 (TOWNE SOUTH SHOPPING CENTER)				TOWNE SOUTH REALTY LLC C/O TALCOR REL EST SERVS 1018 THOMASVILLE RD # 200A TALLAHASSEE, FL 32303		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		2,498,065		TAXES		47,234.66
TAXABLE		2,498,065		TOTAL		47,234.66
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	45,345.27	45,817.62	46,289.97	46,762.31	47,234.66	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/19/2020	385 2020 0000461.0001	Full	Pmt Posted	\$1889.39-	\$.00	\$45,345.27

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: 3/22/2021
Violation Address: **2525 S MONROE ST**
Tax Identification Number: **4112200310000**

Case No.: **TCE210499**
Repeat Offender: No

Owner(s):
TOWNE SOUTH REALTY LLC
1018 THOMASVILLE RD # 200A
TALLAHASSEE FL 32303

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 Obtain all applicable permits for work performed at this location. (interior wall alterations)
- 2 Obtain approval on all missed and required inspections. (Interior wall alterations)

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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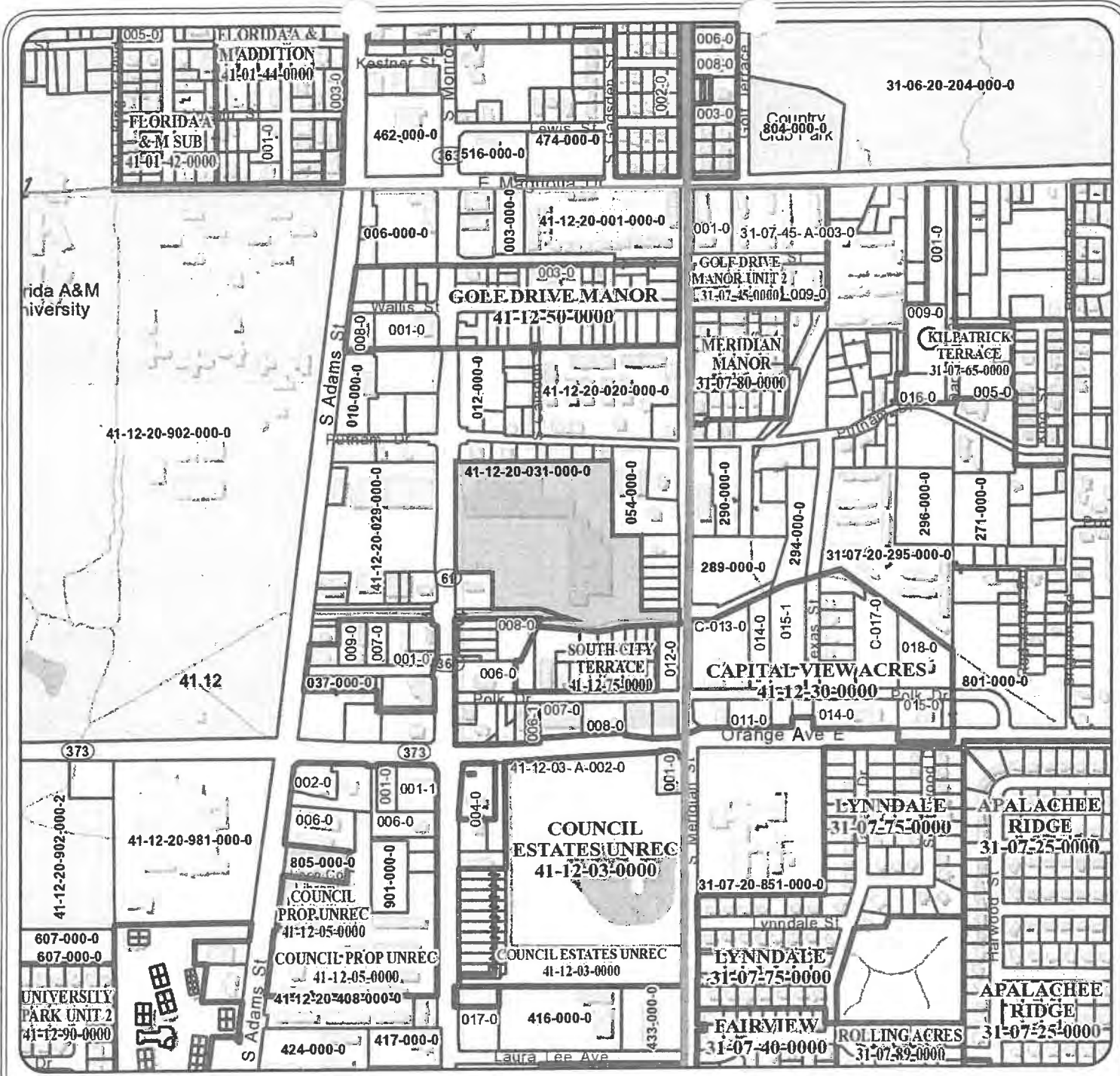
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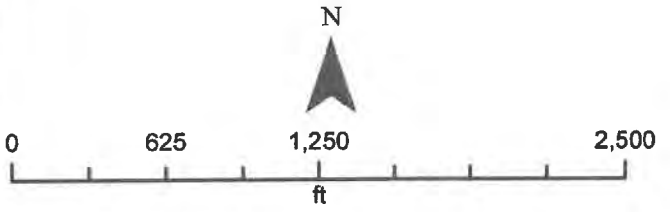
DIANNE WILLIAMS-COX
Commissioner



4112200310000

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
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Date Drawn: Apr 02, 2021

FINAL HEARING
ITEM #4
TCE210129

CASE PROFILE

Code Officer: RAY WILKISON

Case No.: **TCE210129**

Initial Inspection Date: 01/28/2021

Violation Address: **517 WALLIS ST**

Tax Identification Number: **3107202820000**

Owner(s):

FELICETTI ROBERT L

2306 LOIS LN

TALLAHASSEE FL 32301

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: 08/24/2021



CITY OF
TALLAHASSEE

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

AUGUST 23, 2021

**FELICETTI ROBERT L
2306 LOIS LN
TALLAHASSEE, FL 32301**

Re: CASE NUMBER **TCE210129**
LOCATION: *517 Wallis*
Tax ID #: **3107202820000**

8/19/2021 Hearing was cancelled
NEW AMENDED 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 June 17, 2021. **This final hearing will be held on October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center -2295 Pasco 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) **1790493822** 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 10/15/2021** 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

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JOHN E. DAILEY
Mayor

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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
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. TCE210129

Owner(s): FELICETTI ROBERT L

Violation Address: 517 WALLIS ST

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
Final GM-CB Amended New 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

Posted at the violation address listed above on 8/24/21

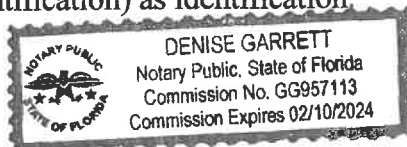
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of August, 2021 (year), by Denise Garrett (name of person acknowledging) by Ray Wilkinson, who is personally known to me or has produced (type of identification) as identification.

[Signature: Denise Garrett]



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. TCE210129

Owner(s): FELICETTI ROBERT L

Violation Address: 517 WALLIS ST

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/23/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
Amended Final GM-CB
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 8/23/21

Posted at the violation address listed above on

Hand served to at the violation address listed above on

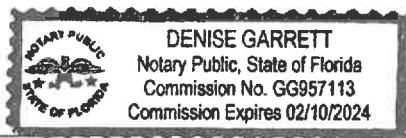
Signature of Affiant

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 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.

