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

CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

Final

April 26, 2021

MCNEALY FREDDIE L
2706 PEACHTREE DR
TALLAHASSEE FL 32304

Re: CASE NUMBER **TCE202137**
LOCATION: **2706 PEACHTREE DR**
Tax ID #: **2128700000490**

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 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

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

and said documents were

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

X Posted at the violation address listed above on 4/27/21

O 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

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Renotice on Final Notice of Violation / Notice of Hearing
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

O Posted at the violation address listed above on _____

O 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.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF
TALLAHASSEE

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 tha fines up to $250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

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

ITEM # 2 CASE NO. TCE201330

CASE PROFILE

Code Officer: Justin Land

Case No.: **TCE201330**

Initial Inspection Date: 06/11/2020

Violation Address: **410 VICTORY GARDEN DR** (unit 106 Bldg. K)

Tax Identification Number: **1133206010000**

Owner(s):

WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

1 Electrical work performed at Building K unit 106 requires a permit.

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

FINAL NOTICE POSTED: 4/20/2021

CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

APRIL 22, 2021

WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045

Re: CASE NUMBER **TCE201330**

LOCATION: **410 VICTORY GARDEN DR (UNIT 106; BLDG K)**

Tax ID #: **1133206010000**

Dear Sir/Madam:

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

To join the virtual hearing, go online to https://talgov.webex.com or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code " for access.

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

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Justin Land

Code Enforcement Division

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

CITY HALL
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DIANNE WILLIAMS-COX
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CASSANDRA K. JACKSON
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ELAINE W. BRYANT
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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. **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

- O Notice of Violation
- X Final Renotice Notice of Violation / Notice of Hearing
- O Notice of Hearing
- O Code Magistrate Order
- O Code Board Order
- O Order to Vacate
- O Dangerous Building Placard
- O Board / Seal Order
- O Other:

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/26/21 Left in office drop box
- O 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

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-22-2021

O Posted at the violation address listed above on _____

O 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.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

_____
NOTARY PUBLIC

CITY OF
TALLAHASSEE

Growth Management
Code Enforcement

Notice of Violation

Code Officer: Justin Land

Case No.: **TCE201330**

Initial Inspection Date: 6-11-20

Repeat Offender: No

Violation Address: **410 VICTORY GARDEN DR**

Tax Identification Number: **1133206010000**

Owner(s):

WINDRUSH VILLAGE APARTMENTS LLC
905 BISCAYNE BLVD
DELAND FL 32724-2045

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

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

1 Electrical work performed at Building K unit 106 requires a permit.

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

Call for inspection when property is in compliance.

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

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

ITEM # 3 CASE NO. TCE202033

CASE PROFILE

Code Officer: Justin Land

Case No.: **TCE202033**

Initial Inspection Date: 8/31/2020

Violation Address: **717 E TENNESSEE ST**

Tax Identification Number: **113150 B0090**

Owner(s):

SPENCER PHILLIP FAMILY PARTNERS LLC
725 E TENNESSEE ST
TALLAHASSEE FL 32308

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

1 Installation of tiny home will require permits.

2 Obtain all applicable permits for tiny house installed at this location along with approval on all missed and required inspections.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/27/2021

CITY OF
TALLAHASSEE

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
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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

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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
(850) 891-7007

AFFIDAVIT OF POSTING

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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/27/21
- O Hand served to _____ at the violation address listed above

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON
The foregoing instrument was acknowledged before me on 4/27/2021, by JUSTIN LAND who is personally known to me and who did not take an oath.

_____
NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

O Posted at the violation address listed above on _____

O 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.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

_____
NOTARY PUBLIC

CITY OF
TALLAHASSEE

Growth Management
Code Enforcement

Notice of Violation

Code Officer: Justin Land

Case No.: **TCE202033**

Initial Inspection Date: 8/31/2020

Repeat Offender: No

Violation Address: **717 E TENNESSEE ST**

Tax Identification Number: **113150 B0090**

Owner(s):

SPENCER PHILLIP FAMILY PARTNERS LLC
725 E TENNESSEE ST
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

1 Installation of tiny home will require permits.

2 Obtain all applicable permits for tiny house installed at this location along with approval on all missed and required inspections OR remove structure from property.

Call for inspection when property is in compliance.

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

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

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

JOHN E. DAILEY, Mayor
REESE GOAD, City Manager

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

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

CURTIS RICHARDSON, Commissioner
DENNIS R. SUTTON, City Auditor

JEREMY MATLOW, Commissioner

ITEM # 4 CASE NO. TCE201873

CASE PROFILE

Code Officer: **Justin Land**

Case No.: **TCE201873**

Initial Inspection Date: 8/11/2020

Violation Address: **207 WESTRIDGE DR**

Tax Identification Number: **213560 B0180**

Owner(s):

SIMY HOUSE LLC
7220 SW 52ND CT
MIAMI FL 33143

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

CASE FACTS

Corrective Actions Required:

1 Construction of addition on rear of house requires a permit.

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

OWNER CONTACT: YES/NO

CERTIFIED MAIL: 04/26/2021

CITY OF
TALLAHASSEE

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 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

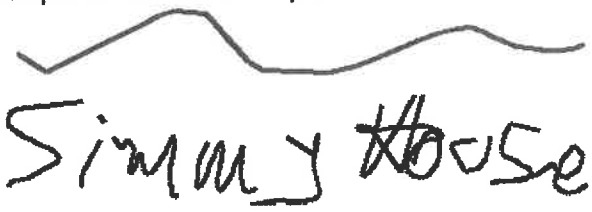
UNITED STATES POSTAL SERVICE

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 :



Address of Recipient :

7220 SW 52 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

CITY OF
TALLAHASSEE

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 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

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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- O Notice of Violation / Notice of Hearing
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- X Other: Final NOH-GM

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/22/21
- O 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

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- O Notice of Violation / Notice of Hearing
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- X Other: Final NOH-GM

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-19-2021

O Posted at the violation address listed above on _____

O 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 4-20-2021, by _____ who is personally known to me and who did not take an oath.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

Denise Garrett
NOTARY PUBLIC

CITY OF
TALLAHASSEE

Growth Management
Code Enforcement
Notice of Violation

Code Officer: Ray Wilkinson
Case No.: **TCE202664**
Initial Inspection Date: 11/12/2020
Repeat Offender: No
Violation Address: **2401 W PENSACOLA ST - (Unit-D)**
Tax Identification Number: **2134220000060**

Owner(s):
MOAYAD PATRICIA A
8104 LANTERN LIGHT LN
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Florida Building Code

1 FBC Chapter 1 Section 105.1 - Permit Required

2 FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

1 Obtain all applicable permits for work performed at this location.

2 Obtain approval on all missed and required inspections.

Call for inspection when property is in compliance.

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

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

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

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

ITEM # 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

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 **TCE202554**
LOCATION: **412 GREAT LAKES ST**
Tax ID #: **411316 B0140**

Dear Sir/Madam:

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

To join the virtual hearing, go online to https://talgov.webex.com or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code " for access.

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

Although the hearing will be virtual, you may still present evidence and/or testimony regarding your case in advance of the hearing. **All information that is pre-submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/25/2021** to allow time to provide it to the Magistrate/Code Board. Please either submit your information by email to code.hearings@talgov.com, or if you prefer to submit your evidence and/or comments in person, please call (850) 891-7007 to set up an appointment. Information received in person can be notarized at our office at the time of your appointment. All information submitted will be recorded as case file information and entered into public record.

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

Jency Probert

Code Enforcement Division

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

CITY HALL
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Tallahassee, FL 32301-1731
850-891-0000
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JOHN E. DAILEY
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City Manager

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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

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. **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

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

and said documents were

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

Jency Probert

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

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

SHP

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

O Posted at the violation address listed above on _____

O 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 PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF
TALLAHASSEE

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 boarde the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.
Building permits may be required before repairs or alterations can be made to any building. Building an 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

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 ad 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 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,

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

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

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

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

and said documents were

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

Jency Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON
The foregoing instrument was acknowledged before me on 5/4/2021, by Jency Probert who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

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

and said documents were

X O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

O Posted at the violation address listed above on _____

O 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 PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF
TALLAHASSEE

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 exteri[illegible]nc[illegible]nterior flight of stairs having mo[illegible]ar[illegible]our 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 ad 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 boarde the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the Cit 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 ar 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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TDD: 711 • Talgov.com

JOHN E. DAILEY
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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

CITY OF
TALLAHASSEE

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 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
(850) 891-7007

AFFIDAVIT OF POSTING

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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/21
- X Posted at the violation address listed above on _____
- O 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

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

and said documents were

X O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-26-2021

O Posted at the violation address listed above on _____

O 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.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

Parcel: 410156 C0060
Owner: KINGDON FIRST REALTY INC

Property Use: 0100 - SINGLE FAMILY
623 KISSIMMEE ST

1 of 2
Return to Search Results

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Mailing List
Property Data Export
Go

Help Links
Data Dictionary
Search Instructions
Property Use Codes

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 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
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	☐	Certificate
2019	R	2019 410156 C0060	CER SOLD	06/2020				Tax Bill
2019	CER	2020-00005215-00	UNPAID			2,208.22	☐	Certificate
2020	R	2020 410156 C0060	UNPAID			2,010.32	☐	Tax Bill

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

Add to Cart

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

Growth Management
Code Enforcement
Notice of Violation

Code Officer: Ray Wilkinson
Initial Inspection Date: 3/26/2021

Case No.: **TCE210527**
Repeat Offender:No

Violation Address: **625 KISSIMMEE ST**

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 **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

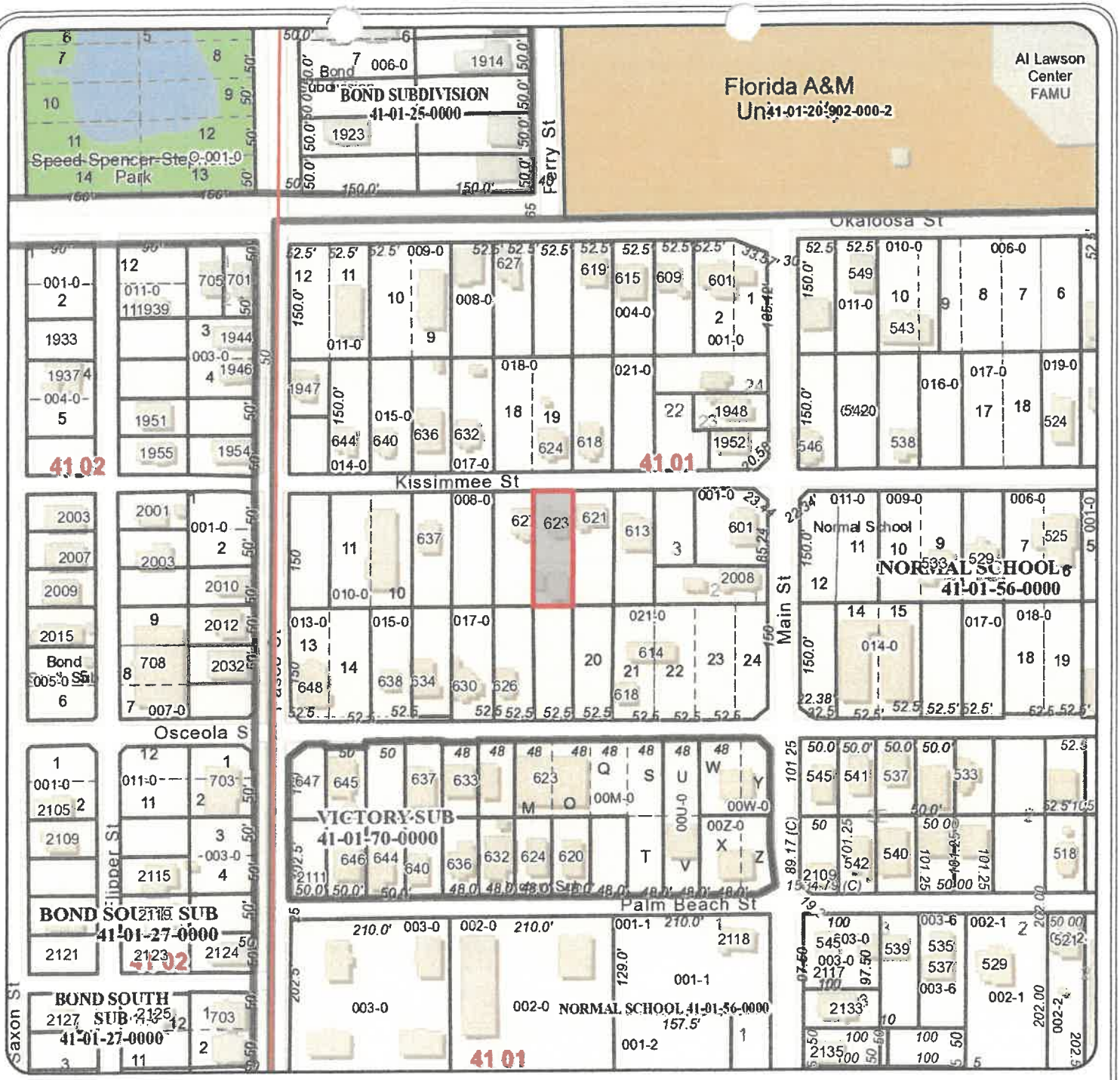
JOHN E. DAILEY, Mayor
REESE GOAD, City Manager

JEREMY MATLOW, Mayor Pro Tem
CASSANDRA K. JACKSON, City Attorney

JACQUELINE "JACK" PORTER, Commissioner
JAMES O. COOKE, IV, City Treasurer-Clerk

CURTIS RICHARDSON, Commissioner
DENNIS R. SUTTON, City Auditor

DIANNE WILLIAMS-COX, Commissioner



410156 C0060

Legend

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

N

0 175 350 700

ft

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 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

CITY OF
TALLAHASSEE

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

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. **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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/29/21
- O 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 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.

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/28/2021

O Posted at the violation address listed above on _____

O 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.

