1. CALL TO ORDER/ROLL CALL/ DETERMINATION OF A QUORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

4.1. ELOUISE FLEMING ESTATE, 1020 S. 10TH STREET, CASE NUMBER: 17-00017
Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Sections 42-116 (b) Cleaning of lots; Maintenance of Structures; 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Requesting Board determination of the case.

Documents:
1020 S 10th St-1700017.PDF

4.2. HAZEL RICHO, 330 S. 12TH STREET, CASE NUMBER: 17-00026
Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Sections 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Requesting Board determination of the case.

Documents:
330 S 12th St-17-00026.PDF

4.3. JOHN E. ALLAIRE LAND LLC, 915 GUM STREET A & B, CASE NUMBER: 17-00040
Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Sections 42-116 (a) Cleaning of lots; Maintenance of Structures. Requesting Board determination of the case.

Documents:
915 Gum St-17-00040.PDF

5. BOARD BUSINESS

6. ADJOURNMENT
Quasi-Judicial – Denotes that the item must be conducted as a Quasi-Judicial hearing in accordance with City Commission established procedure and Florida Statutes.

All members of the public are invited to be present and be heard. Non-English speaking individuals may request a language or sign interpreter at least ten (10) working days prior to this meeting. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

For information regarding this matter, please contact the Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Code Enforcement & Appeals Board with respect to any matter considered at such meeting he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.
Violation Information

Owner
Elouise Fleming Estate, 1020 S. 10th Street, Fernandina Beach, FL 32034

Violation
City of Fernandina Beach Code of Ordinances, Section 42-173 Wrecked or Inoperable motor vehicles; and 42-116(a & b) cleaning of lots; maintenance of structures.

Location:
1020 S. 10th Street, Fernandina Beach FL 32034

Summary and Background Information

March 27, 2017, I received a complaint that there were inoperable vehicles at this address. When I inspected the property I confirmed that there were two inoperable vehicles on the right side of this property. I also noticed that the house had other code violations in regards to the missing asphalt shingles on the sides of the house that were missing / soffit needs repair, and debris around the house that needs to be stored or removed. I left a door hanger on the front door giving him thirty (30) days to bring the property into compliance. I took pictures.

May 8, 2017, I re-inspected the property and found the vehicles were still in violation. The soffit had been partially repaired. The shingles on the sides of the house have not been repaired. I left my card for the owner to call me and give me a time frame. No response.

May 24, 2017, I re-inspected property and found very little change to original violations.


June 9, 2017, I did a field visit to this property and found no further actions to bring property into compliance have been done. I took pictures.

June 27, 2017, I rechecked property to see if anything had been corrected. The vehicles are still untagged and stored improperly, the siding on the house is still missing shingles, and debris that needs to be stored or removed is present.

Conclusion

I have been to this property on numerous occasions. Corrective work was started initially, but stopped and was never completed to bring this property into compliance. No communication to date has been attempted.

Recommendation

Staff recommends assessing a $50.00 fine per day for the vehicles that are out of compliance, and a $50.00 fine per day for the structure and yard debris, along with administrative fees incurred until compliance is achieved and paid by the respondent.

Submitted by:

George Wells
Code Compliance Officer
CASE NUMBER 17-00017   DATE CASE WAS OPENED: 03/27/2017   DATE SCHEDULED: 04/27/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

ELLOISE FLEMING ESTATE
1020 S 10TH STREET
CENTER OF TOWN

OPENING COMMENTS
REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY.GW

FIRST INSPECTION
ACTION COMMENTS
CORRECT UNTAGGED AND INOP VEHICLES. REPAIR SIDING AND SOFFIT AS NEEDED. REMOVE OR STORE DEBRIS IN YARD.TK PICS. GW
### Action Report

**City of Fernandina Beach**  
**CASE INSPECTION/REPORT**

<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>DATE CASE WAS OPENED</th>
<th>DATE SCHEDULED</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-00017</td>
<td>03/27/2017</td>
<td>04/27/2017</td>
</tr>
</tbody>
</table>

**WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY**

**ASSIGNED TO:** CODE COMPLIANCE OFFICER CHIP WELLS

**ELOISE FLEMING ESTATE**  
1020 S 10TH STREET  
CENTER OF TOWN

**OPENING COMMENTS**

REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY.GW

**WRITTEN WARNING**

**ACTION COMMENTS**

LEFT DOOR HANGER GIVING 30 DAYS TO COMPLY GW
<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>17-00017</th>
<th>DATE CASE WAS OPENED:</th>
<th>03/27/2017</th>
<th>DATE SCHEDULED:</th>
<th>05/18/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ASSIGNED TO:</td>
<td>CODE COMPLIANCE OFFICER CHIP WELLS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ELOUISE FLEMING ESTATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1020 S 10TH STREET</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CENTER OF TOWN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OPENING COMMENTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY. GW</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SECOND INSPECTION

ACTION COMMENTS
05-08-17 WIP. VEHICLE ON THE RIGHT SIDE OF THE HOUSE NEEDS TO BE COMPLETELY COVERED. SIDING ON LEFT SIDE OF HOUSE NEEDS TO BE FINISHED. LEFT MY CARD FOR OWNER TO CALL AND GET A TIME FRAME FOR COMPLETION. GW
CASE NUMBER 17-00017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

ELOUISE FLEMING ESTATE
1020 S 10TH STREET
CENTER OF TOWN
OPENING COMMENTS
REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY.GW

THIRD INSPECTION
ACTION COMMENTS
5/24/17 INSPECTED PROPERTY. FOUND SIDING ON LEFT SIDE OF HOUSE NOT COMPLETE. INOP VEHICLE ON RIGHT SIDE OF HOUSE NOT STORED PROPERLY.
CASE NUMBER       17-00017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO:       CODE COMPLIANCE OFFICER CHIP WELLS

ELouise FLEMING ESTATE
1020 S 10th STREET
CENTER OF TOWN
OPENING COMMENTS
REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY.GW

NOTICE OF VIOLATION & NOTICE OF HEARING
ACTION COMMENTS
05-30-17 SENT NOV/NOH LETTER OUT VIA CERT. MAIL. GW
CASE NUMBER  17-00017
DATE CASE WAS OPENED:  03/27/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
DATE SCHEDULED:  08/09/2017
ASSIGNED TO:  CODE COMPLIANCE OFFICER CHIP WELLS

ELOUISE FLEMING ESTATE
1020 S 10TH STREET
CENTER OF TOWN

OPENING COMMENTS
REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY.GW

VISIT IN THE FIELD
ACTION COMMENTS
06-09-17 FIELD VISIT TO RECHECK STATUS-NO CHANGE TO VIO,S. TK PICS. GW
CASE NUMBER: 17-00017
DATE CASE WAS OPENED: 03/27/2017
DATE SCHEDULED: 06/27/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

ELOUISE FLEMING ESTATE
1020 S 10TH STREET
CENTER OF TOWN
OPENING COMMENTS
REC COMPLAINT ABOUT INOP VEHICLES ON PROPERTY. GW

VISIT IN THE FIELD
ACTION COMMENTS
06-27-17 CHECKED PROPERTY TO CONFIRM THAT NOTHING HAS BEEN DONE TO BRING THIS PROPERTY INTO COMPLIANCE. GW
CITY OF FERNANDINA BEACH
George Wells
Code Enforcement Department
Code Compliance Officer

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

May 30, 2017

Cert. #: 7013 0600 0000 5302 6146

IN THE MATTER OF:

Elouise Fleming Estate
P. O. Box 15051
Fernandina Beach, Fl 32034

PREMISES: 1020 S. 10th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 170 LOTS 11 12 13 & 14 IN OR 109 PG 408 CITY OF FDNA BEACH, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation of the City of Fernandina Beach Code of Ordinances and contends that the following violations exist: 42-173 Wrecked or Inoperable motor vehicle on private property declared a nuisance and prohibited. 42-116(B) Maintenance Of Structure. (These can be found on the City’s website: www.fbfl.us/code). This letter specifically addresses the vehicles that are not currently tagged in the yard of which are not stored properly. The siding on the left side of the house needs to be replaced and finished as needed to comply with the current code of ordinances.