Signature of Notary Public



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

Parcel: 3107202820000 Property Use: 0100 - SINGLE FAMILY
 Owner: FELICETTI ROBERT L 517 WALLIS 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: 3107202820000	Tax District: 1 - CITY
Owner(s): FELICETTI ROBERT L	Legal Desc: 7 1S 1E
	IN NW 1/4 OF NW 1/4
	DESCRIBED IN OR 4551/991 LESS 5004/1203 & 1206
	DB 230/689 OR 905/985

Mailing Addr: 2306 LOIS LN
TALLAHASSEE FL 32301

Google Map

Location: 517 WALLIS ST
 Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.510
Subdivision:
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/20/2019	\$45,000	5362/1338	Warranty Deed	Improved
06/28/2013	\$27,500	4551/991	Warranty Deed	Improved
08/28/2012	\$100	4410/1226	Cert of Title	Improved
08/01/1999	\$22,000	2291/0515	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$15,300	\$24,955	\$40,255	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$40,255	\$40,255	\$0	\$40,255
	Leon County - Emergency Medical Service	0.50000	\$40,255	\$40,255	\$0	\$40,255
	School - State Law	3.71500	\$40,255	\$40,255	\$0	\$40,255
	School - Local Board	2.24800	\$40,255	\$40,255	\$0	\$40,255
	City of Tallahassee	4.10000	\$40,255	\$40,255	\$0	\$40,255
	NW FL Water Management	0.03110	\$40,255	\$40,255	\$0	\$40,255

Building Summary

Tax Year	Card	Bldgs Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1 Residential	SF - Single Family	1953	720	564
Total:		1			720	564

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](#)

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 - [Property Use Cc](#)

Tax Roll Property Summary

Property Summary		Please click here for this page's Instructions					
Account Number	3107202820000	Type	REAL ESTATE	Request E-Bill			
Address	517 WALLIS ST TAL	Status					
Sec/Twn/Rng	07 1S 1E	Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 3107202820000	No Tax Due				Tax Bill
1995	R	1995 3107202820000	No Tax Due				Tax Bill
1996	R	1996 3107202820000	No Tax Due				Tax Bill
1997	R	1997 3107202820000	No Tax Due				Tax Bill
1998	R	1998 3107202820000	No Tax Due				Tax Bill
1999	R	1999 3107202820000	No Tax Due				Tax Bill
2000	R	2000 3107202820000	PAID	03/2001	404.03		Tax Bill
2001	R	2001 3107202820000	PAID	04/2002	504.38		Tax Bill
2002	R	2002 3107202820000	PAID	04/2003	614.18		Tax Bill
2003	R	2003 3107202820000	PAID	05/2004	643.71		Tax Bill
2004	R	2004 3107202820000	PAID	03/2005	691.14		Tax Bill
2005	R	2005 3107202820000	PAID	12/2005	829.46		Tax Bill
2006	R	2006 3107202820000	PAID	05/2007	1,762.88		Tax Bill
2007	R	2007 3107202820000	PAID	03/2008	1,855.21		Tax Bill
2008	R	2008 3107202820000	PAID	02/2009	1,855.14		Tax Bill
2009	R	2009 3107202820000	CER SOLD	06/2010			Tax Bill
2009	CER	2010-00005751-00	REDEEMED	09/2010	2,414.47		Certificate
2010	R	2010 3107202820000	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00005721-00	REDEEMED	07/2012	2,438.00		Certificate
2011	R	2011 3107202820000	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00004655-00	REDEEMED	07/2012	2,310.43		Certificate
2012	R	2012 3107202820000	PAID	12/2012	1,782.15		Tax Bill
2013	R	2013 3107202820000	PAID	01/2014	1,751.19		Tax Bill
2014	R	2014 3107202820000	PAID	01/2015	899.80		Tax Bill
2015	R	2015 3107202820000	PAID	02/2016	940.00		Tax Bill
2016	R	2016 3107202820000	PAID	03/2017	553.40		Tax Bill
2017	R	2017 3107202820000	PAID	03/2018	708.62		Tax Bill
2018	R	2018 3107202820000	PAID	04/2019	764.20		Tax Bill
2019	R	2019 3107202820000	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00004179-00	UNPAID			887.80	<input type="checkbox"/> Certificate
2020	R	2020 3107202820000	UNPAID			745.95	<input type="checkbox"/> Tax Bill

Year Roll Account Number Status Date Paid Amount Paid Balance Due Pay Online



CURRENT ACCOUNT DETAILS

Account Number 2020 3107202820000 [Tax Bill](#)

BACK TAXES DUE ON THIS ACCOUNT

Property Description			Owner Information			
7 1S 1E IN NW 1/4 OF NW 1/4 DESCRIBED IN OR 4551/991 LESS 5004/1203 & 1206 DB 230/689 OR 905/985			FELICETTI ROBERT L 2306 LOIS LN TALLAHASSEE, FL 32301			
Current Values and Exemptions			Taxes and Fees Levied			
ASSESSMENT	40,255		TAXES			761.17
TAXABLE	40,255		TOTAL			761.17
JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON			
745.95	753.56	761.17	APRIL 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: 1/28/2021
Violation Address: **517 WALLIS ST**
Tax Identification Number: **3107202820000**

Case No.: **TCE210129**
Repeat Offender: No

Owner(s):
FELICETTI ROBERT L
2306 LOIS LN
TALLAHASSEE FL 32301

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

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

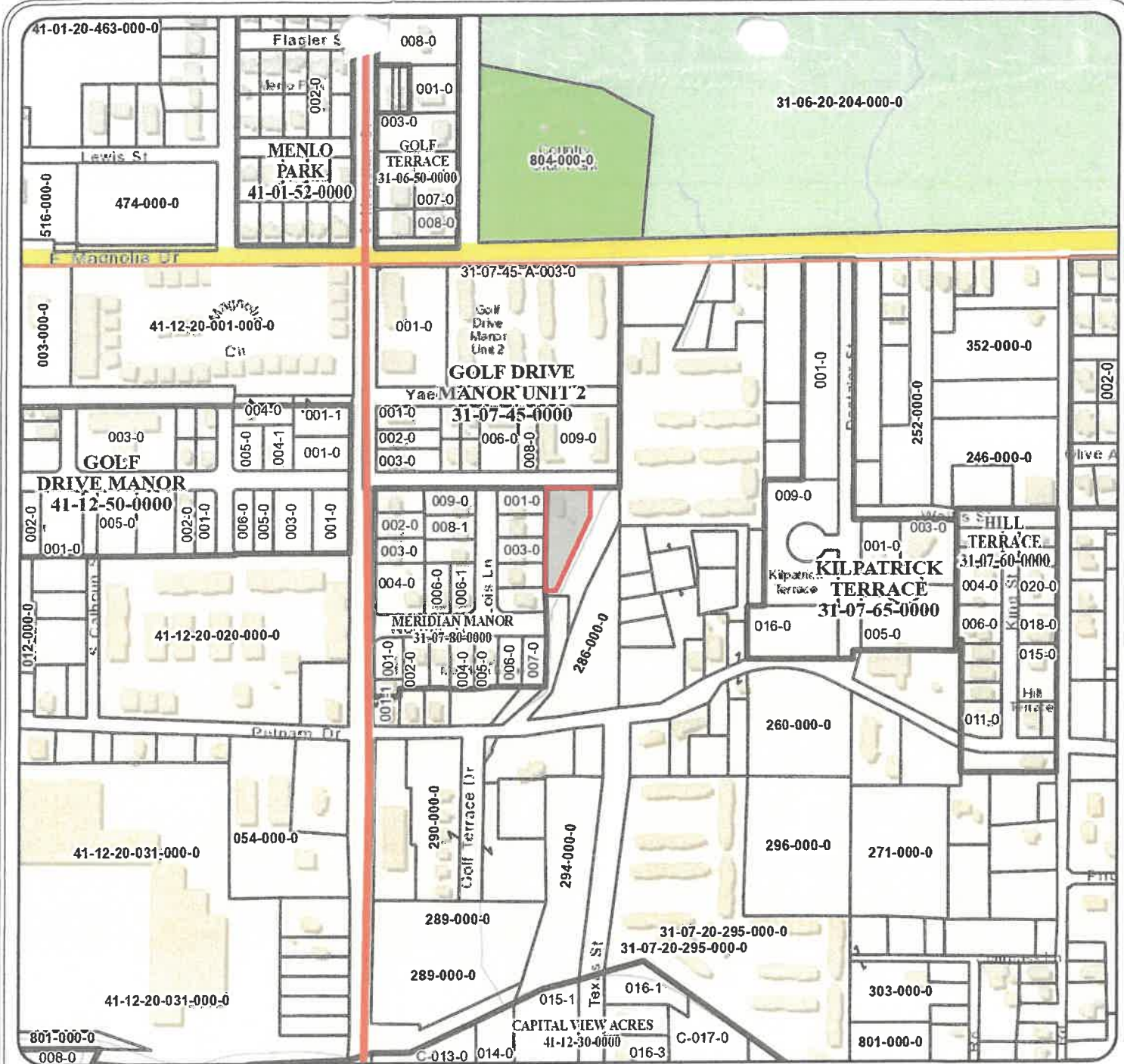
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