SIR'TERIA HENDERSON
Commission # GG 143817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Leon County Property Appraiser

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

Parcel Information

Parcel ID: 2135750010080
Owner(s): S & V HOLDINGS OF TALLAHASSEE LLC

Tax District: 1 - CITY
Legal Desc: SAXON
LOT 8 BLOCK 1
DB 50/354 OR 1118/2219-2221
PR 77-197 2340/841

Mailing Addr: 3169 HUTTERSFIELD
TALLAHASSEE FL 32303

Google Map
Location: 727 W BREVARD ST
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Parent Parcel:
Acreage: 0.170 - ESTIMATED
Subdivision: SAXON ADD
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
09/14/2018	$62,500	5238/1800	Warranty Deed	Improved
03/24/2017	$53,000	5043/950	Warranty Deed	Improved
01/07/2015	$18,000	4752/18	Warranty Deed	Improved
08/22/2014	$11,000	4705/1336	Warranty Deed	Improved
08/11/2014	$300	4699/1511	Cert of Title	Improved
07/26/2013	$0	4577/41	Probate	Improved
06/11/2013	$100	4540/1851	Warranty Deed	Improved
10/09/2001	$100	2572/1195	Warranty Deed	Improved
01/01/2000	$100	2340/0841	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2018	$18,000	$56,439	$74,439	$0	$0	2018 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2018	Leon County	8.31440	$74,439	$74,439	$0	$74,439
	Leon County - Emergency Medical Service	0.50000	$74,439	$74,439	$0	$74,439
	School - State Law	4.09500	$74,439	$74,439	$0	$74,439
	School - Local Board	2.24800	$74,439	$74,439	$0	$74,439
	City of Tallahassee	4.10000	$74,439	$74,439	$0	$74,439

NW FL Water Management	0.03380	$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

CITY OF TALLAHASSEE

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:

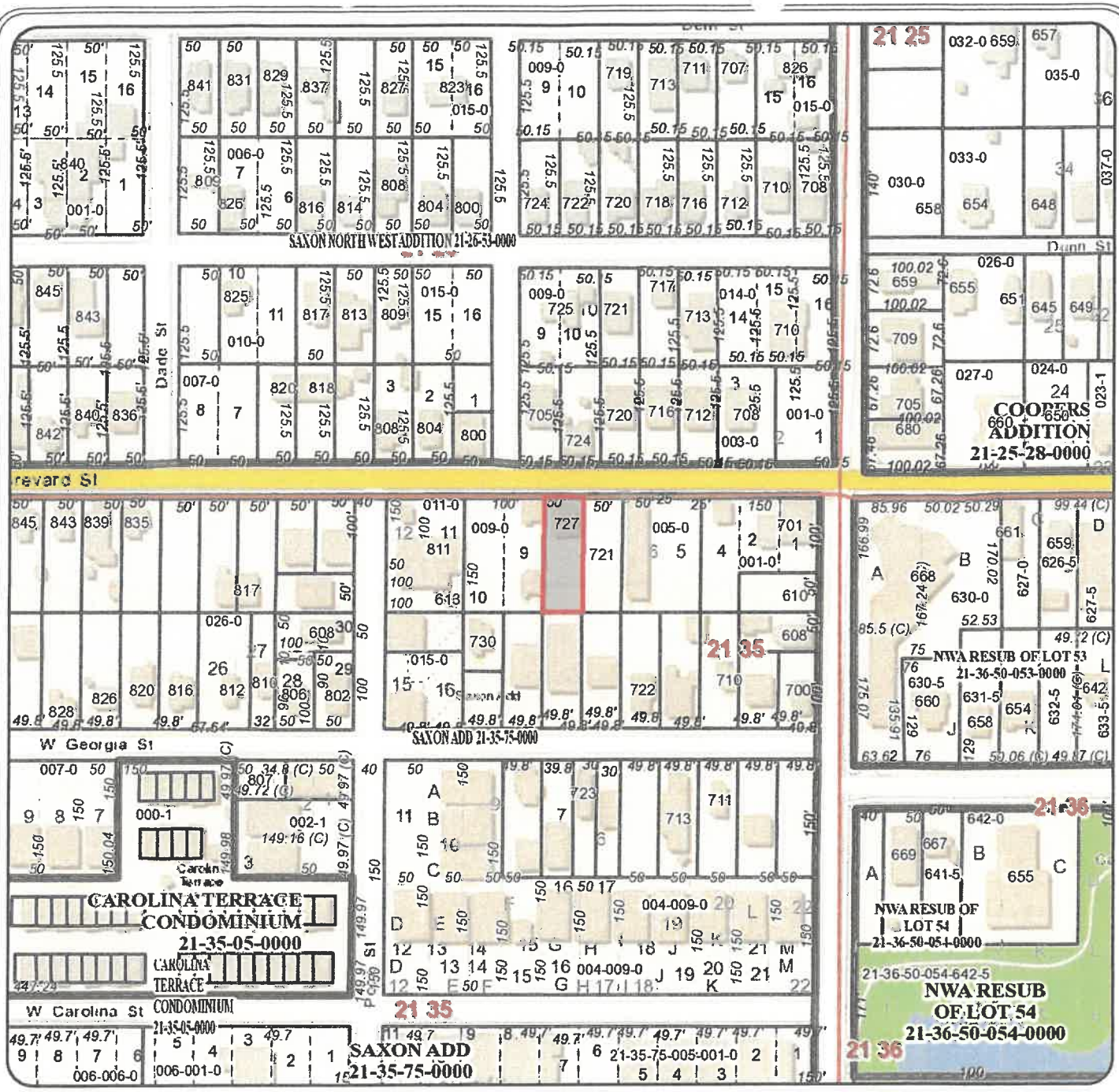
1 Construction/ Renovations of structure without permits.

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

N

0 175 350 700

ft

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 I0050**

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

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
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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
(850) 891-7007

AFFIDAVIT OF POSTING

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

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

and said documents were

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

X Posted at the violation address listed above on 5/4/21

O 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.

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

and said documents were

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

O Posted at the violation address listed above on _____

O 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
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

Denise Garrett

AKIN AKINYEMI, PhD, RA, CFA
LEON COUNTY PROPERTY APPRAISER
"We VALUE our community"

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

Mailing Addr: 1228 MCCASKILL AVE
TALLAHASSEE FL 32310

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

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	$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 TLCGIS Maps

Other Map Links
Google Map
Map

1 of 1
Return to Search Results

Actions
Neighborhood Sales
Printable Summary
Printable Version

Reports
Mailing List
Property Data Export
Go

Help Links
Data Dictionary
Search Instructions
Property Use Codes

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	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	☐	Certificate
2018	R	2018 410230 I0050	CER SOLD	06/2019				Tax Bill
2018	CER	2019-00004729-00	UNPAID			234.45	☐	Certificate

2019	R	2019 410230 I0050	CER SOLD	06/2020				Tax Bill
2019	CER	2020-00005324-00	UNPAID			217.02	☐	Certificate
2020	R	2020 410230 I0050	UNPAID			162.75	☐	Tax Bill
Year	**Roll**	**Account Number**	**Status**	**Date Paid**	**Amount Paid**	**Balance Due**	**Pay Online**	

Add to Cart

CURRENT ACCOUNT DETAILS

Account Number	2020	410230 I0050	Tax Bill

BACK TAXES DUE ON THIS ACCOUNT

Property Description	**Owner Information**
BLOXHAM HEIGHTS E 30 FT OF S 15 FT OF LOT 5 E 30 FT OF LOT 8 & W 40 FT OF LOT 9 BLOCK I OR 1112/844 1836/786W 95-563PR OR 1966/1775 1987/835	GIDDENS ANTONIO 1228 MCCASKILL AVE TALLAHASSEE,FL 32310

Current Values and Exemptions		**Taxes and Fees Levied**	
COUNTY ASMT	8,168	TAXES	162.75
COUNTY TXBL	8,168	TOTAL	162.75
SCHOOL ASMT	9,563		
SCHOOL TXBL	9,563		

MAR 2-MAR 31	APR 1-MAY 28	DELINQUENT ON	TAX SALE ON
162.75	177.63	APRIL 1	JUNE 1

Post Date	**Receipt #**	**Pmt Type**	**Status**	**Disc**	**Interest**	**Total**

Links of Interest

TALLAHASSEE - LEON GIS MAPPING

LINK TO PROPERTY APPRAISER

CITY OF TALLAHASSEE

Growth Management
Code Enforcement

Notice of Violation

Code Officer: **Justin Land** Case No.: **TCE210394**

Initial Inspection Date: 2/26/2021 Repeat Offender: No

Violation Address: **1236 MCCASKILL AVE**

Tax Identification Number: **410230 I0050**

Owner(s):

GIDDENS ANTONIO
1228 MCCASKILL AVE
TALLAHASSEE FL 32310

You are required to correct the following code violations within **10** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

1 TLDC Chapter 10 Section 10-31 Violations (4) To erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation or contravention of any zoning, subdivision or general regulation of this chapter or any amendment thereto.

Corrective Actions Required:

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

Call for inspection when property is in compliance.

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

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

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

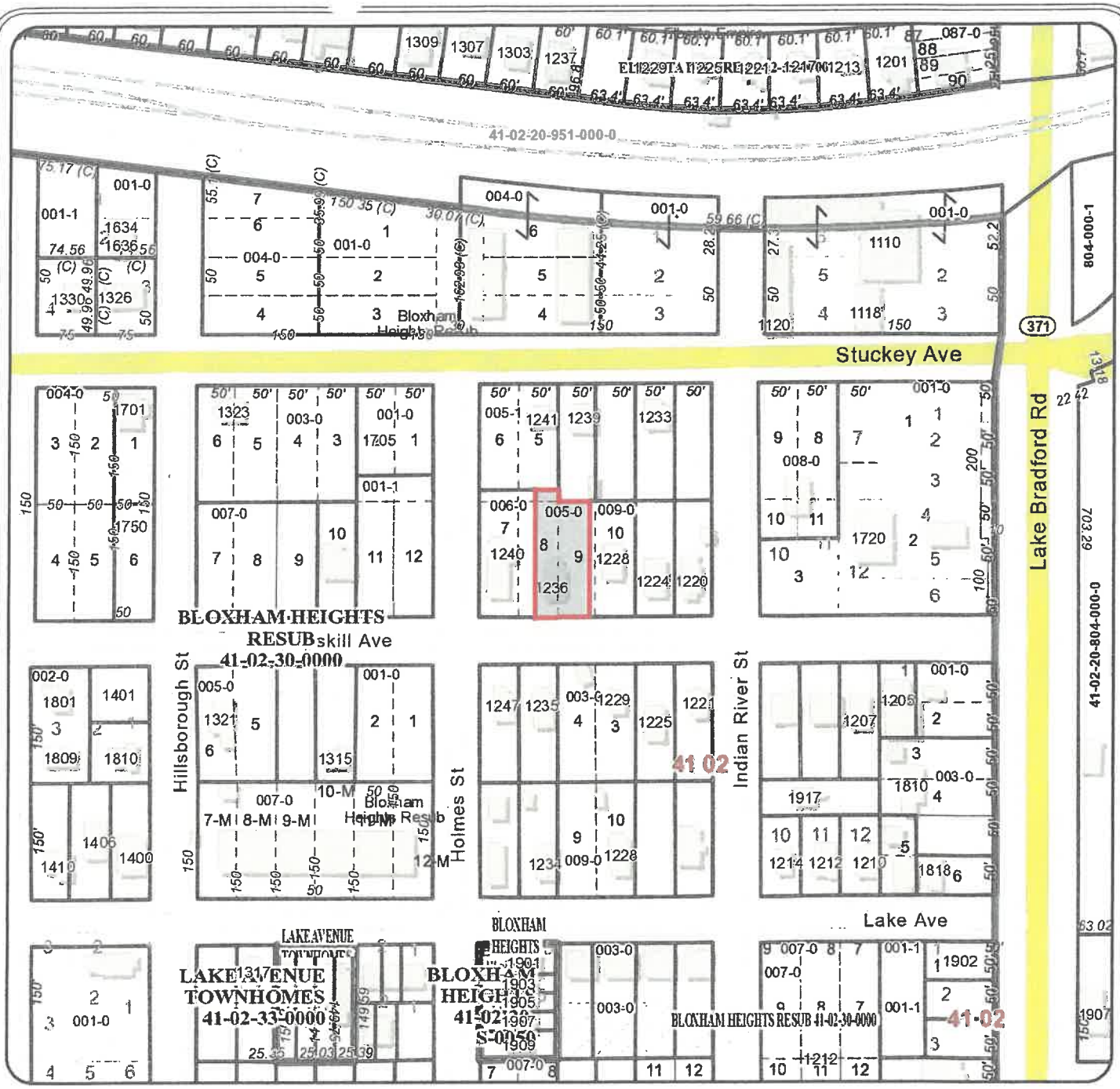
JOHN E. DAILEY, Mayor
REESE GOAD, City Manager

JEREMY MATLOW, Mayor Pro Tem
CASSANDRA K. JACKSON, City Attorney

JACQUELINE "JACK" PORTER, Commissioner
JAMES O. COOKE, IV, City Treasurer-Clerk

CURTIS RICHARDSON, Commissioner
DENNIS R. SUTTON, City Auditor

DIANNE WILLIAMS-COX, Commissioner



410230 I0050

Legend

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

N

0 175 350 700

ft

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.

Repair the damaged brick work on the front of the house.

2 Mow lawn removing all high grass, weeds and overgrowth.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/15/2021

CITY OF
TALLAHASSEE

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

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

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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 04-15-21
- O Hand served to _____ at the violation address listed above on

Jency Probert
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON
The foregoing instrument was acknowledged before me on 4-20-2021, by **JENCY PROBERT** who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-14-2021

O Posted at the violation address listed above on _____

O 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 4-14-2021, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

_____
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

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.

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

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	Add to Cart Certificate
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

CITY OF
TALLAHASSEE

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.

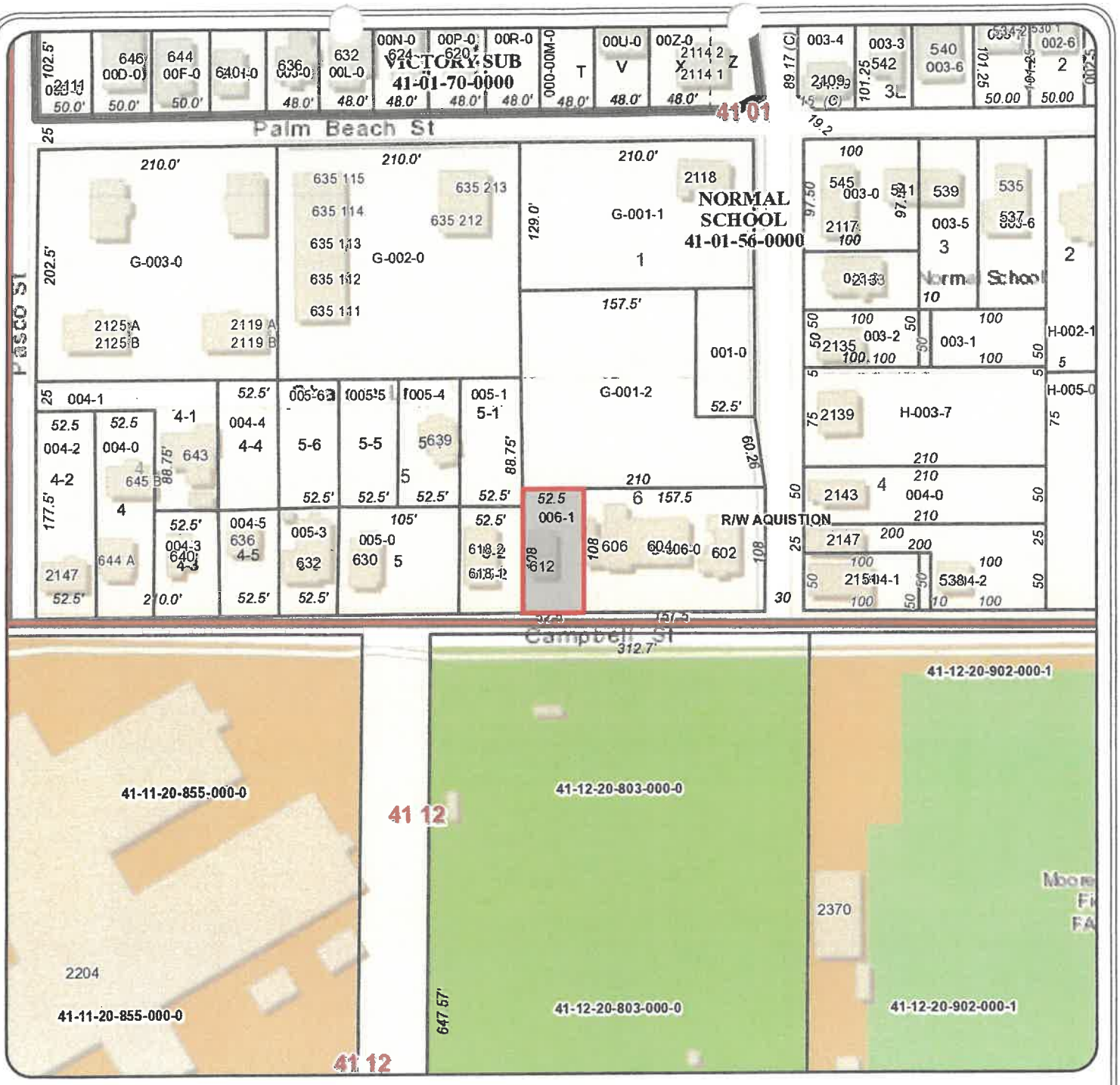
Provide a protective coating, paint or the like, on unprotected surfaces, including repairs.

Repair the damaged brick work on the front of the house.

2 Mow lawn removing all high grass, weeds and overgrowth.

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

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



410156 G0061

Legend

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

N

0 115 230 460

ft

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

CITY OF
TALLAHASSEE

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

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (Reotice CM)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

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

X Posted at the violation address listed above on 04-29-21

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

Jency Probert
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON
The foregoing instrument was acknowledged before me on 5/4/2021, by **JENCY PROBERT** who is personally known to me and who did not take an oath.

_____
NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (Denotice CM)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-27-2021

O Posted at the violation address listed above on _____

O 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 4/21/2021, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

_____
NOTARY PUBLIC

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

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

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.