Therefore, you are hereby directed to remedy and discontinue the problems by: (A) removing, storing properly and/or currently tag all vehicles that are parked on this property, (B) repair and replace existing siding that is missing on the left side of the house, which requires a building permit that can be applied for at city hall by June 9th, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: July 6th, 2017
TIME: 6:00 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED $250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

George Wells
Code Compliance Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk’s office at (904) 310-3115.
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ELOUISE FLEMING ESTATE
P. O. BOX 15051
FERNANDINA BEACH, FL 32034

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
Yes  
No

2. Article Number
(Transfer from service label)

7013 0600 0000 5302 6146

3. Service Type

- Certified Mail
- Priority Mail Express
- Registered
- Return Receipt for Merchandise
- Insured Mail
- Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

PS Form 3811, July 2013
Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage $4.7
Certified Fee 3.30
Return Receipt Fee (Endorsement Required) 2.70
Restricted Delivery Fee (Endorsement Required)

Total Service & Fee $6.82

ELOUISE FLEMING ESTATE
P. O. BOX 15051
FERNANDINA BEACH, FL 32034

CERTIFIED MAIL

See reverse for instructions.
FERNANDINA BEACH, FL 32034
P. O. BOX 15051
ELLOISE FLEMING ESTATE

1. Article Addressed To:
ELLOISE FLEMING ESTATE
P. O. BOX 15051
FERNANDINA BEACH, FL 32034

2. Article Number
9hrt9
2DES
DODD
0090
ET

3. Service Type
Certified Mail®
D Priority Mail Express
D Registered
D Return Receipt for Merchandise
D Insured Mail
D Collect on Delivery

4. Restricted Delivery? [ ] Yes [ ] No

B Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

• Print your name and address on the reverse so that we can return the card to you.

B Attach this card to the back of the mailpiece, or on the front if space permits.

B Is delivery address different from item 1? [ ] Yes [ ] No

If YES, enter delivery address below:

A. Sign here
B.43tceived b [Printed Name]
C. Date of Delivery

SENDERS: COMPLETE THIS SECTION ON DELIVERY
**Property Details**

**NASSAU**

A. Michael Hickox, CFA, Cert.Res.RD1941  
Nassau County Property Appraiser

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Fleming Louise EST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>C/O Thomas Lee Fleming</td>
</tr>
<tr>
<td></td>
<td>P O Box 15051</td>
</tr>
<tr>
<td>Location Address</td>
<td>Fernandina Beach, FL 32035</td>
</tr>
<tr>
<td>Short Legal</td>
<td>Block 170 Lots 11, 12, 13 &amp; 14 in or 109 PG 408 City of FDNA Beach</td>
</tr>
</tbody>
</table>

| Parcel Number           | 00-00-31-1800-0170-0110 |
| Tax District            | Fernandina Beach (District 2) |
| Millage                 | 20.2487 |
| Property Usage          | Single Family |
| Deed Acres              | 0 |
| Homestead               | Y |
| Parcel Map Record       | Map This Parcel |
| Tax Collector Search    | Nassau Tax Collector Link |
| Property Record Card    | Link to Property Record Card (PDF) |

**2016 Certified Values**

- **Just Value of Land**: $33,750
- **Land Value Agricultural**: $0
- **Total Building Value**: $30,552
- **Total Misc Value**: $392
- **Just or Classified Total Value**: $64,694
- **Assessed Value**: $64,694
- **Exempt Value**: $16,174
- **Taxable Value**: $48,520

**Land Information**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Units</th>
<th>Land Unit Type</th>
<th>Sec-Twn-Rng</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFR 000100</td>
<td>0</td>
<td>FF</td>
<td>24-3N-28</td>
</tr>
<tr>
<td>SFR 000100</td>
<td>0</td>
<td>FF</td>
<td>24-3N-28</td>
</tr>
</tbody>
</table>

**Building Information**

<table>
<thead>
<tr>
<th>Type</th>
<th>Total Area</th>
<th>Heated Area</th>
<th>Red Rooms</th>
<th>Baths</th>
<th>Primary Exterior</th>
<th>Secondary Exterior</th>
<th>Heating</th>
<th>Cooling</th>
<th>Actual Year Built</th>
<th>Building Sketch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Fam</td>
<td>1,325</td>
<td>1,301</td>
<td>3</td>
<td>1</td>
<td>ASB Siding</td>
<td>Average</td>
<td>Convection</td>
<td>Convection</td>
<td>1960</td>
<td>Show Sketch</td>
</tr>
</tbody>
</table>