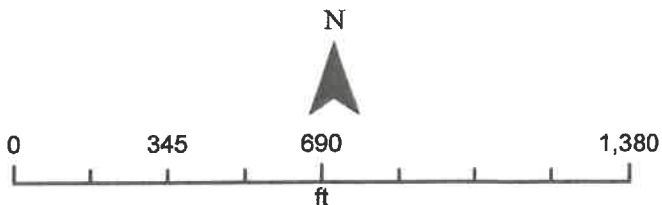
JEREMY MATLOW
Commissioner



3107202820000

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, 2021

FINAL HEARING
ITEM #5
TCE210085

CASE PROFILE

Code Officer: Ray Wilkinson

Case No.: TCE210085

Initial Inspection Date: 01/19/2021

Violation Address: 2895 S BLAIR STONE RD

Tax Identification Number: 3108200040000

Owner(s):

BAYPORT REALTY LLC
8 LAUREL CIR
MALVERN PA 19355

Code(s) in Violation:

Florida Building Code

- 1 FBC Chapter 1 Section 105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

CASE FACTS

Corrective Actions Required:

- 1 TCB180293 and TCB180378 are expired. Bring expired permit(s) back into issued status OR remove all improvements to pre-existing conditions.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 8-24-2021



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

AUGUST 23, 2021

**BAYPORT REALTY LLC
2306 LOIS LN
TALLAHASSEE, FL 32301**

**BAYPORT REALTY LLC
C/O GEORGE TSUNIS
10453 SAVANNAH RIDGE LANE
WINTER GARDEN, FL 34787**

Re: CASE NUMBER **TCE210085**

LOCATION: **2895 S BLAIRSTONE RD**

Tax ID #: **3108200040000**

8/19 HEARING WAS CANCELLED- AMENDED 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 April 15, 2021. **This final hearing will be held on October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center -2295 Pasco 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) **1790493822** 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 10/15/2021** 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,

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

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. **TCE210085**

Owner(s): **BAYPORT REALTY LLC**

Violation Address: **2895 S BLAIR STONE RD**

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
- New Hearing Date-Final* Code Magistrate Order
- Notice of Violation / Notice of Hearing
- Code Board Order
- Notice of Hearing
- 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 8/24/21

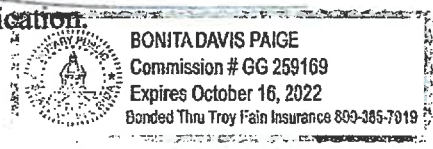
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFILIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of August, 2021 (year), by Bonita Paige (name of person acknowledging) by **RAY WILKINSON**, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige



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. TCE210085

Owner(s): BAYPORT REALTY LLC

Violation Address: 2895 S BLAIR STONE RD

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/23/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: New Hearing date CB-GM

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 8/23/2021
Posted at the violation address listed above on
Hand served to at the violation address listed above on

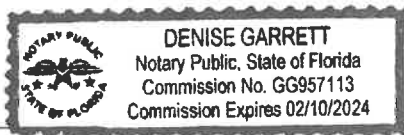
[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd 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.

[Signature]



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Summary

Parcel: 3108200040000 Property Use: 1000 - VACANT COMMERCIAL
 Owner: BAYPORT REALTY LLC 2895 S BLAIR STONE RD APT 101

[Additional Addresses](#)

[Additional Owners](#)

[Bldg - Commercial](#)

[Bldg - Residential](#)

[Bldg - Sketch](#)

[Map](#)

[Pictometry](#)

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[Tax Estimator](#)

[TRIM Notice](#)

Leon County Property Appraiser

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Parcel Information

Parcel ID: 3108200040000
Owner(s): BAYPORT REALTY LLC

Tax District: 1 - CITY
Legal Desc: 8 1S 1E 1.15 A
 IN SW 1/4 OF NE 1/4
 OR 927/1615

Mailing Addr: 8 LAUREL CIR
 MALVERN PA 19355

Google Map

Location: 2895 S BLAIR STONE RD APT 101
 Location (Street) Addresses are provided
 by City Growth Management 850-891-7001
 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 1.150
Subdivision:
Property Use: 1000 - VACANT COMMERCIAL
Bldg Count: 0

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
06/28/2013	\$185,000	4547/1133	Warranty Deed	Vacant
07/05/2011	\$579,600	4263/372	Warranty Deed	Vacant
06/21/2007	\$100	3754/2325	Warranty Deed	Vacant
05/31/2002	\$100	3754/2323	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$160,000	\$0	\$160,000	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$160,000	\$160,000	\$0	\$160,000
	Leon County - Emergency Medical Service	0.50000	\$160,000	\$160,000	\$0	\$160,000
	School - State Law	3.71500	\$160,000	\$160,000	\$0	\$160,000
	School - Local Board	2.24800	\$160,000	\$160,000	\$0	\$160,000
	City of Tallahassee	4.10000	\$160,000	\$160,000	\$0	\$160,000
	NW FL Water Management	0.03110	\$160,000	\$160,000	\$0	\$160,000

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(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](#)

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

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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		3108200040000		Type	REAL ESTATE		Request E-Bill	
Address		2895 S BLAIR STONE RD 101 TAL		Status				
Sec/Twn/Rng		Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
1994	R	1994 3108200040000	No Tax Due				Tax Bill	
1995	R	1995 3108200040000	No Tax Due				Tax Bill	
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1998	R	1998 3108200040000	No Tax Due				Tax Bill	
1999	R	1999 3108200040000	No Tax Due				Tax Bill	
2000	R	2000 3108200040000	No Tax Due				Tax Bill	
2001	R	2001 3108200040000	No Tax Due				Tax Bill	
2002	R	2002 3108200040000	No Tax Due				Tax Bill	
2003	R	2003 3108200040000	No Tax Due				Tax Bill	
2004	R	2004 3108200040000	PAID	11/2004	1,272.10		Tax Bill	
2005	R	2005 3108200040000	PAID	11/2005	1,242.78		Tax Bill	
2006	R	2006 3108200040000	PAID	11/2006	1,192.09		Tax Bill	
2007	R	2007 3108200040000	PAID	11/2007	2,895.15		Tax Bill	
2008	R	2008 3108200040000	PAID	12/2008	3,014.99		Tax Bill	
2009	R	2009 3108200040000	PAID	11/2009	3,047.73		Tax Bill	
2010	R	2010 3108200040000	PAID	12/2010	3,124.02		Tax Bill	
2011	R	2011 3108200040000	PAID	11/2011	3,052.49		Tax Bill	
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2013	R	2013 3108200040000	CER SOLD	06/2014			Tax Bill	
2013	CER	2014-00004489-00	REDEEMED	09/2015	3,692.50		Certificate	
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2015	R	2015 3108200040000	PAID	03/2016	3,239.87		Tax Bill	
2016	R	2016 3108200040000	PAID	03/2017	3,168.16		Tax Bill	
2017	R	2017 3108200040000	PAID	03/2018	3,123.63		Tax Bill	
2018	R	2018 3108200040000	PAID	04/2019	3,086.59		Tax Bill	
2019	R	2019 3108200040000	PAID	03/2020	3,058.25		Tax Bill	
2020	R	2020 3108200040000	UNPAID			2,904.35	Tax Bill	
							 Add to Cart	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number