Tax District: 1 - CITY
Legal Desc: SUNSHINE MOBILE HOME NEIGHBORHOOD
LOT 16 BLOCK E
OR 1192/17 1572/1524 1575/1116

Parent Parcel: 4114204200000
Acreage: 0.200 - ESTIMATED
Subdivision: SUNSHINE MOBILE HOME NEIGHBORHOOD
Property Use: 0200 - MOBILE HOMES
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/31/2020	$28,000	5408/582	Warranty Deed	Improved
12/19/2018	$35,000	5268/1655	Warranty Deed	Improved
01/15/2013	$100	4471/870	Corrective Deed	Improved
12/27/2012	$76,900	4462/622	Warranty Deed	Improved
07/01/1992	$6,400	1575/1116	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	$8,000	$2,685	$10,685	$0	$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$10,685	$10,685	$0	$10,685
	Leon County - Emergency Medical Service	0.50000	$10,685	$10,685	$0	$10,685
	School - State Law	3.71500	$10,685	$10,685	$0	$10,685
	School - Local Board	2.24800	$10,685	$10,685	$0	$10,685
	City of Tallahassee	4.10000	$10,685	$10,685	$0	$10,685
	NW FL Water Management	0.03110	$10,685	$10,685	$0	$10,685

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MH - Mobile Home	1972	480	176

Total:	1	480	176

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

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

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

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	411480 E0160	**Type**	REAL ESTATE	Request E-Bill
Address	3494 SUNBURST LOOP TAL	**Status**		
Sec/Twn/Rng	14 1S 1W	**Subdivision**	SUNSHINE MOBILE HOME NH	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 411480 E0160	CER SOLD	05/1995			Tax Bill
1994	CER	1995-00004254-00	REDEEMED	03/1996	248.21		Certificate
1995	R	1995 411480 E0160	PAID	03/1996	199.41		Tax Bill
1996	R	1996 411480 E0160	CER SOLD	05/1997			Tax Bill
1996	CER	1997-00005302-00	REDEEMED	03/1998	247.74		Certificate
1997	R	1997 411480 E0160	CER SOLD	05/1998			Tax Bill
1997	CER	1998-00004998-00	REDEEMED	06/1998	222.75		Certificate
1998	R	1998 411480 E0160	PAID	01/1999	184.65		Tax Bill
1999	R	1999 411480 E0160	PAID	12/1999	174.86		Tax Bill
2000	R	2000 411480 E0160	PAID	11/2000	170.99		Tax Bill
2001	R	2001 411480 E0160	PAID	11/2001	143.73		Tax Bill
2002	R	2002 411480 E0160	PAID	11/2002	153.71		Tax Bill
2003	R	2003 411480 E0160	PAID	11/2003	159.89		Tax Bill
2004	R	2004 411480 E0160	PAID	11/2004	243.94		Tax Bill
2005	R	2005 411480 E0160	PAID	11/2005	243.06		Tax Bill
2006	R	2006 411480 E0160	PAID	12/2006	239.34		Tax Bill
2007	R	2007 411480 E0160	PAID	12/2007	216.87		Tax Bill
2008	R	2008 411480 E0160	PAID	12/2008	272.25		Tax Bill
2009	R	2009 411480 E0160	PAID	02/2010	270.78		Tax Bill
2010	R	2010 411480 E0160	PAID	12/2010	265.93		Tax Bill
2011	R	2011 411480 E0160	PAID	12/2011	239.75		Tax Bill
2012	R	2012 411480 E0160	PAID	11/2012	222.23		Tax Bill
2013	R	2013 411480 E0160	PAID	11/2013	210.78		Tax Bill
2014	R	2014 411480 E0160	PAID	11/2014	209.55		Tax Bill
2015	R	2015 411480 E0160	PAID	11/2015	212.38		Tax Bill
2016	R	2016 411480 E0160	PAID	11/2016	206.42		Tax Bill
2017	R	2017 411480 E0160	PAID	11/2017	201.90		Tax Bill
2018	R	2018 411480 E0160	PAID	12/2018	199.95		Tax Bill
2019	R	2019 411480 E0160	PAID	12/2019	198.10		Tax Bill
2020	R	2020 411480 E0160	PAID	01/2021	195.97		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	411480 E0160	Tax Bill

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

CITY OF
TALLAHASSEE

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

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6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment

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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.

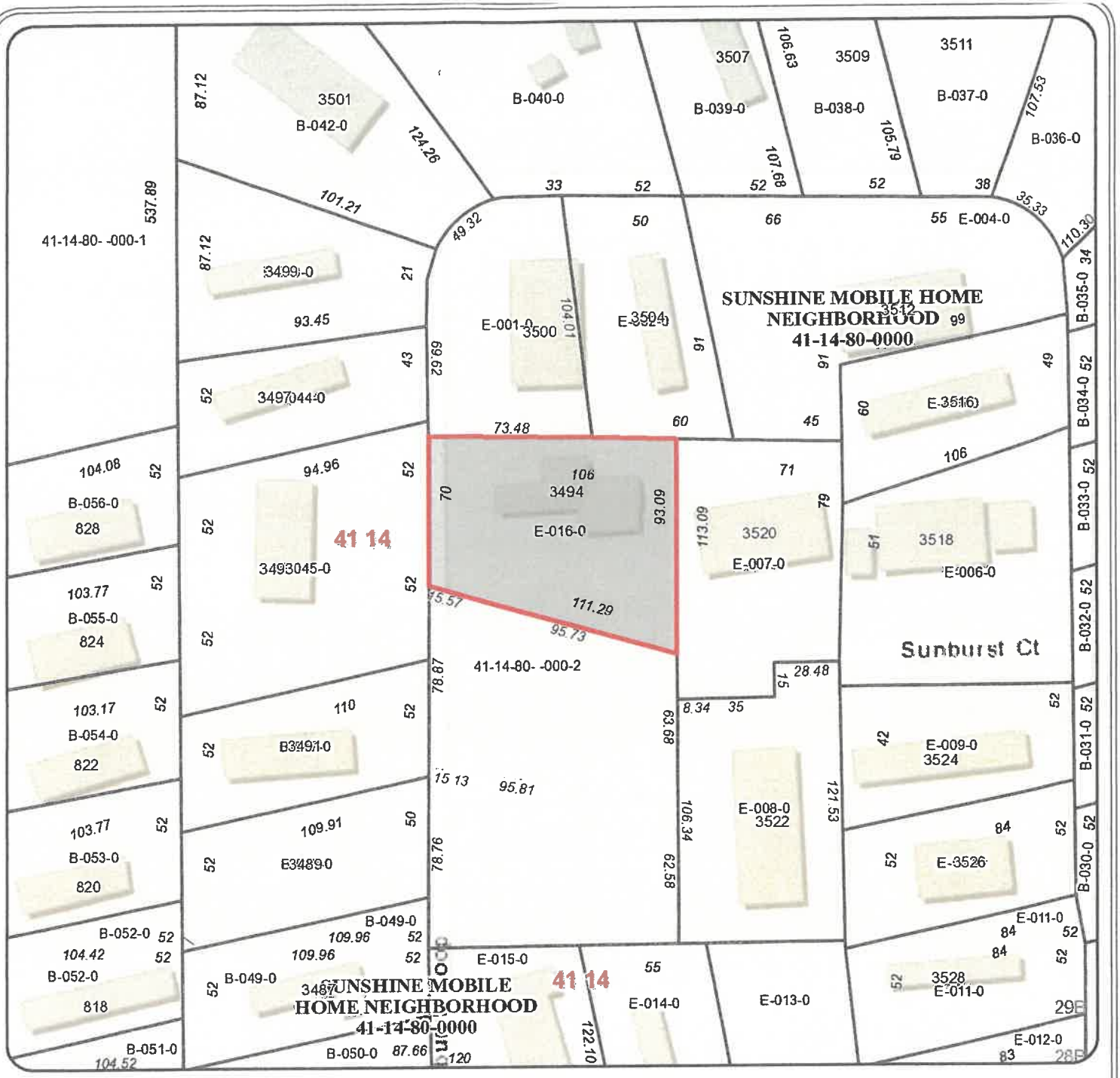
The front stairs are slightly higher than the porch deck, resulting in a trip hazard. Repair this area to make the top stair is level with the porch deck. Ensure that the ramp and the stairs are safe and unobstructed.

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. Macomb 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

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

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, 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

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

and said documents were

O 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

O 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.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

O Posted at the violation address listed above on _____

O 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 Paige
NOTARY PUBLIC

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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

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.

Tax District: 1 - CITY
Legal Desc: BEACON HILL
LOT 5 BLOCK D
OR 948/2276 1337/582

Parent Parcel:
Acreage: 0.250 - ESTIMATED
Subdivision: BEACON HILL
Property Use: 0100 - SINGLE FAMILY RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/30/2017	$100	5022/2381	Quit Claim	Improved
11/12/2010	$100	4185/1237	Quit Claim	Improved
01/01/1979	$39,000	0948/2276	Warranty Deed	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	$15,000	$74,104	$89,104	$856	$0	2020 - Yes

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$89,104	$88,248	$25,000	$63,248
	Leon County - Emergency Medical Service	0.50000	$89,104	$88,248	$25,000	$63,248
	School - State Law	3.71500	$89,104	$88,248	$25,000	$63,248
	School - Local Board	2.24800	$89,104	$88,248	$25,000	$63,248
	City of Tallahassee	4.10000	$89,104	$88,248	$25,000	$63,248
	NW FL Water Management	0.03110	$89,104	$88,248	$25,000	$63,248

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1966	1,378	620
Total:		1				1,378	620

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	311830 D0050	**Type**	REAL ESTATE	Request E-Bill
Address	809 BAHAMA DR TAL	**Status**		
Sec/Twn/Rng		**Subdivision**	BEACON HILL	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 311830 D0050	PAID	12/1994	529.19		Tax Bill
1995	R	1995 311830 D0050	PAID	11/1995	562.73		Tax Bill
1996	R	1996 311830 D0050	PAID	12/1996	580.64		Tax Bill
1997	R	1997 311830 D0050	PAID	11/1997	616.00		Tax Bill
1998	R	1998 311830 D0050	PAID	12/1998	629.94		Tax Bill
1999	R	1999 311830 D0050	PAID	12/1999	632.54		Tax Bill
2000	R	2000 311830 D0050	PAID	12/2000	656.08		Tax Bill
2001	R	2001 311830 D0050	PAID	11/2001	690.11		Tax Bill
2002	R	2002 311830 D0050	PAID	11/2002	711.74		Tax Bill
2003	R	2003 311830 D0050	PAID	11/2003	764.10		Tax Bill
2004	R	2004 311830 D0050	PAID	11/2004	786.62		Tax Bill
2005	R	2005 311830 D0050	PAID	11/2005	1,078.43		Tax Bill
2006	R	2006 311830 D0050	PAID	11/2006	1,170.71		Tax Bill
2007	R	2007 311830 D0050	PAID	11/2007	1,335.61		Tax Bill
2008	R	2008 311830 D0050	PAID	01/2009	1,075.64		Tax Bill
2009	R	2009 311830 D0050	PAID	11/2009	1,234.41		Tax Bill
2010	R	2010 311830 D0050	PAID	02/2011	1,295.10		Tax Bill
2011	R	2011 311830 D0050	PAID	12/2011	941.94		Tax Bill
2012	R	2012 311830 D0050	PAID	12/2012	669.01		Tax Bill
2013	R	2013 311830 D0050	PAID	02/2014	658.12		Tax Bill
2014	R	2014 311830 D0050	PAID	02/2015	667.88		Tax Bill
2015	R	2015 311830 D0050	PAID	12/2015	661.75		Tax Bill
2016	R	2016 311830 D0050	PAID	12/2016	646.12		Tax Bill
2017	R	2017 311830 D0050	PAID	02/2018	1,040.68		Tax Bill
2018	R	2018 311830 D0050	PAID	11/2018	1,089.62		Tax Bill
2019	R	2019 311830 D0050	PAID	12/2019	1,121.94		Tax Bill
2020	R	2020 311830 D0050	PAID	11/2020	1,148.09		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	311830 D0050	Tax Bill

Property Description	Owner Information
BEACON HILL LOT 5 BLOCK D OR 948/2276 1337/582	WILSON ZANDRA HENRY WILSON JAMAAL CHARLES 809 BAHAMA DR TALLAHASSEE,FL 32305

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	88,248	TAXES	1,195.93
TAXABLE	63,248	TOTAL	1,195.93
EXEM.	25,000		

IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31
PLEASE PAY	1,148.09	1,160.05	1,172.01	1,183.97	1,195.93

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/07/2020	998 2020 0008083.0001		Pmt Posted	$47.84-	$.00	$1,148.09

Links of Interest

TALLAHASSEE - LEON GIS MAPPING

LINK TO PROPERTY APPRAISER

CITY OF
TALLAHASSEE

Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist

Notice of Violation

Code Officer: **Jency Probert** Case No.: **TCE210335**

Initial Inspection Date: **03/09/2021** Repeat Offender: No

Violation Address: **809 BAHAMA DR**

Tax Identification Number: **311830 D0050**

Owner(s):

ZANDRA HENRY & JAMAAL CHARLES WILSON
809 BAHAMA DR
TALLAHASSEE FL 32305

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

Code(s) in Violation:

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

1 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

1 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are sand bags across the front door. Remove the sand bags so that there is an unobstructed path of travel.

2 Mow lawn removing all high grass, weeds and overgrowth. Cut the yard, including the back yard, on your property.

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

Boarding a structure will not bring the property into compliance. If windows and doors are boarde the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the Cit 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

311830 D0050

Legend

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

N

0 115 230 460

ft

Akin Akinyemi, R.A.
Leon County Property Appraiser

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

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

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

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Date Drawn: Mar 10, 2021

ITEM # 7 CASE NO. TCE210449

CODE MAGISTRATE CITY OF TALLAHASSEE, FLORIDA

CASE PROFILE

Code Officer: **Jency Probert** Case No.: **TCE210449**

Initial Inspection Date: **03/12/2021**

Violation Address: **625 KISSIMMEE ST APT B**

Tax Identification Number: **410156 C0060**

Owner(s):

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 305 ~ Interior Structure

2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

3 IPMC Chapter 3, Section 309 ~ Pest Elimination

4 IPMC Chapter 4, Section 403 ~ Ventilation

5 IPMC Chapter 6, Section 602 ~ Heating Facilities

6 IPMC Chapter 6, Section 603 ~ Mechanical Equipment

7 IPMC Chapter 6, Section 605 ~Electrical Equipment

8 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

9 IPMC Chapter 3, Section 304 ~ Exterior Structure

10 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Land Development Code

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

12 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

13 TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

14 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

April 28, 2021

KINGDON FIRST REALTY INC
1315 LAFAYETTE ST A
TALLAHASSEE FL 32301

Re: CASE NUMBER **TCE210449**
LOCATION: **625 KISSIMMEE ST APT B**
Tax ID #: **410156 C0060**

New Notice of Hearing

Dear Sir/Madam:

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

To join the virtual hearing, go online to https://talgov.webex.com or call **(408) 418-9388** and enter meeting number (access code) **1290915491** and password "code " for access.

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

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

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

JOHN E. DAILEY
Mayor

REESE GOAD
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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

Housing and Community Resilience
Code Enforcement Division 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

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

and said documents were

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

X Posted at the violation address listed above on 04-29-21

O 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.

_____

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/28/2021

O Posted at the violation address listed above on _____

O 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.

SIR'TERIA HENDERSON
NOTARY PUBLIC STATE OF FLORIDA
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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.