**Miscellaneous Information**

<table>
<thead>
<tr>
<th>Description</th>
<th>Dimensions L x W</th>
<th>Units</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>GR/UT-L-WD</td>
<td>18 x 22</td>
<td>882</td>
<td>1970</td>
</tr>
<tr>
<td>UW/U-I-WD</td>
<td>0 x 0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Sales Information**

There is no sales information for this record.

 enorm # 17- 00017

http://cloudapp.rokttech.net/NassauSearch/ISRecentSales/NassauProperty.aspx?ParcelNumber=00-00-31-1800-0170-0110
NOTICE OF VISIT

Date: 3/7/2017 Time: 11:00

This is to serve as a warning that you may be in violation of the following city ordinance(s):

Reason for Visit:

- Property No.: 1030 S. 1st St.
- Code No.: 5.200

Please contact George Wells, Code Compliance Officer at (941) 365-1000 or at gwell@fbr.org for more information.

City of Fernandina Beach
Code Enforcement
204 Ash Street
941-365-1015
www.fbr.us/Code
Violation Information

Owner: Hazel Richo, 330 S. 12th Street, Fernandina Beach, FL 32034

Violation: City of Fernandina Beach Code of Ordinances, Section 42-173 Wrecked or Inoperable motor vehicles

Location: 330 S. 12th Street, Fernandina Beach FL 32034

Summary and Background Information

March 27, 2017, I received a complaint that there were untagged vehicles at this address. When I inspected the property I confirmed that there were four untagged vehicles on this property. I talked with the owner to inform him of the ordinance that he was in violation of. I gave him ten (10) days to bring the vehicles into compliance.

April 10, 2017, I re-inspected the property and found the vehicles are still in violation. Nothing had changed. I took pictures.


May 8, 2017, I re-inspected the property and found the property was still in violation with the untagged vehicles. I took pictures.

May 23, 2017, I did a field visit to this property and found no change to original violation.

June 27, 2017, I rechecked property to see if anything had been corrected. No change- all vehicles still in violation.

Conclusion

I have spoken to the owner at this property several times who owns these vehicles, once in person and on the phone twice regarding these four vehicles that are in violation. Each time he assures me that he is going to take care of this matter. Nothing has been done to date to correct this matter.

Recommendation

Staff recommends assessing a $50.00 fine per day for the vehicles that are out of compliance along with administrative fees incurred until compliance is achieved and paid by the respondent.

Submitted by:

George Wells
Code Compliance Officer
CASE NUMBER: 17-00026
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS
HAZEL RICHO
330 S 12TH STREET
CENTER OF TOWN
OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

FIRST INSPECTION
ACTION COMMENTS
03-27-17 VISITED PROPERTY AND FOUND (1) WHITE F-150, (2) CAD. DEVILLES, AND (1) WHITE NISSAN MAXIMA THAT WERE UNTAGGED. SPOKE WITH RESIDENT HE STATED HE WOULD GET VEHICLES IN COMPLIANCE. 10 DAYS TO COMPLY. GW
CASE NUMBER 17-00026  DATE CASE WAS OPENED: 03/27/2017  DATE SCHEDULED: 04/06/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

HAZEL RICH0
330 S 12TH STREET
CENTER OF TOWN

OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

SECOND INSPECTION
ACTION COMMENTS
04-16-17 2ND INSPECTION- NO CHANGE-ALL VEHICLES STILL PRESENT. GW
CASE NUMBER       17-00026
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

HAZEL RICHO
330 S 12TH STREET
CENTER OF TOWN
OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

NOTICE OF VIOLATION & NOTICE OF HEARING
ACTION COMMENTS
NOV/NOH SENT 04-20-2017. GW
CASE NUMBER 17-00026
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

HAZEL RICHO
330 S 12TH STREET
CENTER OF TOWN

OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

THIRD INSPECTION
ACTION COMMENTS
05-08-17 ALL CITED VEHICLES ARE STILL OUT OF COMPLIANCE. GW
CASE NUMBER 17-00026
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

VISIT IN THE FIELD
ACTION COMMENTS
05-23-17 FIELD VISIT- NO CHANGE-ALL VEHICLES IN VIOLATION ARE STILL PRESENT. GW
CASE NUMBER: 17-00026
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY

DATE CASE WAS OPENED: 03/27/2017
DATE SCHEDULED: 06/27/2017

ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

HAZEL RICHO
330 S 12TH STREET
CENTER OF TOWN

OPENING COMMENTS
03-27-17 CHECK PROPERTY FOR INOP VEHICLES. GW

VISIT IN THE FIELD
ACTION COMMENTS
06-27-17 STOPPED BY PROPERTY TO CONFIRM THAT NOTHING HAS BEEN DONE TO CORRECT THE VIOLATIONS. GW
CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

APRIL 20, 2017

Cert. #: 7016 1370 0001 9997 7568

IN THE MATTER OF:

Hazel Richo
330 S. 12th St.
Fernandina Beach, FL 32034

PREMISES: 330 S. 12th St., Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 230 SUB B OF LOT 5 IN OR 1401/359 CITY OF FDNA BEACH 1/25, Fernandina Beach, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation of the City of Fernandina Beach Code of Ordinances and contends that the following violation exist: 42-173 Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited (These can be found on the City’s website: www.fbfl.us/code). This letter specifically addresses (4) expired and/or untagged vehicles on your property: White F-150 truck, (2) Cad. Devilles, and a white Nissan Maxima.

Therefore, you are hereby directed to remedy and discontinue the problems by: removing, repairing and/or currently tag all of the vehicles that are parked on this property, by April 30th, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: July 6, 2017
TIME: 6:00 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED $250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

[Signature]
George Wells
Code Compliance Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk’s office at (904) 310-3115.
1. Article Addressed to:

HAZEL RICHO
330 S. 12TH ST.
FERNANDINA BEACH, FL 32334

2. Article Number
(Transfer from service label)

7016 1370 0001 9997 7568

3. Service Type

☑ Certified Mail®
☐ Priority Mail Express™
☐ Registered
☐ Return Receipt for Merchandise
☐ Insured Mail
☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)
☐ Yes
☐ No

---

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
$3.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $2.90
☐ Return Receipt (electronic) $2.90
☐ Certified Mail Restricted Delivery $3.90
☐ Adult Signature Required $2.90
☐ Adult Signature Restricted Delivery $3.90

Postage
$6.47
Total Postage and
$9.77
Sent To

HAZEL RICHO
330 S. 12TH ST.
FERNANDINA BEACH, FL 32034

PS Form 3600, April 2015
See Reverse for Instructions

---

---
**SENDERS: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   **HAZEL RICH**
   330 S. 12TH ST.
   FERNANDINA BEACH, FL 32034

2. Article Number
   (Transfer from service label)

<table>
<thead>
<tr>
<th>Article Number</th>
<th>Transfer from service label</th>
</tr>
</thead>
<tbody>
<tr>
<td>7016 1370 0001 9997 7566</td>
<td>Domestic Return Receipt</td>
</tr>
</tbody>
</table>

**COMPLETE THIS SECTION ON DELIVERY**

- Signature
- Agent
- Addressee

- B. Received by (Printed Name)
- C. Date of Delivery

- D. Is delivery address different from item 1?  
  - Yes
  - No

- If YES, enter delivery address below:

- 3. Service Type
  - Certified Mail®
  - Priority Mail Express™
  - Registered
  - Return Receipt for Merchandise
  - Insured Mail
  - Collect on Delivery

- 4. Restricted Delivery? (Extra Fee)  
  - Yes
  - No

---

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**

**Domestic Mail Only**

For delivery information visit our website at www.usps.com/officialtime.

**OFFICIAL TIME**

**Certified Mail Fee $3.30**

**Extra Services & Fees (check box, add fee as appropriate)**

- [x] Return Receipt (hardcopy)
- [x] Return Receipt (electronic)
- [ ] Certified Mail Restricted Delivery
- [ ] Adult Signature Required
- [ ] Adult Signature Restricted Delivery

**Postage**

- $4.70
- Total Postage and Fee $6.47

**Sent To**

HAZEL RICH
330 S. 12TH ST.
FERNANDINA BEACH, FL 32034

**PS Form 3800, April 2015 PS17530-02-000-9047 See Reverse for Instructions**
## Just Value of Land

- **2016 Certified Values**
  - **Just Value of Land**: $29,025
  - **Land Value Agricultural**: $0
  - **Total Building Value**: $61,204
  - **Total Misc Value**: $1,949
  - **Just or Classified Total Value**: $92,178
  - **Assessed Value**: $54,305
  - **Exempt Value**: $29,805
  - **Taxable Value**: $24,500

## Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Units</th>
<th>Land Unit Type</th>
<th>Sec-Twp-Rng</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFR 000100</td>
<td>86</td>
<td>FF</td>
<td>23-3N-28</td>
</tr>
</tbody>
</table>

## Building Information

<table>
<thead>
<tr>
<th>Type</th>
<th>Total Area</th>
<th>Heated Area</th>
<th>Bed Rooms</th>
<th>Baths</th>
<th>Primary Exterior</th>
<th>Secondary Exterior</th>
<th>Heating</th>
<th>Cooling</th>
<th>Actual Year Built</th>
<th>Building Sketch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Fam</td>
<td>1,482</td>
<td>1,170</td>
<td>3</td>
<td>2</td>
<td>Average</td>
<td></td>
<td>Air Ducted</td>
<td>Forced Air</td>
<td>1974</td>
<td>SHOW SKETCH</td>
</tr>
</tbody>
</table>

## Miscellaneous Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Dimensions L x W</th>
<th>Units</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete A</td>
<td>34 x 3</td>
<td>102</td>
<td>1974</td>
</tr>
<tr>
<td>Concrete A</td>
<td>0 x 0</td>
<td>614</td>
<td>2008</td>
</tr>
<tr>
<td>STRG-L-TN</td>
<td>13 x 10</td>
<td>130</td>
<td>1980</td>
</tr>
<tr>
<td>STRG-L-TN</td>
<td>8 x 10</td>
<td>60</td>
<td>1980</td>
</tr>
</tbody>
</table>

## Sales Information

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Book / Page</th>
<th>Book / Page</th>
<th>Price</th>
<th>Instrument</th>
<th>Qualification</th>
<th>Improved? (At Time of Sale)</th>
<th>Grantee</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/04/2009</td>
<td>1401/399</td>
<td>1401/399</td>
<td>100</td>
<td>QC</td>
<td>U</td>
<td>Y</td>
<td>RICHIE EARL &amp; HAZEL</td>
<td>RICHIE EARL &amp; HAZEL</td>
</tr>
<tr>
<td>01/01/1972</td>
<td>136/148</td>
<td>136/148</td>
<td>1000</td>
<td>WD</td>
<td>Q</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>01/01/1987</td>
<td>72/896</td>
<td>72/898</td>
<td>900</td>
<td>TA</td>
<td>Q</td>
<td>N</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

http://clouddapp.roktech.net/NassauSearch/ISRRecentSales/NassauProperty.aspx?ParcelNumber=00-00-31-1800-0230-0580
CITY OF FERNANDINA BEACH
ORDINANCE ENFORCEMENT REQUEST

PLEASE CHECK THE FOLLOWING LOCATIONS AND DETERMINE WHAT COURSE OF ACTION IS NEEDED TO ADDRESS THE LISTED CITY CODE ORDINANCE VIOLATION(S).

Address or Location Description  330 S 12th St

Potential Violation(s):

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>42-2</td>
<td>Obstructing Vegetation</td>
</tr>
<tr>
<td>42-92</td>
<td>Litter- occupied private property</td>
</tr>
<tr>
<td>42-93</td>
<td>Litter- vacant lots</td>
</tr>
<tr>
<td>42-116</td>
<td>Cleaning of lots, maintenance of structures</td>
</tr>
<tr>
<td>42-172</td>
<td>Abandoned or lost property on public property</td>
</tr>
<tr>
<td>X 42-173</td>
<td>Wrecked or inoperable motor vehicles, private prop.</td>
</tr>
<tr>
<td>118-76</td>
<td>No visible address numbers</td>
</tr>
</tbody>
</table>

Comments: Three abandoned vehicles - no tags on lot - abandoned washing machine and other assorted trash near vehicles.