2020

3108200040000

Tax Bill

Property Description				Owner Information		
8 1S 1E 1.15 A IN SW 1/4 OF NE 1/4 OR 927/1615				BAYPORT REALTY LLC 8 LAUREL CIR MALVERN, PA 19355		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	160,000			TAXES	3,025.36	
TAXABLE	160,000			TOTAL	3,025.36	
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	2,904.35	2,934.60	2,964.85	2,995.11	3,025.36	
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: **1-19-2021**
Violation Address: **2895 S BLAIR STONE RD**
Tax Identification Number: **3108200040000**

Case No.: **TCE210085**
Repeat Offender: **No**

Owner(s):
BAYPORT REALTY LLC
8 LAUREL CIR
MALVERN PA 19355

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 105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

Corrective Actions Required:

- 1 TCB180293 and TCB180378 are expired. Bring expired permit(s) back into issued status OR remove all improvements to pre-existing conditions.

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

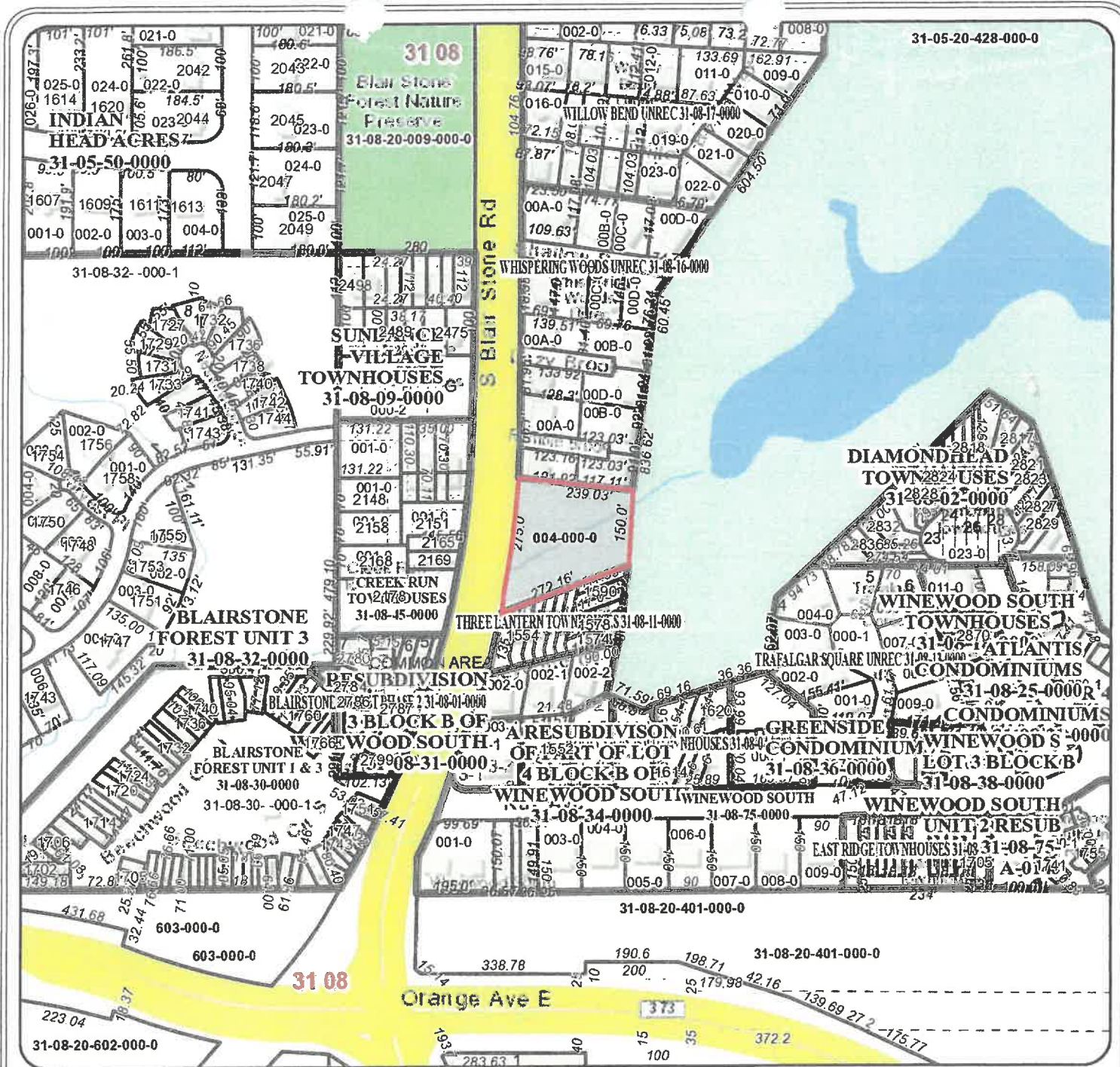
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

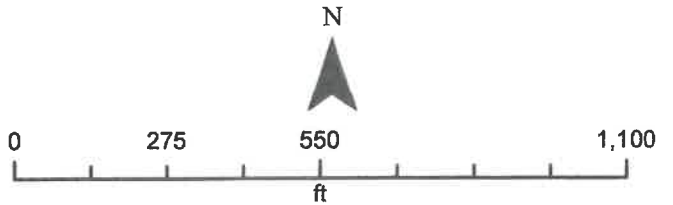
DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



3108200040000

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 16, 2020

INITIAL HEARING

ITEM #1

TCE211381

COMPLIED

INITIAL HEARING

ITEM #2

TCE211585

EXTENSION GRANTED

**INITIAL HEARING
ITEM #3
TCE211221
COMPLIED**

INITIAL HEARING

ITEM #4

TCE211460

COMPLIED

INITIAL HEARING
ITEM #5
TCE211575
COMPLIED

RECONSIDERATION
ITEM #6
TCE190987 (aka TGC130280)



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: 10-21-2021

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



**CITY OF
TALLAHASSEE
GROWTH MANAGEMENT
Code Enforcement Division**

SEPTEMBER 16, 2021

POGUE JUSTIN P
4617 WASHINGTON ST
HOLLYWOOD, FL 33021

Re: Code Board / Code Magistrate
Case No. **TCE190987 (AKA TGC 130280)**
Violation Address: 2225 WOODLAWN DR

Dear Property Owner:

Your letter requesting a reconsideration hearing before the Code Magistrate / Code Board is acknowledged by this office.

Based on the fact that your property is in compliance with the Order of the Code Magistrate / Code Board and City Codes, I am re-scheduling your hearing for the Code Magistrate / Code Board meeting on **Thursday, October 21, 2021**. The Code Magistrate / Code Board will be conducting the meeting at the Smith-Williams Service Center, 2295 Pasco Street, Tallahassee FL. Public Hearings begin at **6:30 p.m.** You or a personal representative appointed by you, must appear at this hearing or the case will not be reconsidered.

To join the virtual hearing, go online to <https://talgov.webex.com> or call (408) 418-9388 and enter meeting number **(access code) 179 049 3822** and password "code" for access. 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 5:00 pm on 10/14/2021 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.