Tax District: 1 - CITY
Legal Desc: NORMAL SCHOOL
LOT 6 BLOCK C
DB 135/41 OR 967/1793

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	☐	Certificate
2019	R	2019 410156 C0060	CER SOLD	06/2020				Tax Bill
2019	CER	2020-00005215-00	UNPAID			2,208.22	☐	Certificate
2020	R	2020 410156 C0060	UNPAID			2,010.32	☐	Tax Bill

Year	Roll	Account Number	atus	Date Paid	Amount Paid	ance Due	Pay Online

Add to Cart

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 boarde the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the Ci will request an order be issued to set a time limit on the boarding of the structure.
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

410156 C0060

Legend

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

N

0 115 230 460

ft

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 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
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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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

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

and said documents were

O 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

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

J. 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

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-[illegible]

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, 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

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

O Posted at the violation address listed above on _____

O 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

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Parcel: 410255 A0170

Owner: PROFIT PLANET

Property Use: 0800 - MULTI-FAMILY(LESS THAN 10 UNITS)

1400 HERNANDO DR APT A

Leon County Property Appraiser

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

Parcel Information

Parcel ID: 410255 A0170
Owner(s): PROFIT PLANET

Tax District: 1 - CITY
Legal Desc: ELBERTA EMPIRE
LOT 17 BLOCK A
OR 1076/2386

Mailing Addr: 4175 S CONGRESS AVE # J
PALM SPRINGS FL 33461

Google Map

Location: 1400 HERNANDO DR APT A

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

Parent Parcel:
Acreage: 0.140 - ESTIMATED
Subdivision: ELBERTA EMPIRE
Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL
Bldg Count: 1

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
01/08/2021	$40,000	5551/1150	Warranty Deed	Improved
12/18/2012	$100	4459/905	Estate Deed	Improved
03/30/2010	$0	4375/571	Probate	Improved
01/28/2010	$100	4080/2016	Quit Claim	Improved
03/29/2007	$100	3708/005	Quit Claim	Improved
01/01/1983	$21,000	1076/2386	Warranty Deed	Improved
01/01/1974	$1,000	0651/0378	Warranty Deed	Vacant

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	$20,000	$33,680	$53,680	$0	$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$53,680	$53,680	$0	$53,680
	Leon County - Emergency Medical Service	0.50000	$53,680	$53,680	$0	$53,680
	School - State Law	3.71500	$53,680	$53,680	$0	$53,680
	School - Local Board	2.24800	$53,680	$53,680	$0	$53,680
	City of Tallahassee	4.10000	$53,680	$53,680	$0	$53,680
	NW FL Water Management	0.03110	$53,680	$53,680	$0	$53,680

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	MF - Multi Family	1947	912	0
Total:		1				912	0

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

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

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

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	410255 A0170	**Type**	REAL ESTATE	Request E-Bill
Address	1400 HERNANDO DR A TAL	**Status**		
Sec/Twn/Rng	02 1S 1W	**Subdivision**	ELBERTA EMPIRE	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 410255 A0170	PAID	04/1995	537.77		Tax Bill
1995	R	1995 410255 A0170	PAID	04/1996	550.69		Tax Bill
1996	R	1996 410255 A0170	PAID	03/1997	593.63		Tax Bill
1997	R	1997 410255 A0170	PAID	05/1998	656.34		Tax Bill
1998	R	1998 410255 A0170	PAID	03/1999	630.55		Tax Bill
1999	R	1999 410255 A0170	PAID	05/2000	559.90		Tax Bill
2000	R	2000 410255 A0170	PAID	03/2001	555.93		Tax Bill
2001	R	2001 410255 A0170	PAID	03/2002	612.08		Tax Bill
2002	R	2002 410255 A0170	PAID	03/2003	686.24		Tax Bill
2003	R	2003 410255 A0170	PAID	03/2004	783.57		Tax Bill
2004	R	2004 410255 A0170	PAID	03/2005	871.33		Tax Bill
2005	R	2005 410255 A0170	PAID	03/2006	1,095.07		Tax Bill
2006	R	2006 410255 A0170	PAID	03/2007	1,279.19		Tax Bill
2007	R	2007 410255 A0170	PAID	11/2007	1,277.66		Tax Bill
2008	R	2008 410255 A0170	PAID	11/2008	1,259.89		Tax Bill
2009	R	2009 410255 A0170	PAID	01/2010	1,216.12		Tax Bill
2010	R	2010 410255 A0170	PAID	01/2011	1,204.12		Tax Bill
2011	R	2011 410255 A0170	PAID	11/2011	829.73		Tax Bill
2012	R	2012 410255 A0170	PAID	11/2012	944.69		Tax Bill
2013	R	2013 410255 A0170	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00005550-00	REDEEMED	12/2014	1,131.86		Certificate
2014	R	2014 410255 A0170	PAID	03/2015	938.74		Tax Bill
2015	R	2015 410255 A0170	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00005084-00	REDEEMED	10/2016	1,146.16		Certificate
2016	R	2016 410255 A0170	PAID	03/2017	956.94		Tax Bill
2017	R	2017 410255 A0170	PAID	04/2018	999.83		Tax Bill
2018	R	2018 410255 A0170	PAID	01/2021	1,232.48		Tax Bill
2019	R	2019 410255 A0170	PAID	01/2021	1,145.17		Tax Bill
2020	R	2020 410255 A0170	PAID	01/2021	994.71		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number 2020 410255 A0170 Tax Bill

Property Description	Owner Information
ELBERTA EMPIRE LOT 17 BLOCK A OR 1076/2386	MURRAINE ROBBIE W WILLIAMS ROBERT L WILLIAMS TOMMY ANTHONY 1526 S MERIDIAN ST TALLAHASSEE,FL 32301

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	53,680	TAXES	1,015.01
TAXABLE	53,680	TOTAL	1,015.01

JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31	DELINQUENT ON
994.71	1,004.86	1,015.01	APRIL 1

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
01/26/2021	369 2020 0001379.0003	Full	Pmt Posted	$20.30-	$.00	$994.71

Links of Interest

TALLAHASSEE - LEON GIS MAPPING

LINK TO PROPERTY APPRAISER

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.

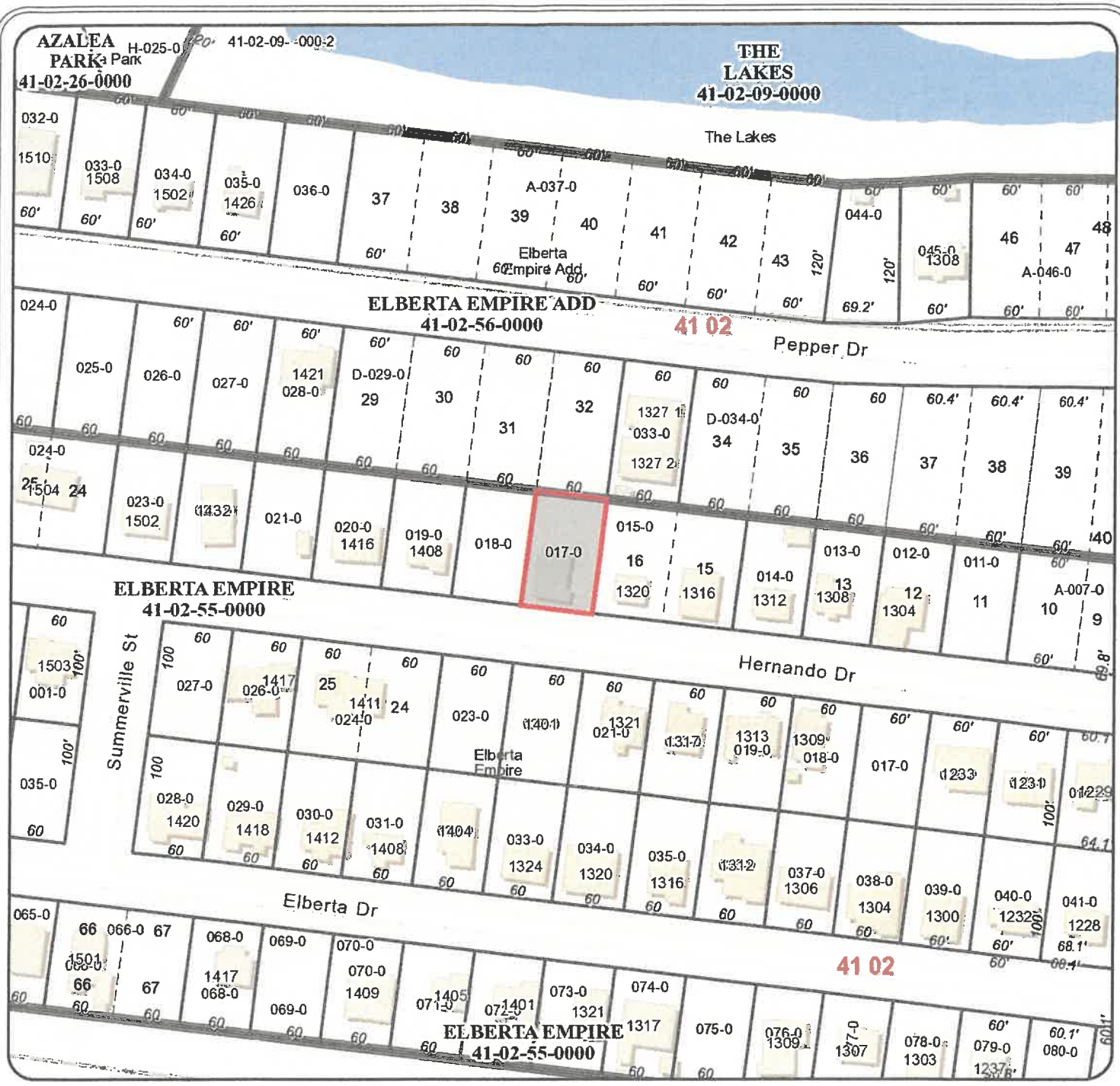
7 Remove all trash, litter and debris from property. Store construction materials inside.

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.



410255 A0170

Legend

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

N

0 115 230 460

ft

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
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-C
Commissioner

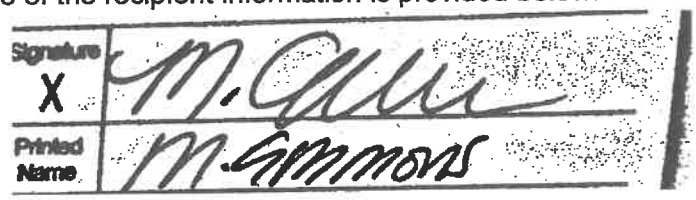
UNITED STATES POSTAL SERVICE

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 :



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:

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
Owner(s): LMP OW TALLAHASSEE LLC

C/O LANDMARK PROPERTIES
Mailing Addr: PO BOX 130339
CARLSBAD CA 92013

Google Map
Location: 901 W JEFFERSON ST APT A1
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Tax District: 1 - CITY
Legal Desc: 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

Parent Parcel:
Acreage: 1.710
Subdivision:
Property Use: 0300 - MULTI-FAMILY(10 OR MORE UNITS)
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
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Property Info Sheet

County Map Links

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

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	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.

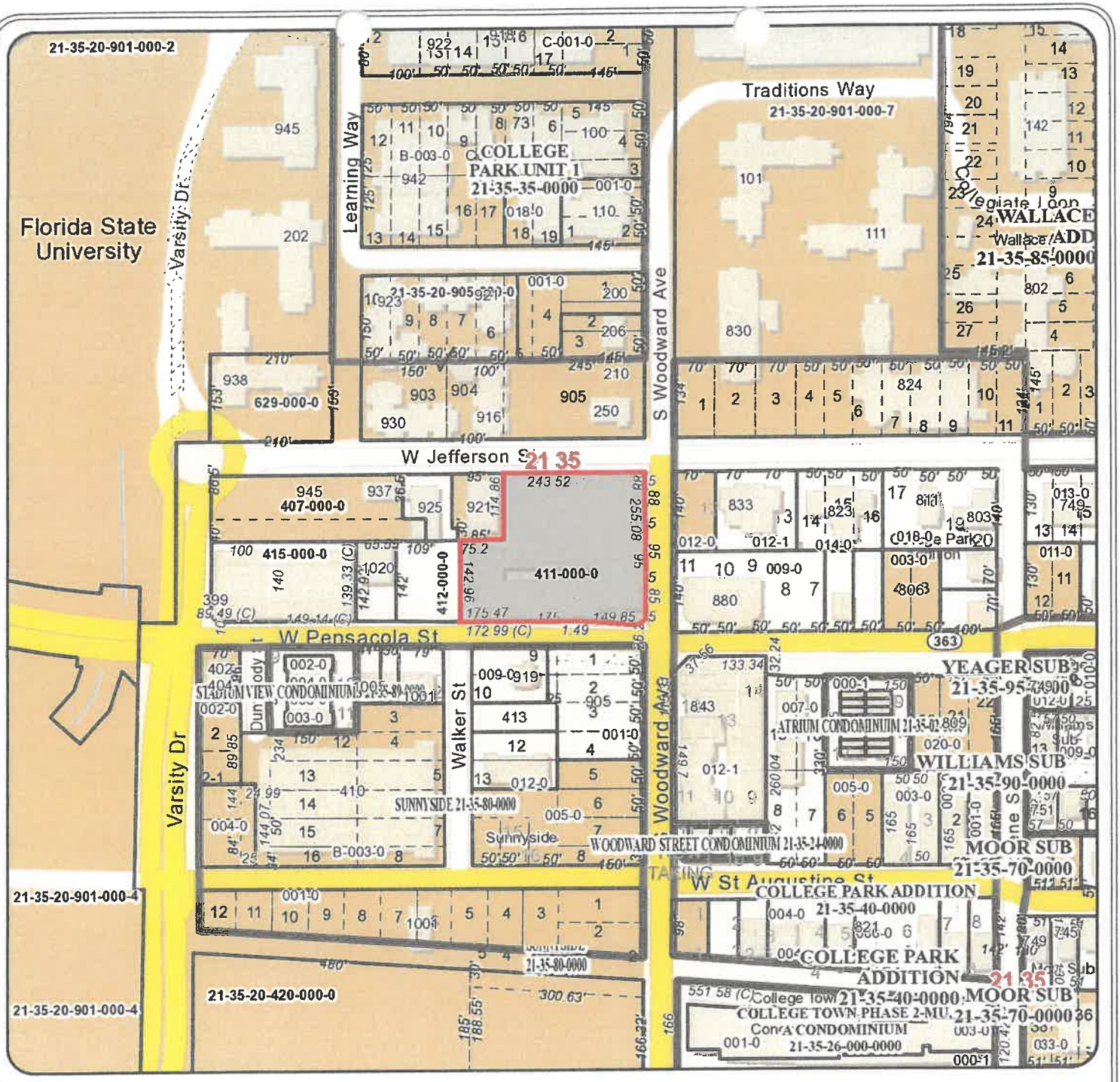
3 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

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 boar the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the 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.



2135204110000

Legend

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

N

0 235 470 940

ft

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://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

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

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

and said documents were

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

X Posted at the violation address listed above on 04-16-2021

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

D 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.

M Hunter
NOTARY PUBLIC

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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, Marcky 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

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

O Posted at the violation address listed above on _____

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

Marcky Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/13/21, by Marcky Hunter who is personally known to me and who did not take an oath.

Bonita Paige
NOTARY PUBLIC

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-365-7019

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

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)

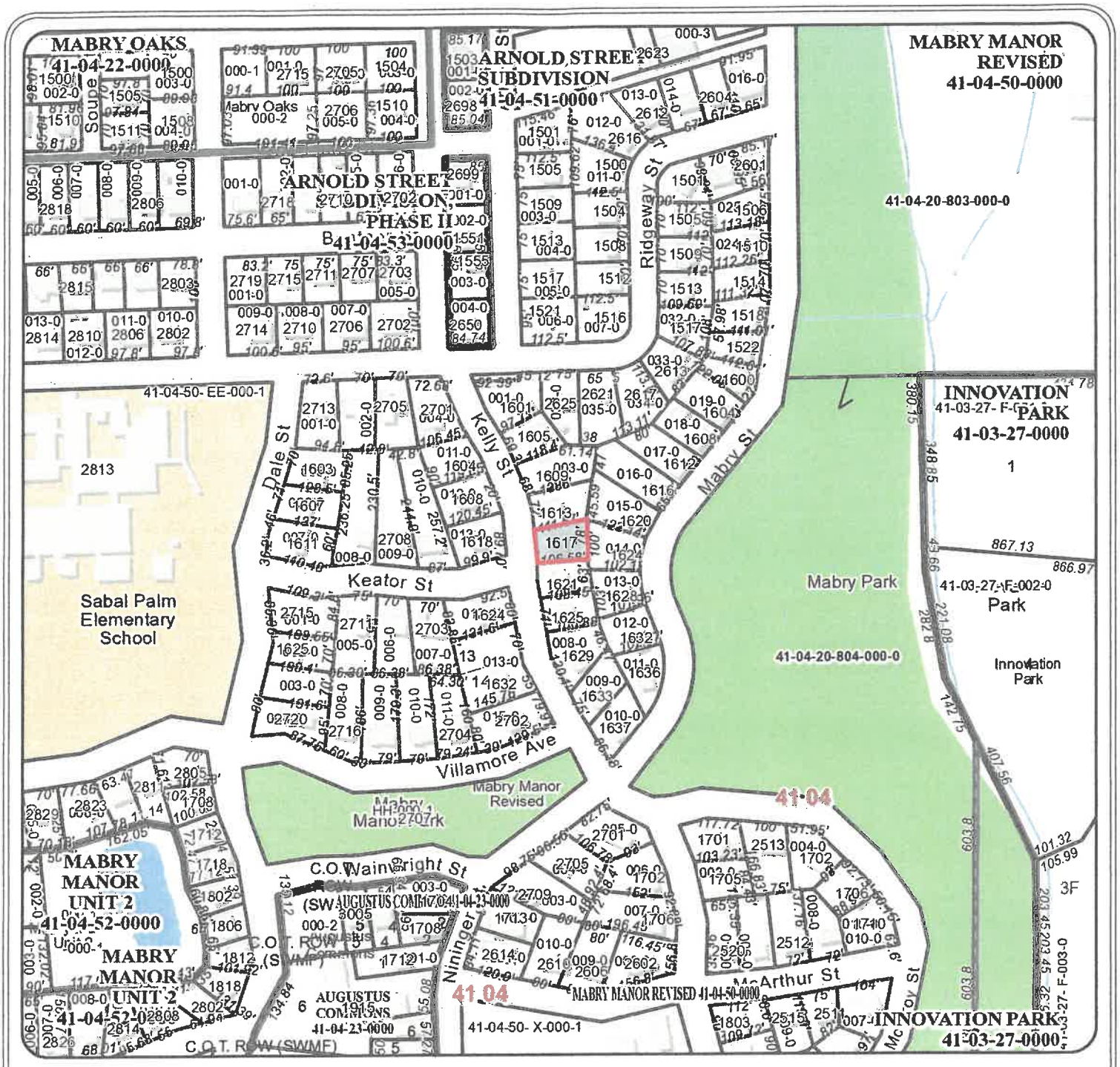
Corrective Actions Required:

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

N

0 265 530 1,060

ft

Akin Akinyemi, R.A.
Leon County Property Appraiser

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

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

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

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Date Drawn: Mar 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://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

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. **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

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

and said documents were

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

X Posted at the violation address listed above on 04-02-2021

O 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 on 4/2/21, by David Thomas who is personally known to me and who did not take an oath.

NOTARY PUBLIC

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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. **TCE210191**

Owner(s): **JACKSON KIRK G SR & JACKSON RUTH L**

Violation Address: **2702 BOATNER ST**

I, Marsha 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

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

O Posted at the violation address listed above on _____

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

Marsha Hunter
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me on 4/15/21, by Marsha Hunter who is personally known to me and who did not take an oath.

Bonita Davis Paige
NOTARY PUBLIC

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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

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.

Tax District: 1 - CITY
Legal Desc: MABRY MANOR RE SUB
LOT 6 BLOCK L
OR 1387/436 2295/1626

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

CITY OF
TALLAHASSEE

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)

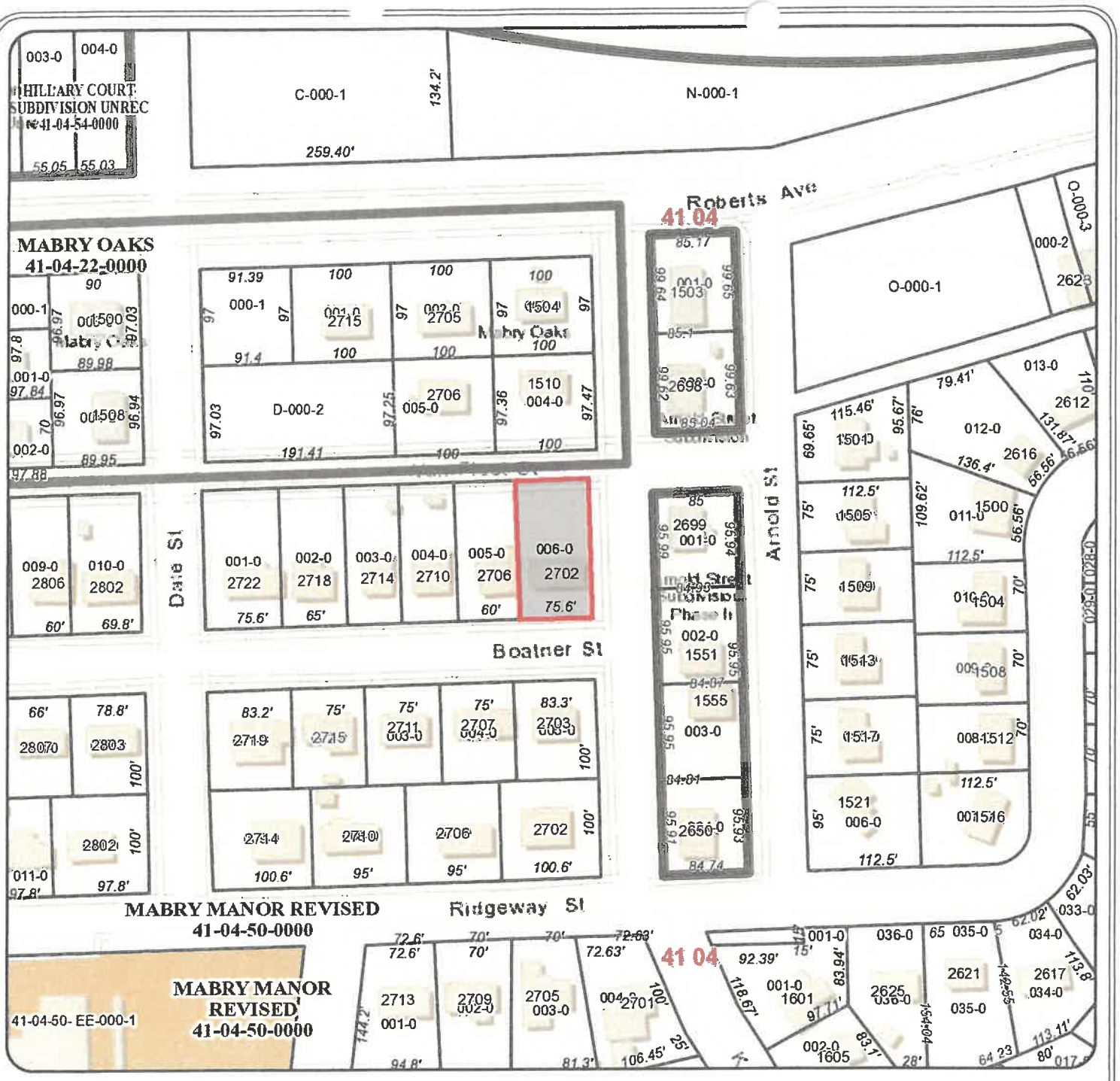
Corrective Actions Required:

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

N

0 135 270 540

ft

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. DAILEY
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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. **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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 3/18/2021

O Posted at the violation address listed above on _____

O 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.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **TCE210222**

Owner(s): **STRICKLAND THOMAS G**

Violation Address: **2606 MCELROY ST**

I, [illegible], City of Tallahassee, Code Enforcement Division, hereby state that on [illegible], I personally received a copy of the following documents for the above-referenced property

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

and said documents were

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

X Posted at the violation address listed above on [illegible]

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

[illegible]
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.

[illegible]
NOTARY PUBLIC

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Parcel: 410450 X0001
Property Use: 080(IULTI-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

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.

Tax District: 1 - CITY
Legal Desc: MABRY MANOR
4 1S 1W
BLOCK X
DB 221/469 1021/1793 1886/821 3685/785

Parent Parcel:
Acreage: 3.380 - ESTIMATED
Subdivision: MABRY MANOR REVISED
Property Use: 0800 - MFR < 10 UNITS - RESIDENTIAL
Bldg Count: 3

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
10/01/2015	$100	4851/2392	Quit Claim	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	$86,895	$157,971	$244,866	$0	$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$244,866	$244,866	$0	$244,866
	Leon County - Emergency Medical Service	0.50000	$244,866	$244,866	$0	$244,866
	School - State Law	3.71500	$244,866	$244,866	$0	$244,866
	School - Local Board	2.24800	$244,866	$244,866	$0	$244,866
	City of Tallahassee	4.10000	$244,866	$244,866	$0	$244,866
	NW FL Water Management	0.03110	$244,866	$244,866	$0	$244,866

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
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	PAID		4,583.75	Add to Cart	Tax Bill

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

CITY OF
TALLAHASSEE

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.

Case No.: **TCE210222**

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

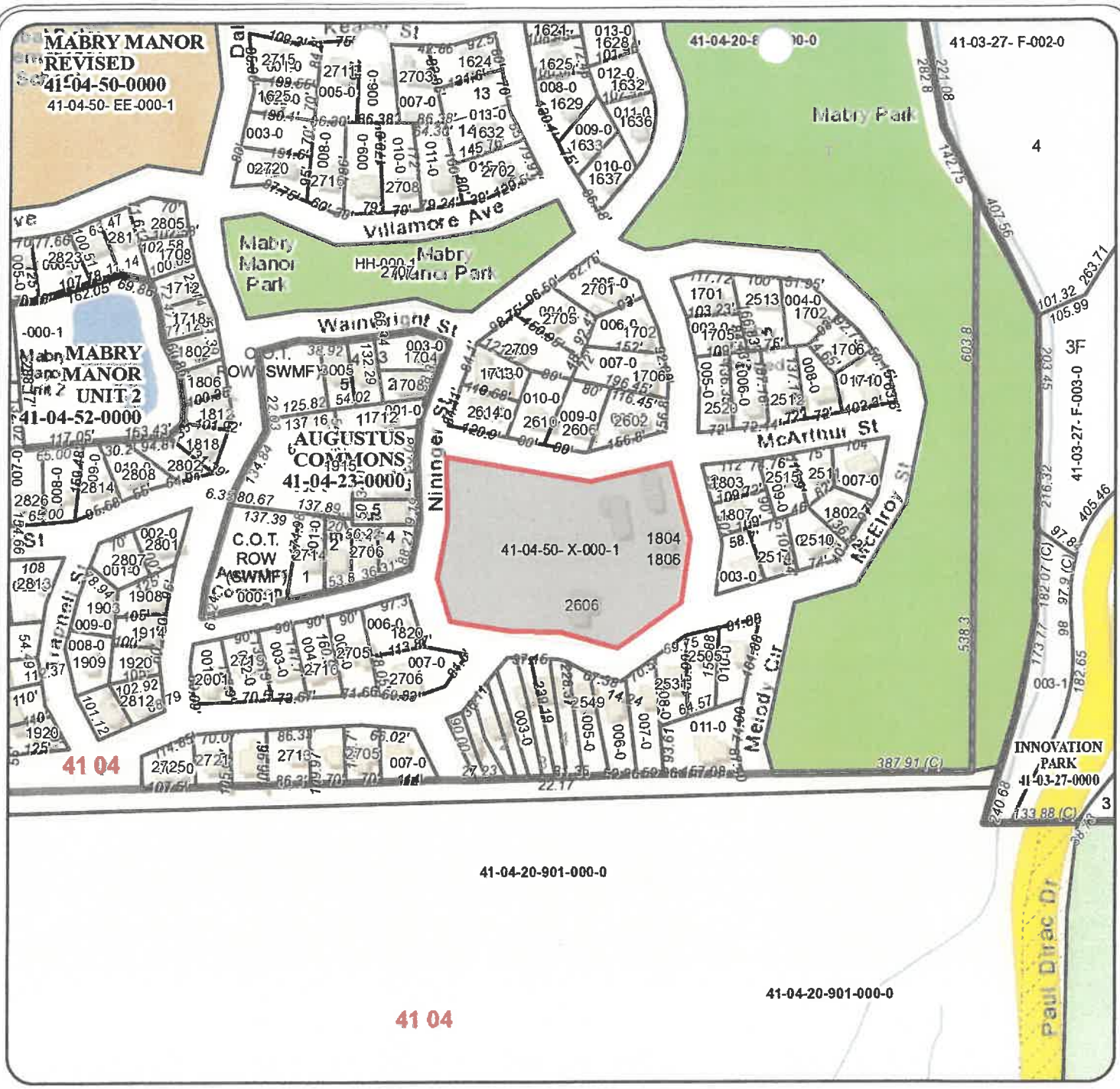
ELAINE W. BRYANT
Commissioner

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

N

0 265 530 1,060

ft

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 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 DORA M
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://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

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. **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

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

and said documents were

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

X Posted at the violation address listed above on 04-02-2021

O 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 on 4/2/21, by David Thomas who is personally known to me and who did not take an oath.

NOTARY PUBLIC

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

O Posted at the violation address listed above on _____

O 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

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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	Add to Cart	Tax Bill

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

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

CITY OF TALLAHASSEE

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

N

0 135 270 540

ft

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 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

JERI MY MATLOW
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

DIANNE WILLIAMS-COX
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
City Auditor

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

Sustainability and Community Preservation
Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, 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, 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

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

and said documents were

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

X Posted at the violation address listed above on 04-16-2021

O 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

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

O Posted at the violation address listed above on _____

O 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

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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
Owner(s): UNIVERSITY HOUSE TALLAHASSEE LLC

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.

Tax District: 1 - CITY
Legal Desc: 28 1N 1W 30.95 AC
IN NORTH MIDDLE OF SECTION
PARADISE ESTATES UNREC
OR 981/1978
(COUNTRYSIDE VILLAGE)

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

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 TLCGIS 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:

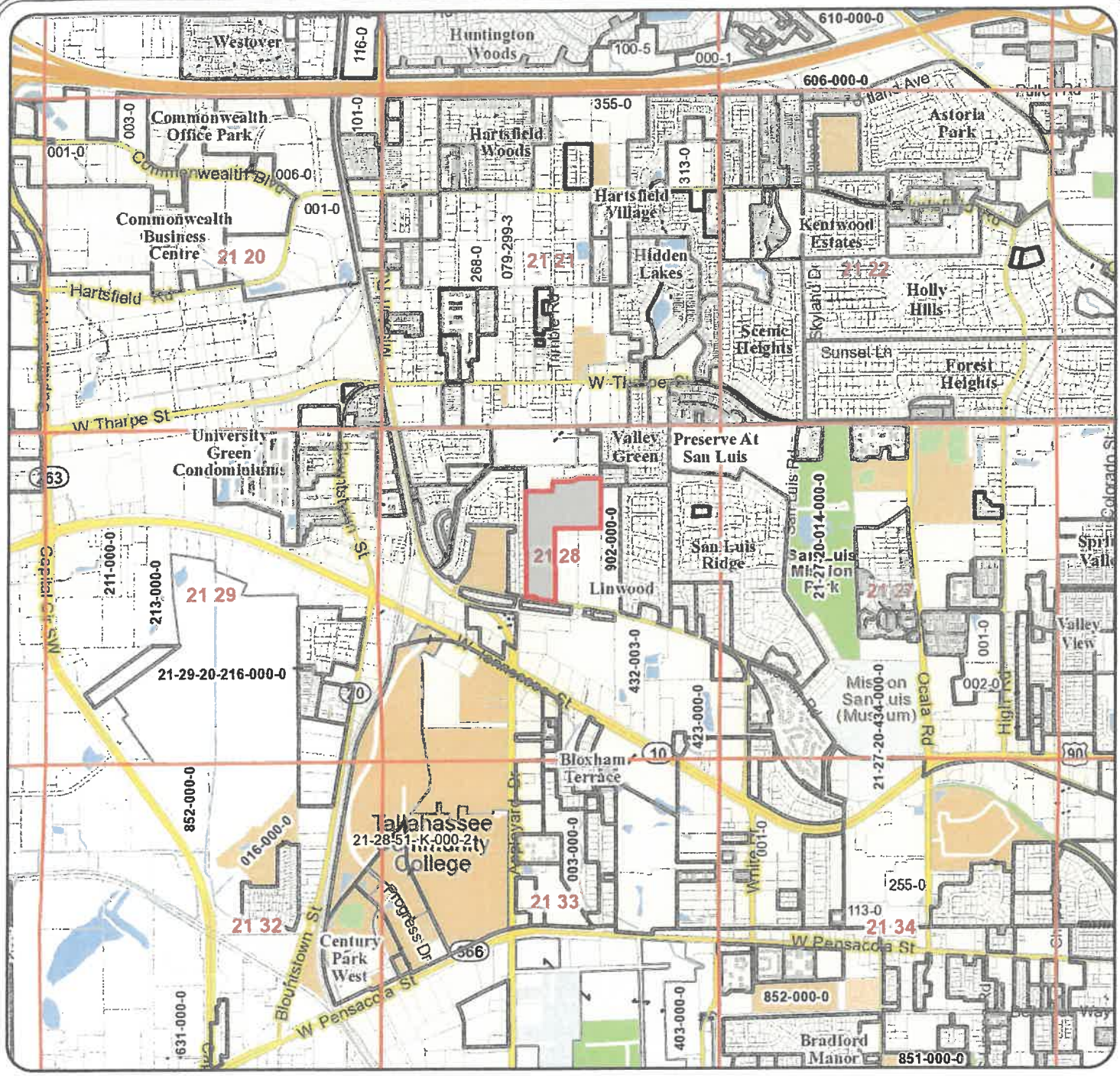
1 Repair or remove the fence/wall that is in disrepair.