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 WILLIAM
Commissioner

If you have any questions regarding Code Magistrate / Code Board policies or procedures, please call me at (850) 891-7110.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Henderson", with a long horizontal line extending to the right.

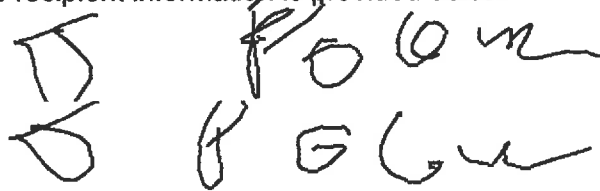
Sir'Teria Henderson,
Code Board Compliance Coordinator
Code Enforcement Division

Date Produced: 09/20/2021

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8348 8425 48. Our records indicate that this item was delivered on 09/15/2021 at 12:30 p.m. in HOLLYWOOD, FL 33021. 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:

RECONGMCM/TCE190987
JUSTIN P. POGUE
4617 WASHINGTON ST
HOLLYWOOD, FL 33021

Customer Reference Number: C2923967.16796553

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: 212380 F0020 **New Owner** Property Use: 0100 - SINGLE FAMILY
 Owner: CARNEY PATRICK W 2225 WOODLAWN 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: 212380 F0020 **Tax District:** 1 - CITY
Owner(s): CARNEY PATRICK W **Legal Desc:** TOWN N COUNTRY PARK
 PHILLIPS NIKI D LOT 2 BLOCK F
 OR 1741/431

Mailing Addr: 2225 WOODLAWN DR
 TALLAHASSEE FL 32303

Google Map **Parent Parcel:**
Location: 2225 WOODLAWN DR **Acreage:** 0.400 - ESTIMATED
 Location (Street) Addresses are provided **Subdivision:** TOWN N COUNTRY PARK
 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
07/30/2021	\$237,500	5623/422	Warranty Deed	Improved
03/15/2013	\$151,000	4497/2224	Warranty Deed	Improved
05/25/2011	\$85,000	4256/1816	Warranty Deed	Improved
08/11/2010	\$100	4150/1727	Cert of Title	Improved
03/19/2003	\$100	2845/2058	Quit Claim	Improved
05/01/1994	\$99,800	1741/0431	Warranty Deed	Improved
01/01/1973	\$36,000	0588/0596	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$25,500	\$145,014	\$170,514	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$170,514	\$170,514	\$0	\$170,514
	Leon County - Emergency Medical Service	0.50000	\$170,514	\$170,514	\$0	\$170,514
	School - State Law	3.71500	\$170,514	\$170,514	\$0	\$170,514
	School - Local Board	2.24800	\$170,514	\$170,514	\$0	\$170,514
	City of Tallahassee	4.10000	\$170,514	\$170,514	\$0	\$170,514
	NW FL Water Management	0.03110	\$170,514	\$170,514	\$0	\$170,514

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1966	1,095	1,372
Total:		1				1,095	1,372

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

- Help Links**
- Data Dictionary
 - Search Instructions
 - Property Use Codes

Bert Hartsfield, CFA

Leon County Property Appraiser




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 [Search](#)
 [Resources](#)
 [Forms](#)
 [Tax Estimator](#)
 [F.A.Q.](#)
 [Address Change](#)

Printer Friendly 

Previous Owner

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
----------------------------------	---------------------------	--------------------------------	--------------------------	----------------------------	---------------------------------

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.

[Terms of Use](#) | [About Us](#) | [FAQ](#) | [Contact Us](#)

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
----------------	------	--------------	--------------------------

Property Description				Owner Information		
TOWN N COUNTRY PARK LOT 2 BLOCK F OR 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

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.

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.

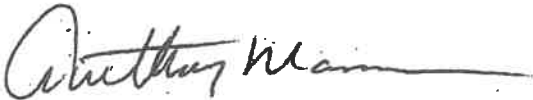
A recent inspection of the above-mentioned property revealed certain conditions, which do not comply with the City Code of Ordinances as identified. The corrective action and period of time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to 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

Property Information Sheet

General Information

Property ID: 212380 F0020
 Site Address: 2225 WOODLAWN DR
 Mailing Address: 3788 LONGFELLOW RD
 City, ST, Zip: TALLAHASSEE FL 32311
 City Limits: IN
 * For additional information please visit: *
[Tallahassee-Leon County GIS](#)



Property Tax Information

Property Tax: \$ 2440
 * For additional information please visit: *
[Leon County Tax Collector](#)

Property Location
[Click here to go to I-Maps Base Map](#)

Property Information	Emergency Services
----------------------	--------------------

Certified Value: \$ 120420
 Save Our Homes Value: \$ 120420
 Exempt Value: \$ 0
 Taxable Value: \$ 120420
 Most Recent Sale: \$ 151000

Police District: ALPHA
 Police Area: 8
 Police Beat: 8B
 Sheriff District: LC Sheriff
 Fire Response Zone: Fire Station\No. 2
 2805 SHARER RD

* For additional information please visit: *
[Leon County Property Appraiser](#)

* For additional information please visit: *
[Tall. Police Dept.](#) [LC Sheriff](#) [Tall. Fire Dept.](#)

Land Use

NOTE: Land Use information can change frequently, please verify - Tallahassee-Leon County Planning Department 850/891-6400
[Site Specific Zoning District information.](#)
 Zoning Category: Residential Preservation-1
[Future Land Use Category Descriptions](#)
 Future Land Use(s): Residential Preservation

Elections

Voter Precinct: 3507
 Poll Location: Covenant Presbyterian Church
 Poll Address:
 School Board Dist.: 5
 School Board Rep.: Joy Bowen Phone Number: 487-7110
 County Comm. Dist.: 3
 County Comm.: John E. Dailey 606-5363
 County Comm. At-Large: Mary Ann Lindle 606-5369
 County Comm. At-Large: Nick Maddox 606-5367
 Mayor: John Marks 891-2000
 City Comm.: Gil Ziffer 891-8181
 City Comm.: Nancy Miller 891-8181
 City Comm.: Scott Maddox 891-8181
 City Comm.: Andrew Gillum 891-8181
 FL House Dist.: 8
 FL House Rep.: Alan B. Williams 850-488-0965
 FL Senate Dist.: 3
 FL Senate Rep.: Charlie Dean 850-487-5004
 US Congress Dist.: 2
 US Congress Rep.: Steve Southerland 850-561-3979

Special Planning Area(s):

HPO Designation:
 Economic Incentive Area(s):

* For additional information please visit: *
[Tallahassee-Leon County Planning Department](#)

* For additional information please visit: *
[Leon County Supervisor of Elections](#)

**INITIAL HEARING
ITEM # 7
TCE210608**

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE210608**

Initial Inspection Date:04/08/2021

Violation Address: **3120 HUNTINGTON WOODS BLVD**

Tax Identification Number: **2116080000130**

Owner(s):

VERA GROUP INC

3539 APALACHEE PKWY STE 3

UNIT 108

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: 08/24/2021



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

August 23, 2021

VERA GROUP INC
C/O TALLAHASSEE LASSIE 2 LLC
3539 APALACHEE PKWY STE 3
UNIT 108
TALLAHASSEE, FL 32311

VERA GROUP LLC
C/O AGENT: SEAN OCONNOR
211 N KROME AVE
HOMESTEAD, FL 33030

Re: CASE NUMBER TCE210608
LOCATION: 3120 HUNTINGTON WOODS BLVD
Tax ID #: 2116080000130

8/19/2021 Hearing was cancelled
NEW AMENDED 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 October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center – 2295 Pasco 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) 1790493822 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 10/14/2021** 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
AFFIDAVIT OF POSTING (850) 891-7007

Case No. **TCE210608**

Owner(s): **VERA GROUP INC**

Violation Address: **3120 HUNTINGTON WOODS BLVD**

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
- Gm-CB, New Hearing date-CB (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 8/24/21