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
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



2128200040000

Legend

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

N

0 2,125 4,250 8,500

ft

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 # 16 CASE NO. TCE210362

CODE MAGISTRATE CITY OF TALLAHASSEE, FLORIDA

CASE PROFILE

Code Officer: **David Thomas** Case No.: **TCE210362**

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

Violation Address: **2263 PARROT LN**

Tax Identification Number: **2121860000570**

Owner(s):

MARQUES ISABEL
1811 LYONS RD #106
COCONUT CREEK FL 33063

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

2 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

CASE FACTS

Corrective Actions Required:

1 All windows must have a proper fitting screen and they must be able to be removed.

There is wood rot around window frames in the front and the rear of the unit. The upper level rear window is missing the lower portion of the frame. Repair or replace. There are a few areas of the ceiling that have stains indicating possible roof leaks.

2 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping areas and the hall connecting these rooms need to have a smoke detector. The one in the hall is hanging by wires.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 4/28/2021

CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING

April 08, 2021

MARQUES ISABEL
1811 LYONS RD #106
COCONUT CREEK FL 33063

Re: CASE NUMBER **TCE210362**

LOCATION: **2263 PARROT LN**

Tax ID #: **2121860000570**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on June 01, 2021 at 1 p.m. at the Frenchtown Renaissance Center - 435 N. Macomb St, 2nd Floor.** However, to protect our community's health during the COVID-19 pandemic, the Code Enforcement Division will conduct all public hearings via a WebEx telephonic and web conferencing platform until further notice.

To join the virtual hearing, go online to https://talgov.webex.com or call **(408) 418-9388** and enter meeting number 1290915491 and password "code " for access.

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

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

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

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

Sincerely,

David Thomas

Code Enforcement Division

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

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

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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. **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

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

and said documents were

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

X Posted at the violation address listed above on 04-28-2021

O 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 on 4/28/2021, by David Thomas who is personally known to me and who did not take an oath.

NOTARY PUBLIC

MANDY HUNTER
Commission # GG 263446
Expires January 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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. **TCE210362**

Owner(s): **MAROUES 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

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

O Posted at the violation address listed above on _____

O 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

BONITA DAVIS PAIGE
Commission # GG 259169
Expires October 16, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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

Mailing Addr: 1811 LYONS RD #106
COCONUT CREEK FL 33063

Tax District: 1 - CITY
Legal Desc: VILLAS OF WESTRIDGE PHASE II
UNIT 57 BUILDING J
OR 1456/701

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**

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

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

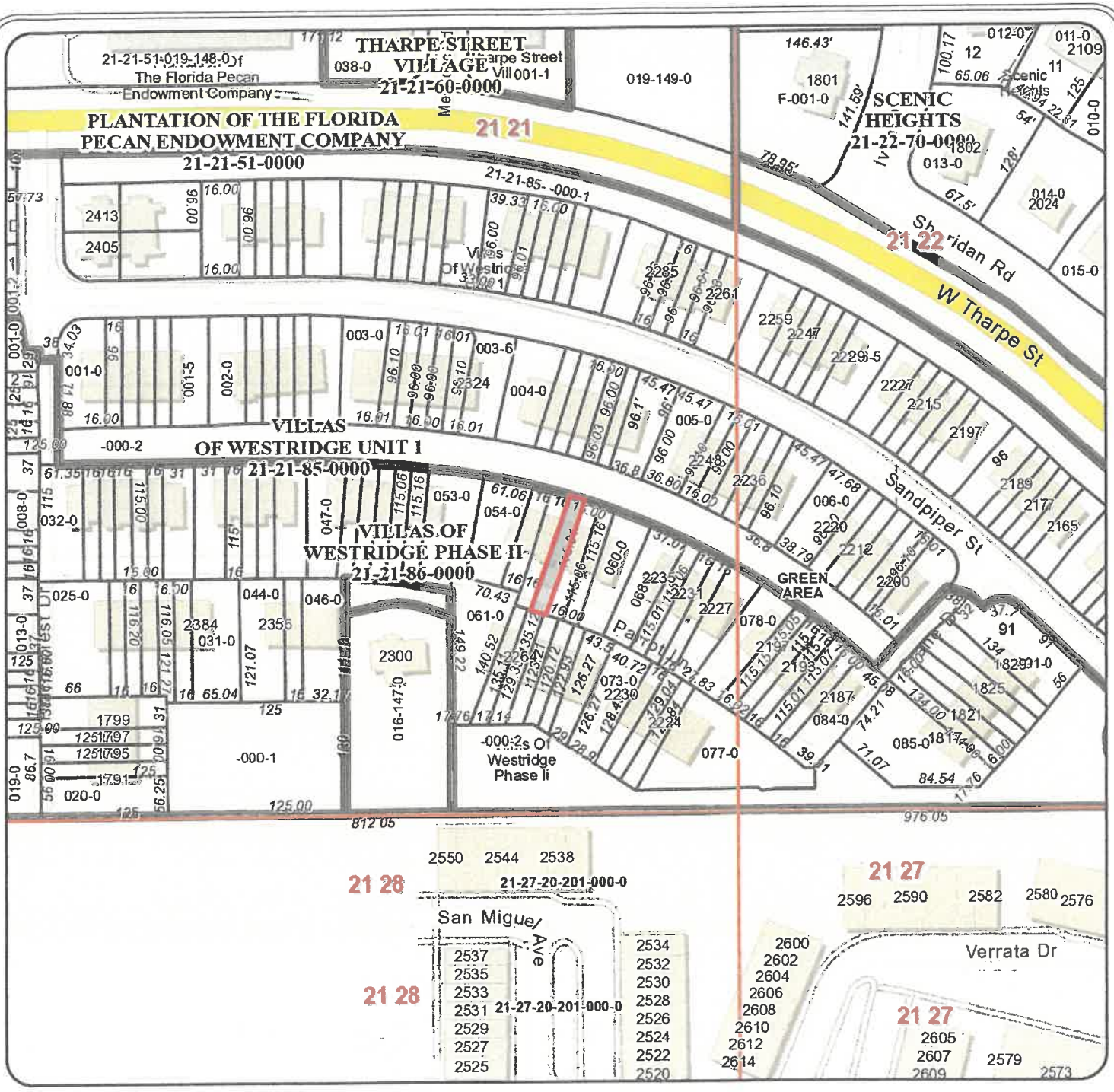
JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner



2121860000570

Legend

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

N

0 135 270 540

ft

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 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://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,

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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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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (notice on initial)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 04-26-2021
- O 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 **DAVID THOMAS** who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (Renotice CM initial)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-22-2021

O Posted at the violation address listed above on _____

O 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 4/22/21, by **SIR'TERIA HENDERSON** who is personally known to me and who did not take an oath.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

_____
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

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.

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

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

Sales Information

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

Certified Value Detail

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

Certified Taxable Values

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

Building Summary

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

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	212745 B0010	**Type**	REAL ESTATE	Request E-Bill
Address	1106 SOLANA AVE TAL	**Status**		
Sec/Twn/Rng		**Subdivision**	SAN LUIS RIDGE	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
1994	R	1994 212745 B0010	PAID	12/1994	1,356.31		Tax Bill
1995	R	1995 212745 B0010	PAID	12/1995	1,429.16		Tax Bill
1996	R	1996 212745 B0010	PAID	12/1996	1,454.11		Tax Bill
1997	R	1997 212745 B0010	PAID	12/1997	1,502.88		Tax Bill
1998	R	1998 212745 B0010	PAID	12/1998	1,539.69		Tax Bill
1999	R	1999 212745 B0010	PAID	12/1999	1,534.13		Tax Bill
2000	R	2000 212745 B0010	PAID	12/2000	1,571.57		Tax Bill
2001	R	2001 212745 B0010	PAID	12/2001	1,631.72		Tax Bill
2002	R	2002 212745 B0010	PAID	12/2002	1,671.73		Tax Bill
2003	R	2003 212745 B0010	PAID	12/2003	1,759.36		Tax Bill
2004	R	2004 212745 B0010	PAID	12/2004	1,816.80		Tax Bill
2005	R	2005 212745 B0010	PAID	12/2005	1,843.86		Tax Bill
2006	R	2006 212745 B0010	PAID	11/2006	1,817.84		Tax Bill
2007	R	2007 212745 B0010	PAID	11/2007	1,708.26		Tax Bill
2008	R	2008 212745 B0010	PAID	11/2008	1,548.86		Tax Bill
2009	R	2009 212745 B0010	PAID	11/2009	1,578.60		Tax Bill
2010	R	2010 212745 B0010	PAID	11/2010	1,669.84		Tax Bill
2011	R	2011 212745 B0010	PAID	11/2011	1,681.23		Tax Bill
2012	R	2012 212745 B0010	PAID	11/2012	1,783.50		Tax Bill
2013	R	2013 212745 B0010	PAID	11/2013	1,789.29		Tax Bill
2014	R	2014 212745 B0010	PAID	11/2014	1,831.79		Tax Bill
2015	R	2015 212745 B0010	PAID	11/2015	1,874.41		Tax Bill
2016	R	2016 212745 B0010	PAID	12/2016	1,865.94		Tax Bill
2017	R	2017 212745 B0010	PAID	11/2017	1,870.94		Tax Bill
2018	R	2018 212745 B0010	PAID	11/2018	1,900.11		Tax Bill
2019	R	2019 212745 B0010	PAID	12/2019	2,692.92		Tax Bill
2020	R	2020 212745 B0010	PAID	12/2020	2,739.43		Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2020	212745 B0010	Tax Bill

Property Description	Owner Information
SAN LUIS RIDGE LOT 1 BLOCK B OR 884/2070 1171/2020	PINNOCK NICHOLAS PINNOCK MARLON 1106 SOLANA AVE TALLAHASSEE,FL 32304

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	193,030	TAXES	2,853.57
TAXABLE	143,030	TOTAL	2,853.57
EXEM.	25,000		
EXEM.	25,000		

IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31
PLEASE PAY	2,739.43	2,767.96	2,796.50	2,825.03	2,853.57

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0023040.0000	Full	Pmt Posted	$114.14-	$.00	$2,739.43

Links of Interest

TALLAHASSEE - LEON GIS MAPPING

LINK TO PROPERTY APPRAISER

CITY OF
TALLAHASSEE

Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist

Notice of Violation

Code Officer: **David Thomas** Case No.: **TCE210274**

Initial Inspection Date: **02/15/2021** Repeat Offender: No

Violation Address: **1106 SOLANA AVE**

Tax Identification Number: **212745 B0010**

Owner(s):

NICHOLAS & MARLON PINNOCK
1106 SOLANA AVE
TALLAHASSEE FL 32304

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL
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JAMES O. COOKE, IV, City Treasurer-Clerk

CURTIS RICHARDSON, Commissioner
DENNIS R. SUTTON, City Auditor

DIANNE WILLIAMS-COX, Commissioner

212745 B0010

Legend

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

N

0 135 270 540

ft

Akin Akinyemi, R.A.
Leon County Property Appraiser

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

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

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

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Date Drawn: Mar 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

CITY OF
TALLAHASSEE

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 #: **1131460000040**

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

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

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 4/20/2021, I personally received a copy of the following documents for the above-referenced property

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

and said documents were

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

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

O 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 4/20/2021, by ANGLEA LAND who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (initial cm receive)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

X O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-15-2021

O Posted at the violation address listed above on _____

O 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 4-15-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

_____
NOTARY PUBLIC

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

Property Use: 0100 - SINGLE FAMILY
518 MICCOSUKEE RD

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

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: 1131460000040
Owner(s): EMILY BRIDGES GUNTER FARM LLC

Mailing Addr: 9110 PRESTWICK CLUB DR
DULUTH GA 30097

Google Map
Location: 518 MICCOSUKEE RD
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Tax District: 1 - CITY
Legal Desc: EASTVIEW ADDITION
LOTS 4 & 5
OR 226/409

Parent Parcel:
Acreage: 0.390 - ESTIMATED
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
09/08/2006	$0	3577/2397	Probate	Improved
08/06/2006	$0	3576/1098	Probate	Improved

Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2020	$75,000	$5,661	$80,661	$0	$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$80,661	$80,661	$0	$80,661
	Leon County - Emergency Medical Service	0.50000	$80,661	$80,661	$0	$80,661
	School - State Law	3.71500	$80,661	$80,661	$0	$80,661
	School - Local Board	2.24800	$80,661	$80,661	$0	$80,661
	City of Tallahassee	4.10000	$80,661	$80,661	$0	$80,661
	NW FL Water Management	0.03110	$80,661	$80,661	$0	$80,661

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1921	1,240	0
Total:		1				1,240	0

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

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	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

CITY OF
TALLAHASSEE

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 ORIGINAL COPY
9110 PRESTWICK CLUB DR
DULUTH GA 30097

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

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Commissioner

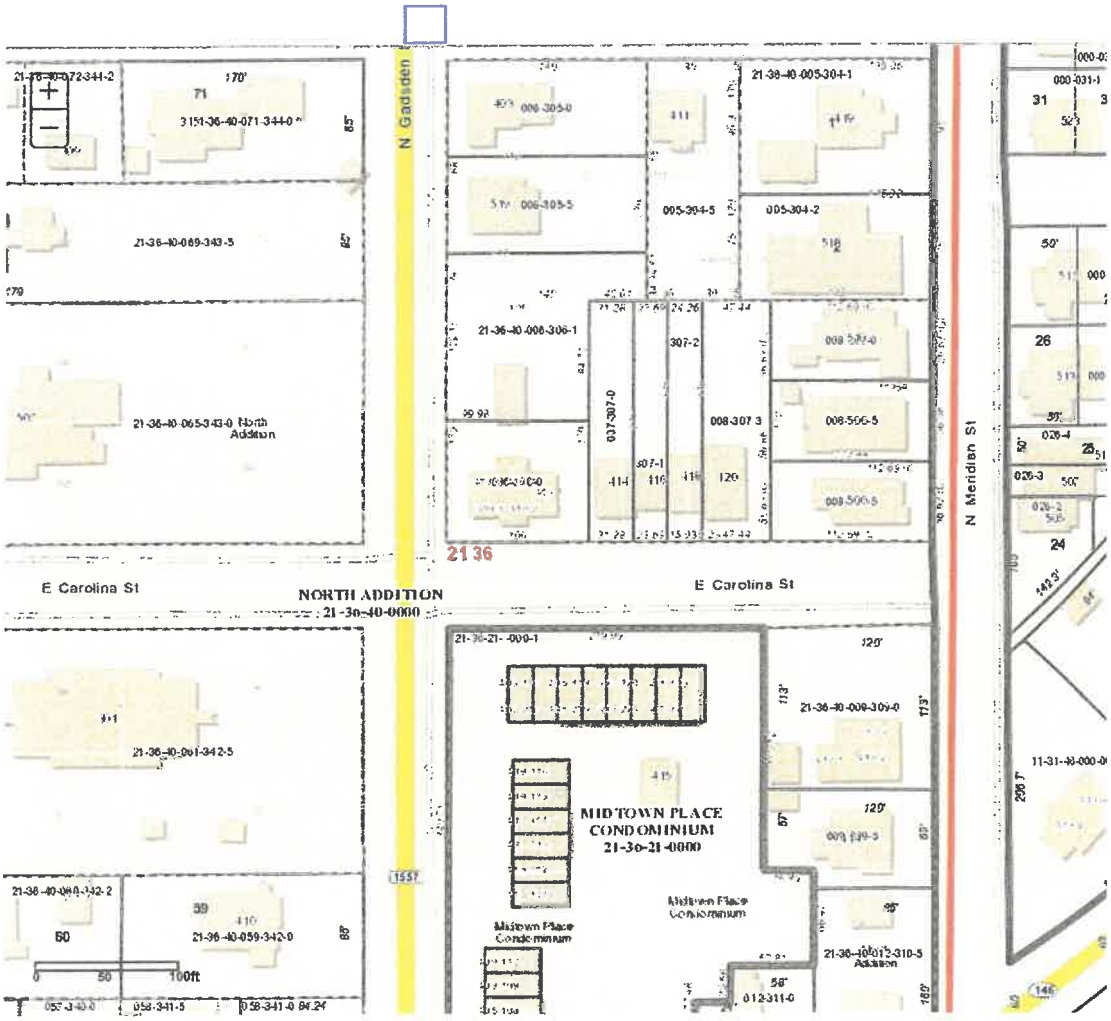
DENNIS R. SUTTON
City Auditor

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.

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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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CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

UNITED STATES POSTAL SERVICE

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 :

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

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

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Neighborhood Sales
Printable Summary
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Reports
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Data Dictionary
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Property Use Codes

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

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.

Tax District: 1 - CITY
Legal Desc: CERCY TRACE VILLAGE UNREC LOT 26 AND EAST PART OF 27 OR 1049/2022

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 TLCGIS 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
About Us
FAQ
Forms

Copyright 2020 by Leon County Property Appraiser | Last Updated: 04/07/2021 | Powered by iasWorld Public Access

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.

Case No.: **TCE202287**

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

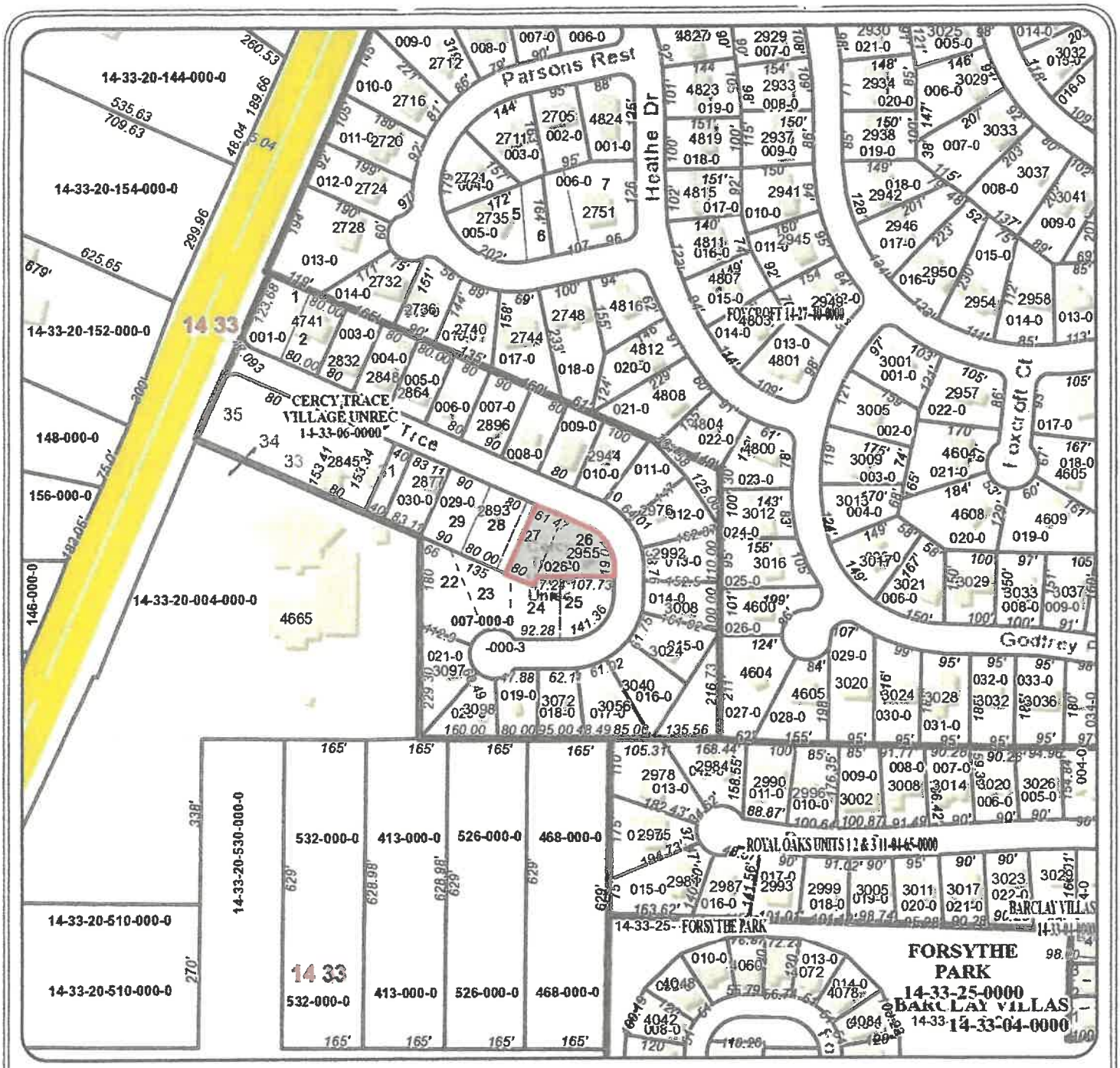
ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



1433060000260

Legend

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

N

0 265 530 1,060

ft

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: 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

CITY OF
TALLAHASSEE

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.*

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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. **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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/12/2021
- O 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 4/12/2021, by ANGELA LAND who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (initial CM rerotice)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-12-2021

O Posted at the violation address listed above on _____

O 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 4-12-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

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

Parcel: 1109290000001
Owner: EDGEWATER CONDO OWNERS

Property Use: 0900 - RESIDENTIAL COMMON ELEMENTS/AREAS
KILLEARN CENTER BLVD

1 of 1
Return to Search

Actions
Neighborhood
Printable Summ
Printable Versi

Reports
Mailing List
Property Data Ex

Help Links
Data Dictionary
Search Instructions
Property Use Codes

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
Owner(s): EDGEWATER CONDO OWNERS

Tax District: 1 - CITY
Legal Desc: EDGEWATER CONDOMINIUMS
9 1N 1E
COMMON ELEMENTS
OR 5116/2393

Mailing Addr: PO BOX 13633
TALLAHASSEE FL 32317

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

Parent Parcel: 1109202240000
Acreage: 8.910 - ESTIMATED
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.)

County Links
Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links
Land Information
(Contains FEMA, Zoning, Fire Hydrant, etc.)
Flood Zone (FEMA)
Zoning Map
Fire Hydrant Map
More TLCGIS Maps

Other Map Links
Google Map
Map

Office Hours
8am - 5pm Monday - Friday

Location Google Map
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

Copyright 2020 by Leon County Property Appraiser | Last Updated: 04/07/2021 | Powered by iasWorld Public Access

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

CITY OF
TALLAHASSEE

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

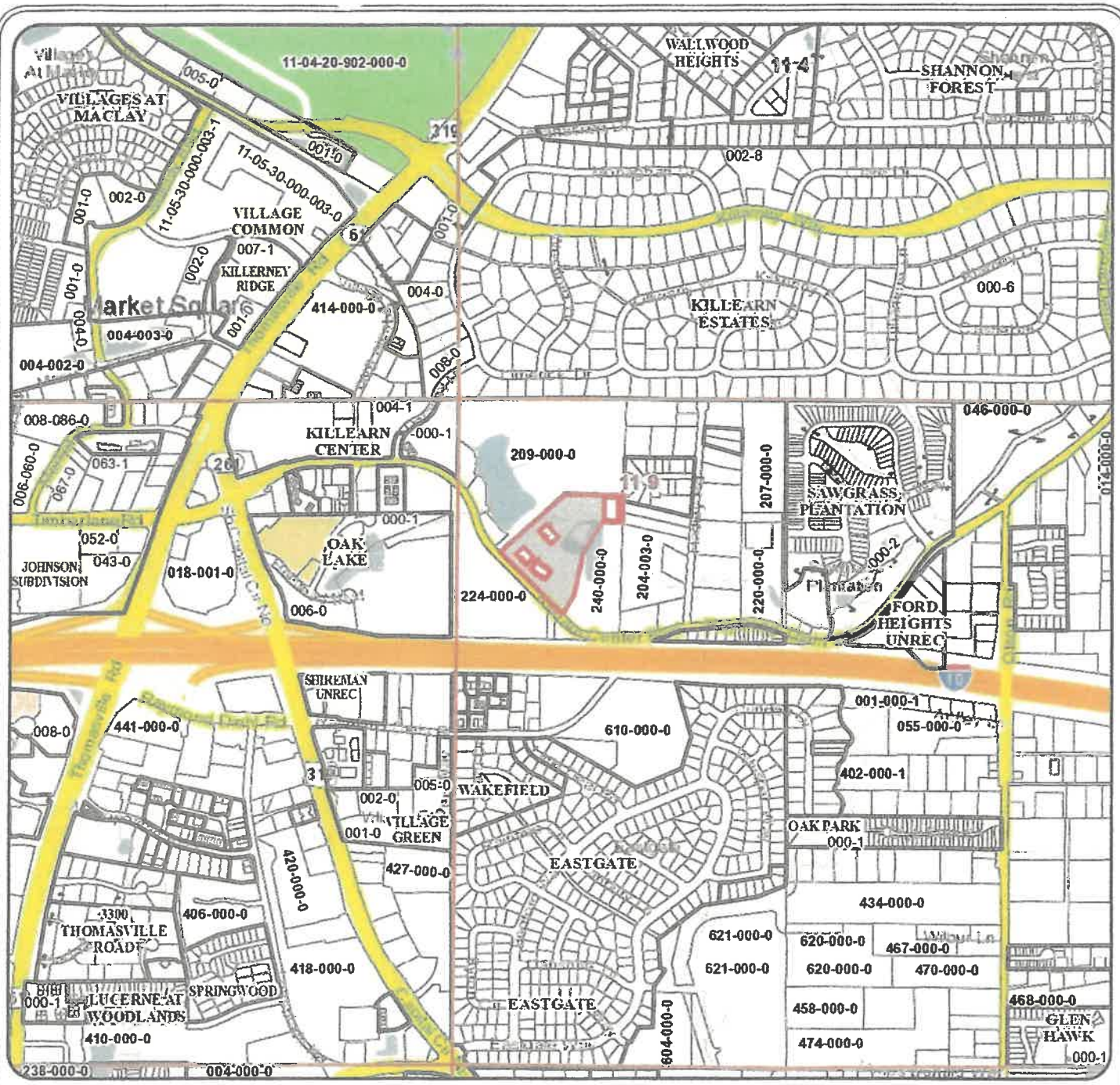
1 TLDC Chapter 3,Section 3.488 - Maintenance (Residential)

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

N

0 1,050 2,100 4,200

ft

Akin Akinyemi, R.A.
Leon County Property Appraiser

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

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

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Date Drawn: 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 b 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.

OWNER CONTACT: YES/NO

PROPERTY POSTED: 04/12/2021

CITY OF TALLAHASSEE

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.

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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

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CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
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Mayor

REESE GOAD
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JACQUELINE "JACK" PORTER
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

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. **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

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

and said documents were

- O Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on _____
- X Posted at the violation address listed above on 4/12/2021
- O 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 4/12/2021, by ANGELA LAND who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

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

and said documents were

X Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-12-2021

O Posted at the violation address listed above on _____

O 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 4-12-2021, by SIR'TERIA HENDERSON who is personally known to me and who did not take an oath.

Denise Garrett
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
DENISE GARRETT
Notary Public, State of Florida
Commission No. GG957113
Commission Expires 02/10/2024

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

Parcel: 1129150000090
Owner: RIDLEY ALFRED DENNIS

Property Use: 0107 - TOWNHOMES
1407 6 MCCAULEY RD

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

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
Owner(s): RIDLEY ALFRED DENNIS
RIDLEY PAMELA H L

Mailing Addr: PO BOX 12518
TALLAHASSEE FL 32317

Google Map
Location: 1407 6 MCCAULEY RD
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.

Tax District: 1 - CITY
Legal Desc: GREEN-BANKS TOWNHOUSES
BUILDING C UNIT 2
MIDDLE UNIT
OR 1093/ 2075

Parent Parcel:
Acreage: 0.040 - ESTIMATED
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
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	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 C UNIT 2 MIDDLE UNIT OR 1093/ 2075	RIDLEY ALFRED DENNIS RIDLEY PAMELA H L 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

CITY OF
TALLAHASSEE

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 b 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

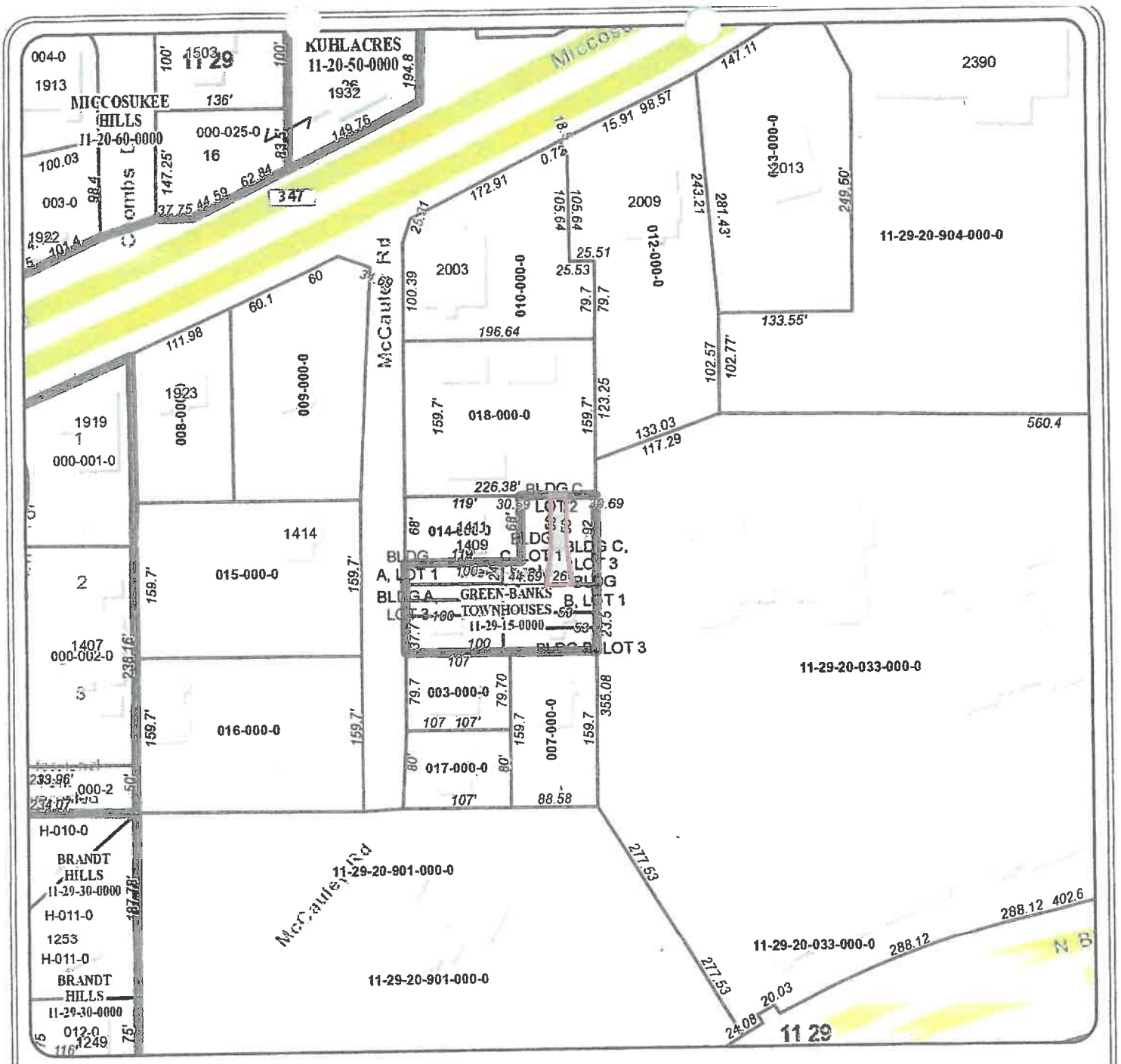
ELAINE W. BRYANT
Commissioner

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

N

0 135 270 540

ft

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 Atorresagasti

Code Enforcement Division

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

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

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- Ø Notice of Violation / Notice of Hearing (Initial CM)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

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

Ø Posted at the violation address listed above on 5-5-21

O 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 5/5/2021, by M. Atorresagasti who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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. **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

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

and said documents were

Ø Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4/27/2021

O Posted at the violation address listed above on _____

O 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 PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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.