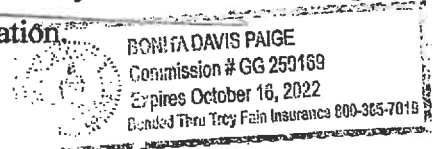
Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of August, 2021 (year), by Bonita Paige (name of person acknowledging) by **RAY WILKINSON**, who is personally known to me or has produced N/A (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. TCE210608

Owner(s): VERA GROUP INC

Violation Address: 3120 HUNTINGTON WOODS BLVD

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/23/2021, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation, Code Magistrate Order, Dangerous Building Placard, Notice of Violation / Notice of Hearing, Code Board Order, Board / Seal Order, Notice of Hearing, Order to Vacate, Other: initial GM-CB Amended New NOH

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 8/23/2021

Posted at the violation address listed above on

Hand served to at the violation address listed above on

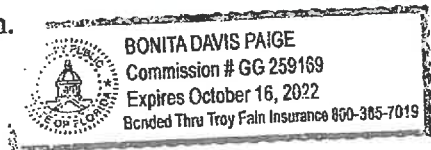
[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of August, 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]



- [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: 211608000130
Owner: VERA GROUP INC

Property Use: 0107 - TOWNHOMES
3120 HUNTINGTON WOODS 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: 211608000130	Tax District: 1 - CITY
Owner(s): VERA GROUP INC	Legal Desc: HUNTINGTON GARDEN HOMES LOT 13
	OR 1294/22671186/63
C/O TALLAHASSEE LASSIE 2 LLC	
Mailing Addr: 3539 APALACHEE PKWY STE 3	
UNIT 108	
TALLAHASSEE FL 32311	

Google Map	Parent Parcel:
Location: 3120 HUNTINGTON WOODS BLVD	Acreeage: 0.090 - ESTIMATED
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-806-1300.	Subdivision: HUNTINGTON GARDEN HOMES
	Property Use: 0107 - TOWNHOUSE
	Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
07/21/2014	\$21,400	4691/1186	Cert of Title	Improved
08/17/2006	\$86,100	3569/1828	Warranty Deed	Improved
06/27/2006	\$100	3534/1359	Cert of Title	Improved
04/29/2005	\$88,500	3286/1701	Warranty Deed	Improved
11/15/2004	\$69,000	3201/2204	Warranty Deed	Improved
01/01/1987	\$39,800	1294/2267	Warranty Deed	Improved
01/01/1982	\$37,000	1024/0844	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$12,000	\$36,710	\$48,710	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$48,710	\$47,487	\$0	\$47,487
	Leon County - Emergency Medical Service	0.50000	\$48,710	\$47,487	\$0	\$47,487
	School - State Law	3.71500	\$48,710	\$48,710	\$0	\$48,710
	School - Local Board	2.24800	\$48,710	\$48,710	\$0	\$48,710
	City of Tallahassee	4.10000	\$48,710	\$47,487	\$0	\$47,487
	NW FL Water Management	0.03110	\$48,710	\$47,487	\$0	\$47,487

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	TH - Townhome	1982	783	273
		Total:	1			783	273

[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](#)

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](#)

[Fire Hydrant Map](#)
[More TLCGIS Maps](#)

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	2116080000130		Type	REAL ESTATE		Request E-Bill	
Address	3120 HUNTINGTON WOODS BLVD TAL			Status			
Sec/Twn/Rng	16 1N 1W		Subdivision		HUNTINGTON GARDEN HOMES		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
1994	R	1994 2116080000130	PAID	12/1994	780.88		Tax Bill
1995	R	1995 2116080000130	PAID	11/1995	805.53		Tax Bill
1996	R	1996 2116080000130	PAID	12/1996	828.20		Tax Bill
1997	R	1997 2116080000130	PAID	11/1997	854.37		Tax Bill
1998	R	1998 2116080000130	PAID	12/1998	839.09		Tax Bill
1999	R	1999 2116080000130	PAID	12/1999	831.61		Tax Bill
2000	R	2000 2116080000130	PAID	12/2000	832.75		Tax Bill
2001	R	2001 2116080000130	PAID	11/2001	889.13		Tax Bill
2002	R	2002 2116080000130	PAID	12/2002	939.86		Tax Bill
2003	R	2003 2116080000130	PAID	12/2003	1,045.92		Tax Bill
2004	R	2004 2116080000130	PAID	11/2004	1,149.95		Tax Bill
2005	R	2005 2116080000130	CER SOLD	05/2006			Tax Bill
2005	CER	2006-00001329-00	REDEEMED	07/2006	1,616.01		Certificate
2006	R	2006 2116080000130	PAID	11/2006	1,448.93		Tax Bill
2007	R	2007 2116080000130	PAID	11/2007	983.56		Tax Bill
2008	R	2008 2116080000130	PAID	11/2008	727.48		Tax Bill
2009	R	2009 2116080000130	PAID	11/2009	618.08		Tax Bill
2010	R	2010 2116080000130	PAID	11/2010	1,310.88		Tax Bill
2011	R	2011 2116080000130	PAID	11/2011	1,158.35		Tax Bill
2012	R	2012 2116080000130	PAID	11/2012	847.11		Tax Bill
2013	R	2013 2116080000130	PAID	11/2013	808.62		Tax Bill
2014	R	2014 2116080000130	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00001967-00	TAXDEED			5,456.50	Certificate
2015	R	2015 2116080000130	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00001810-00	TAXDEED			1,528.21	Certificate
2016	R	2016 2116080000130	CER SOLD	06/2017			Tax Bill
2016	CER	2017-00001787-00	REDEEMED	06/2018	1,020.46		Certificate
2017	R	2017 2116080000130	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00001696-00	REDEEMED	06/2018	888.54		Certificate
2018	R	2018 2116080000130	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00001815-00	UNPAID			1,156.24	<input type="checkbox"/> Certificate
2019	R	2019 2116080000130	CER SOLD	06/2020			Tax Bill

2019	CER	2020-00001948-00	AID		1,084.34	<input type="checkbox"/>	Certificate
2020	R	2020 2116080000130	UNPAID		942.38	<input type="checkbox"/>	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online



CURRENT ACCOUNT DETAILS

Account Number	2020	2116080000130	Tax Bill
-----------------------	------	---------------	--------------------------

BACK TAXES DUE ON THIS ACCOUNT

Property Description		Owner Information				
HUNTINGTON GARDEN HOMES LOT 13 OR 1294/22671186/63		VERA GROUP INC C/O TALLAHASSEE LASSIE 2 LLC 3539 APALACHEE PKWY STE 3 UNIT 108 TALLAHASSEE,FL 32311				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	47,487	TAXES	905.22			
COUNTY TXBL	47,487	INT. 3.0000%	27.16			
SCHOOL ASMT	48,710	ADV. FEE	5.00			
SCHOOL TXBL	48,710	INT. ADV	5.00			
		TOTAL	942.38			
APR 1-MAY 28	DELINQUENT ON	TAX SALE ON				
942.38	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 Division
Violation Checklist**

Notice of Violation

Code Officer: **Ray Wilkinson**

Case No.: **TCE210608**

Initial Inspection Date: 4/8/2021

Repeat Offender: **No**

Violation Address: **3120 HUNTINGTON WOODS BLVD**

Tax Identification Number: **2116080000130**

Owner(s):

VERA GROUP INC
3539 APALACHEE PKWY STE 3
UNIT 108

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, 891-7001 Option 3.

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

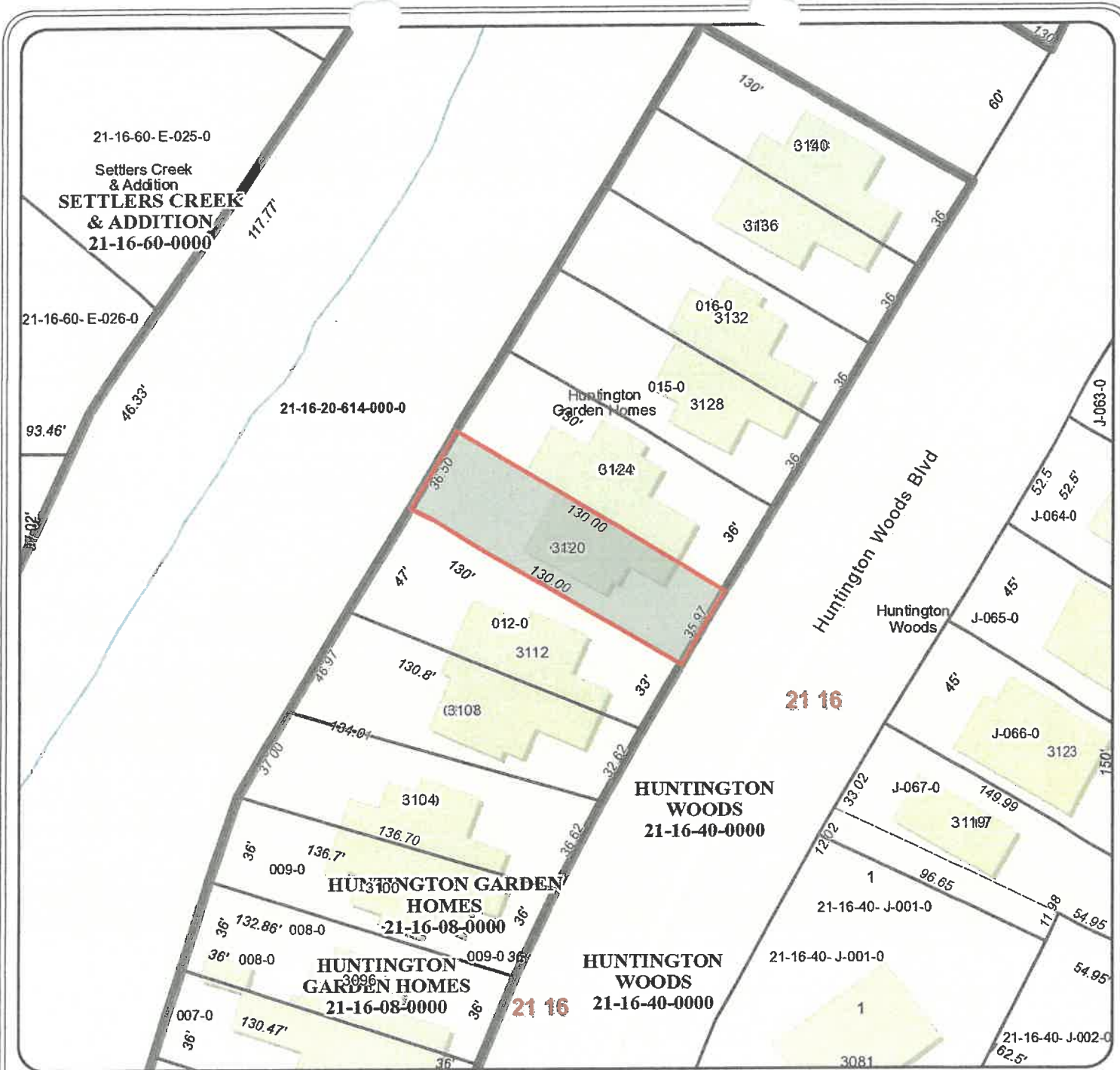
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

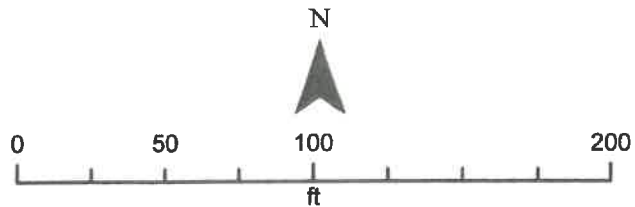
DIANNE WILLIAMS-COX
Commissioner



2116080000130

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 26, 2021

**INITIAL HEARING
ITEM # 8
TCE210957**

CASE PROFILE

Code Officer: RAY WILKINSON

Case No.: **TCE210957**

Initial Inspection Date:05/28/2021

Violation Address: **2243 TRESCOTT DR**

Tax Identification Number: **111730 V0230**

Owner(s):

SMITH & GALLAGHER LLC

2909 FAIRCHILD CT

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.
- 2 Obtain approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 08/16/2021



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

August 13, 2021

SMITH & GALLAGHER LLC
2909 FAIRCHILD CT
TALLAHASSEE FL 32309

Re: CASE NUMBER TCE210957
LOCATION: 2243 TRECOTT DR
Tax ID #: 111730 V0230

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 October 21, 2021 at 6:30 p.m. at the Smith-Williams Service Center – 2295 Pasco 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) 1790493822 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 10/10/2021** 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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REESE GOAD
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JEREMY MATLOW
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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
AFFIDAVIT OF POSTING (850) 891-7007

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

Case No. **TCE210957**

Owner(s): **SMITH & GALLAGHER LLC**


Violation Address: **2243 TRESMOTT DR**

I, RAY WILKINSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8/16/21, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation
- GM - CB 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 8/16/21
- 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 17th 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.





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. TCE210957

Owner(s): SMITH & GALLAGHER LLC

Violation Address: 2243 TRESMOTT DR

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, hereby state that on 8-13-2021, 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 8-13-2021

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 13th 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.

[Signature]



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

Parcel: 111730 V0230 Property Use: 0100 - SINGLE FAMILY
 Owner: SMITH & GALLAGHER LLC 2243 TRECSCOTT 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: 111730 V0230 Tax District: 1 - CITY
 Owner(s): SMITH & GALLAGHER LLC Legal Desc: BETTON HILL 5TH ADDITION
 LOT 23 BLOCK V
 OR 435/596

Mailing Addr: 2909 FAIRCHILD CT
 TALLAHASSEE FL 32309

Google Map Parent Parcel:
 Location: 2243 TRECSCOTT DR Acreage: 0.460 - ESTIMATED
 Location (Street) Addresses are provided Subdivision: BETTON 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
04/16/2021	\$250,000	5575/506	Warranty Deed	Improved
05/14/2011	\$0	4378/2335		Improved
07/14/2010	\$100	4147/564	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	\$75,000	\$193,039	\$268,039	\$0	\$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	\$268,039	\$268,039	\$0	\$268,039
	Leon County - Emergency Medical Service	0.50000	\$268,039	\$268,039	\$0	\$268,039
	School - State Law	3.71500	\$268,039	\$268,039	\$0	\$268,039
	School - Local Board	2.24800	\$268,039	\$268,039	\$0	\$268,039
	City of Tallahassee	4.10000	\$268,039	\$268,039	\$0	\$268,039
	NW FL Water Management	0.03110	\$268,039	\$268,039	\$0	\$268,039

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1964	2,426	510
Total:		1				2,426	510