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

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	$0	2020 - No

Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2020	Leon County	8.31440	$50,192	$50,192	$0	$50,192
	Leon County - Emergency Medical Service	0.50000	$50,192	$50,192	$0	$50,192
	School - State Law	3.71500	$50,192	$50,192	$0	$50,192
	School - Local Board	2.24800	$50,192	$50,192	$0	$50,192
	City of Tallahassee	4.10000	$50,192	$50,192	$0	$50,192
	NW FL Water Management	0.03110	$50,192	$50,192	$0	$50,192

Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2020	1	1	Residential	SF - Single Family	1953	1,039	68
Total:		1				1,039	68

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

County Links

Leon County Tax Collector
Permits Online (City / County)
Property Info Sheet

County Map Links

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

Other Map Links

Google Map
Map

Tax Roll Property Summary

Property Summary				Please click here for this page's Instructions
Account Number	410256 A0090	**Type**	REAL ESTATE	Request E-Bill
Address	1674 PEPPER DR TAL	**Status**		
Sec/Twn/Rng		**Subdivision**	ELBERTA EMPIRE ADD	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
1994	R	1994 410256 A0090	PAID	11/1994	507.68	Tax Bill
1995	R	1995 410256 A0090	PAID	11/1995	531.33	Tax Bill
1996	R	1996 410256 A0090	PAID	11/1996	566.03	Tax Bill
1997	R	1997 410256 A0090	PAID	12/1997	618.47	Tax Bill
1998	R	1998 410256 A0090	PAID	12/1998	620.81	Tax Bill
1999	R	1999 410256 A0090	PAID	11/1999	636.02	Tax Bill
2000	R	2000 410256 A0090	PAID	11/2000	805.08	Tax Bill
2001	R	2001 410256 A0090	PAID	11/2001	836.53	Tax Bill
2002	R	2002 410256 A0090	PAID	03/2003	943.72	Tax Bill
2003	R	2003 410256 A0090	PAID	01/2004	1,033.49	Tax Bill
2004	R	2004 410256 A0090	PAID	02/2005	1,179.68	Tax Bill
2005	R	2005 410256 A0090	PAID	11/2005	1,393.54	Tax Bill
2006	R	2006 410256 A0090	PAID	11/2006	1,520.75	Tax Bill
2007	R	2007 410256 A0090	PAID	11/2007	1,540.99	Tax Bill
2008	R	2008 410256 A0090	PAID	11/2008	1,548.02	Tax Bill
2009	R	2009 410256 A0090	PAID	11/2009	1,416.81	Tax Bill
2010	R	2010 410256 A0090	PAID	11/2010	1,405.56	Tax Bill
2011	R	2011 410256 A0090	PAID	11/2011	991.84	Tax Bill
2012	R	2012 410256 A0090	PAID	11/2012	800.74	Tax Bill
2013	R	2013 410256 A0090	PAID	11/2013	746.60	Tax Bill
2014	R	2014 410256 A0090	PAID	11/2014	775.47	Tax Bill
2015	R	2015 410256 A0090	PAID	11/2015	817.79	Tax Bill
2016	R	2016 410256 A0090	PAID	11/2016	829.80	Tax Bill
2017	R	2017 410256 A0090	PAID	11/2017	827.50	Tax Bill
2018	R	2018 410256 A0090	PAID	11/2018	861.01	Tax Bill
2019	R	2019 410256 A0090	PAID	11/2019	886.24	Tax Bill
2020	R	2020 410256 A0090	PAID	12/2020	911.10	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2020	410256 A0090	Tax Bill

Property Description	Owner Information
ELBERTA EMPIRE ADDITION E 25 FT OF LOT 9 & W 40 FT OF LOT 10 BLOCK A OR 263/55 1674 PEPPER DR	TRAN PHUONG HUU 4925 LAKE PARK DR TALLAHASSEE,FL 32311

Current Values and Exemptions		Taxes and Fees Levied	
ASSESSMENT	50,192	TAXES	949.06
TAXABLE	50,192	TOTAL	949.06

IF PAID BY	NOV 1-DEC 2	DEC 3-JAN 5	JAN 6-FEB 1	FEB 2-MAR 1	MAR 2-MAR 31
PLEASE PAY	911.10	920.59	930.08	939.57	949.06

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/01/2020	461 2020 0029831.0000	Full	Pmt Posted	$37.96-	$.00	$911.10

Links of Interest

TALLAHASSEE - LEON GIS MAPPING

LINK TO PROPERTY APPRAISER

CITY OF
TALLAHASSEE

Sustainability and Community Preservation
Code Enforcement Division
Violation Checklist

Notice of Violation

Code Officer: **Martin Atorresagasti** Case No.: **TCE210390**

Initial Inspection Date: **03/01/2021** Repeat Offender: No

Violation Address: **1674 PEPPER DR**

Tax Identification Number: **410256 A0090**

Owner(s):

TRAN PHUONG HUU
4925 LAKE PARK DR
TALLAHASSEE FL 32311

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

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

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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

410256 A0090

Legend

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

N

0 80 160 320

ft

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 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 GOAD
City Manager

JEREMY MATLOW
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JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

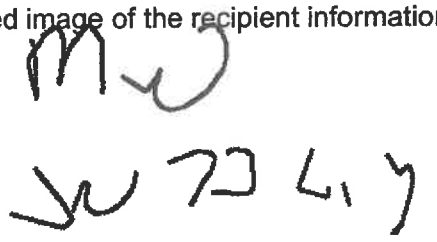
UNITED STATES POSTAL SERVICE

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 :



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:

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

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.

Tax District: 1 - CITY
Legal Desc: ELBERTA EMPIRE ADDITION
LOT 32 BLOCK A
OR 1834/167 2415/1615

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 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 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

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.

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CURTIS RICHARDSON, Commissioner
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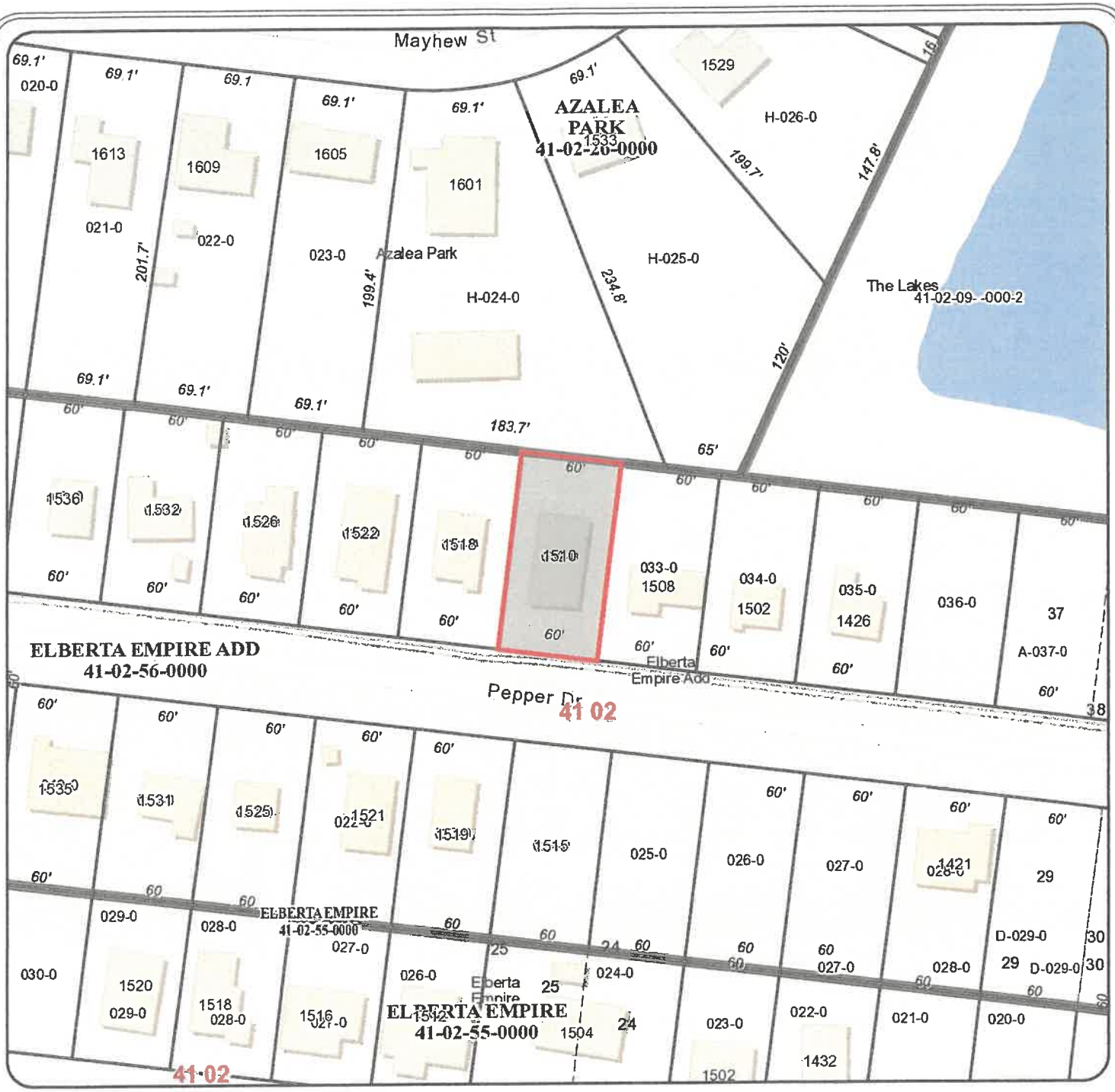
DIANNE WILLIAMS-COX, Commissioner



410256 A0320

Legend

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

N

0 80 160 320

ft

Akin Akinyemi, R.A.
Leon County Property Appraiser

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

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

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

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Date Drawn: Mar 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
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Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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

Sustainability and Community Preservation
Code Enforcement Division

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

AFFIDAVIT OF POSTING

Case No. **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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- X Notice of Violation / Notice of Hearing (Initial CM)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O Other:

and said documents were

O 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

O 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 5/7/2021, by M. Atorresagasti who is personally known to me and who did not take an oath.

NOTARY PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

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

- O Notice of Violation
- O Code Magistrate Order
- O Dangerous Building Placard
- ☑ Notice of Violation / Notice of Hearing (Initial CM)
- O Code Board Order
- O Board / Seal Order
- O Notice of Hearing
- O Order to Vacate
- O 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

O Posted at the violation address listed above on _____

O 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 PUBLIC

SIR'TERIA HENDERSON
Commission # GG 148817
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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	$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	6650 HAVANA HWY
	1710/1736 2003/2236(LP LOT 5 OF	HAVANA,FL 32333
	LTD PARTITION	

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
850-891-0000
TDD: 711 • Talgov.com

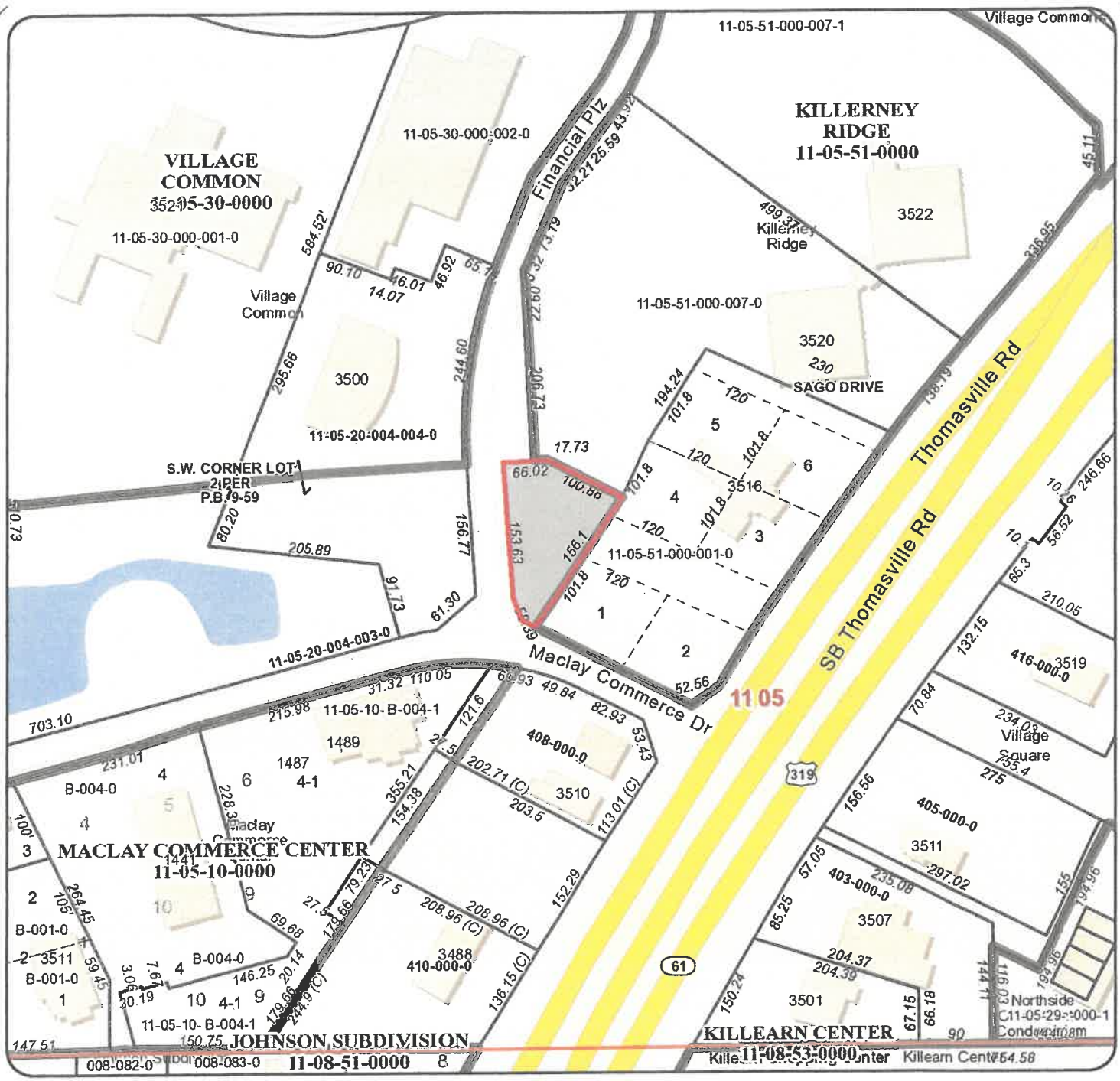
JOHN E. DAILEY, Mayor
REESE GOAD, City Manager

JEREMY MATLOW, Mayor Pro Tem
CASSANDRA K. JACKSON, City Attorney

JACQUELINE "JACK" PORTER, Commissioner
JAMES O. COOKE, IV, City Treasurer-Clerk

CURTIS RICHARDSON, Commissioner
DENNIS R. SUTTON, City Auditor

DIANNE WILLIAMS-COX, Commissioner



1105200040050

Legend

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

N

0 165 330 660

ft

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 05, 2021