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 TCGIS 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	111730 V0230	Type	REAL ESTATE		Request E-Bill	
Address	2243 TRESMOTT DR TAL		Status			
Sec/Twn/Rng	Subdivision BETTON HILL					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 111730 V0230	PAID	04/1995	2,128.76	Tax Bill
1995	R	1995 111730 V0230	PAID	04/1996	2,235.05	Tax Bill
1996	R	1996 111730 V0230	PAID	04/1997	2,266.86	Tax Bill
1997	R	1997 111730 V0230	PAID	04/1998	2,358.70	Tax Bill
1998	R	1998 111730 V0230	PAID	03/1999	2,342.34	Tax Bill
1999	R	1999 111730 V0230	PAID	03/2000	2,329.75	Tax Bill
2000	R	2000 111730 V0230	PAID	04/2001	2,379.77	Tax Bill
2001	R	2001 111730 V0230	PAID	04/2002	2,463.33	Tax Bill
2002	R	2002 111730 V0230	PAID	04/2003	2,519.75	Tax Bill
2003	R	2003 111730 V0230	PAID	03/2004	2,673.27	Tax Bill
2004	R	2004 111730 V0230	PAID	11/2004	2,618.20	Tax Bill
2005	R	2005 111730 V0230	PAID	03/2006	2,760.56	Tax Bill
2006	R	2006 111730 V0230	PAID	03/2007	2,742.94	Tax Bill
2007	R	2007 111730 V0230	PAID	03/2008	2,572.31	Tax Bill
2008	R	2008 111730 V0230	PAID	03/2009	2,455.10	Tax Bill
2009	R	2009 111730 V0230	PAID	03/2010	2,504.90	Tax Bill
2010	R	2010 111730 V0230	PAID	11/2010	2,530.56	Tax Bill
2011	R	2011 111730 V0230	PAID	03/2012	2,649.72	Tax Bill
2012	R	2012 111730 V0230	CER SOLD	06/2013		Tax Bill
2012	CER	2013-00000339-00	REDEEMED	06/2013	3,239.83	Certificate
2013	R	2013 111730 V0230	PAID	03/2014	2,796.30	Tax Bill
2014	R	2014 111730 V0230	PAID	12/2014	2,770.80	Tax Bill
2015	R	2015 111730 V0230	PAID	03/2016	2,923.51	Tax Bill
2016	R	2016 111730 V0230	PAID	11/2016	2,764.68	Tax Bill
2017	R	2017 111730 V0230	PAID	11/2017	2,795.18	Tax Bill
2018	R	2018 111730 V0230	PAID	11/2018	4,700.16	Tax Bill
2019	R	2019 111730 V0230	PAID	11/2019	4,774.41	Tax Bill
2020	R	2020 111730 V0230	PAID	11/2020	4,865.48	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	111730 V0230	Tax Bill
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Property Description				Owner Information		
BETTON HILL 5TH ADDITION LOT 23 BLOCK V OR 435/596				WINSLETT ERNEST R & BARBARA A TRUST WINSLETT BARBARA A TRUSTEE 2243 TRESPOTT DR TALLAHASSEE, FL 32308		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	268,039			TAXES	5,068.21	
TAXABLE	268,039			TOTAL	5,068.21	
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	4,865.48	4,916.16	4,966.85	5,017.53	5,068.21	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/30/2020 995 2020 0006629.0002		Full	Pmt Posted	\$202.73-	\$.00	\$4,865.48

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: 5/28/2021
Violation Address: **2243 TRECOTT DR**
Tax Identification Number: **111730 V0230**

Case No.: **TCE210957**
Repeat Offender: No

Owner(s):
SMITH & GALLAGHER LLC
2909 FAIRCHILD CT
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.
- 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 MAYLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

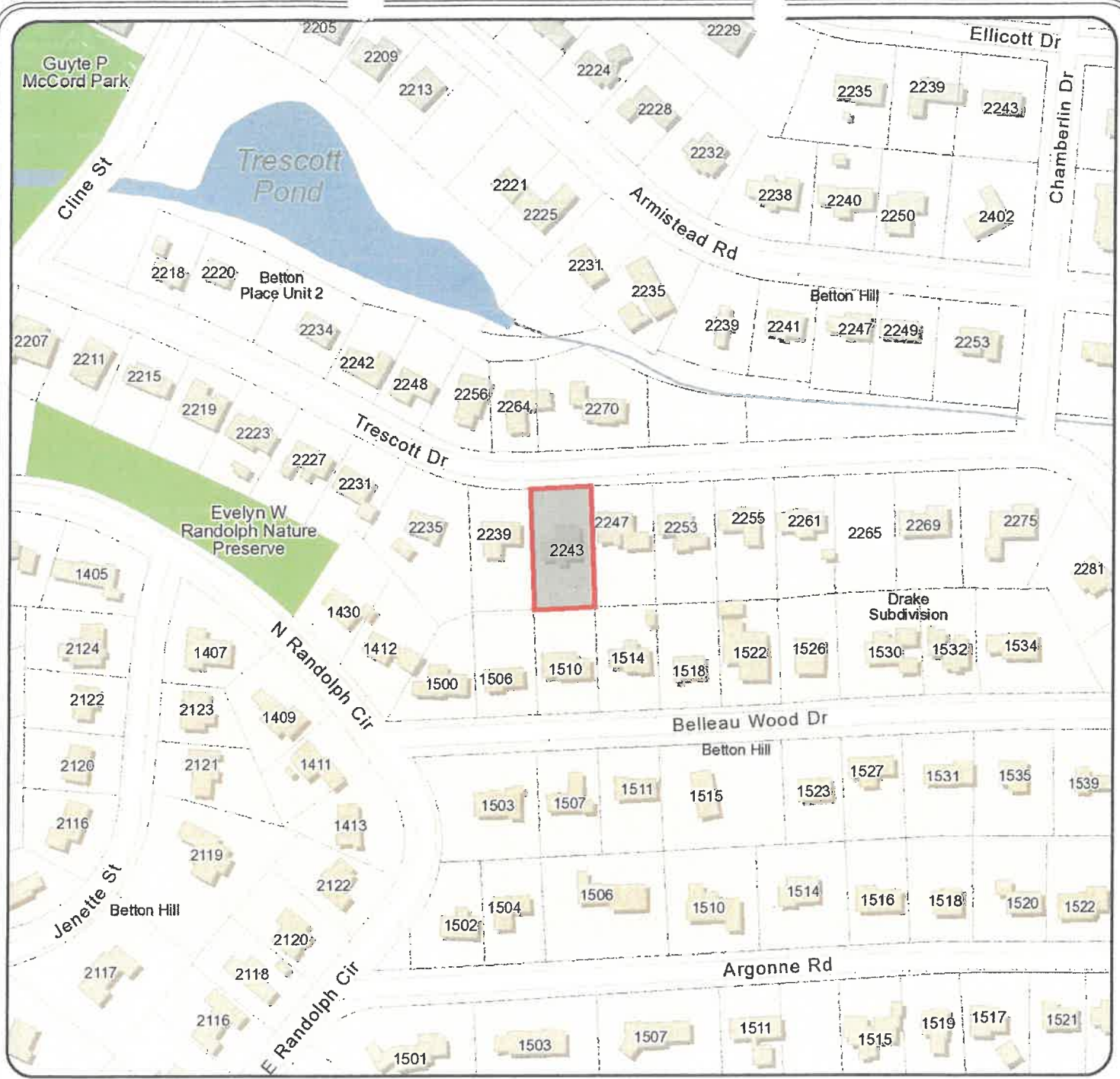
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

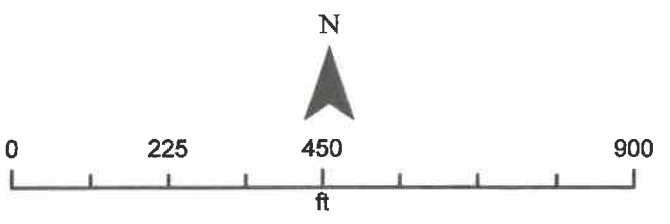
DIANNE WILLIAMS-COX
Commissioner



111730 V0230

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 13, 2021

INITIAL HEARING

ITEM # 9

TCE210669

EXTENSION GRANTED

INITIAL HEARING

ITEM # 10

TCE210627

EXTENSION GRANTED

INITIAL HEARING

ITEM # 11

TCE211096

COMPLIED