Officer Reporting M K Fuxworth ID 222 Date 4-28-09

Forwarded to (Name) M. McCary ID - Date 4/29/09

Disposition Of Violation

Supervisor Signature  Paul W. Carl Date 4-28-09
Violation Information

Owner: John E. Allaire, 757 Kenneth Court, Fernandina Beach, FL 32034
Violation: City of Fernandina Beach Code of Ordinances, Section 42-116(a & b) cleaning of lots; maintenance of structures.
Location: 915 Gum Street A & B, Fernandina Beach FL 32034

Summary and Background Information

April 25, 2017, I received a complaint about yard overgrowth, excessive trash, and debris on this property. When I inspected the property I confirmed that the yard was overgrown in excess of twelve inches (12”). The yard was covered with trash and debris. I spoke with the tenant in apartment A. He stated that the trash and debris was from the renter in apartment B that moved out. I asked him to convey to the owner that he needed to cut and clean the property removing all trash and debris in ten (10) days.

May 4, 2017, I re-inspected the property and found that nothing had been done. I left a door hanger on front door giving seven (7) additional days to correct. Took pictures.

May 8, 2017, Field visit to property found nothing has been done to correct the original violations. Took pictures.

May 11, 2017, I re-inspected property-no change.

May 24, 2017, I re-inspected property-no change.

May 30, 2017, I sent a Notice of Violation/Notice of Hearing Letter via certified mail. Letter was stamped unclaimed 06/16/17.

June 9, 2017, Field visit to check status of property. Took pictures.

June 21, 2017, Field visit to property. The property manager Mr. Phil Griffin evicted all tenants from the property. All the trash and debris was piled in front of the house and the right of way.

June 23, 2017, I posted the property at 915 Gum Street and at the owners’ address at 757 Kenneth Court, Fernandina Beach, FL 32034. Took pictures.

June 27, 2017, Field visit confirmed that people have been scattering debris all into the road looking thru all of the trash. I called Phil Griffin, the property manager, I told him that he needed to get a dumpster at this property and get all of this debris picked up. He said he would get someone to check it out.

Conclusion

This property has been out of compliance since the first notice of violation with no change.

Recommendation

Staff recommends assessing a $50.00 fine per day for the yard overgrowth and debris, along with administrative fees incurred until compliance is achieved and paid by the respondent.
Submitted by:

George Wells
Code Compliance Officer
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

VERBAL WARNING

ACTION COMMENTS
4-25-17 SPOKE WITH OCCUP. IN APT. A. ADVISED HIM TO CONVEY TO OWNER THAT ALL OVERGROWTH, TRASH AND DEBRIS HAS TO BE CLEANED UP IN 10 DAYS. GW
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

WRITTEN WARNING

ACTION COMMENTS
05-04-17 LEFT DOOR HANGER ON DOOR WITH ADDITIONAL (7) DAYS TO CORRECT. TOOK PICS. GW
CASE NUMBER      17-00040               DATE CASE WAS OPENED:  04/25/2017               DATE SCHEDULED:  05/08/2017
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES
ASSIGNED TO:    CODE COMPLIANCE OFFICER CHIP WELLS

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN
OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

VISIT IN THE FIELD
ACTION COMMENTS
05-08-17 REVISITED PROPERTY. FOUND ALL PREV. VIO'S STILL PRESENT. GW
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

THIRD INSPECTION
ACTION COMMENTS
05-11-17 3RD INSPECTION NO CHANGE. GW
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

DATE CASE WAS OPENED: 04/25/2017
DATE SCHEDULED: 05/24/2017
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

JOHN E ALIAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

NOTICE OF VIOLATION & NOTICE OF HEARING
ACTION COMMENTS
05-30-17 SENT NOV/NOH OUT VIA CERT. MAIL. GW
CASE NUMBER 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES
DATE CASE WAS OPENED: 04/25/2017
DATE SCHEDULED: 08/09/2017
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN
OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

VISIT IN THE FIELD
ACTION COMMENTS
06-09-17 FIELD VISIT TO CHECK STATUS OF PROPERTY. TOOK PICS, GW
CASE NUMBER: 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

DATE CASE WAS OPENED: 04/25/2017
DATE SCHEDULED: 06/21/2017

ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

VISIT IN THE FIELD

ACTION COMMENTS
06-21-17 FIELD VISIT TO PROPERTY. TENANTS HAVE BEEN EVICTED OR THROWN OUT. DEBRIS IS SCATTERED ALL IN FRONT OF HOUSE, ROW, AND IN THE STREET. I CALLED MR. PHIL GRIFFIN THE PROPERTY MANAGER FOR THIS OWNER TO INFORM HIM THAT HE NEEDS TO GET A ROLL OFF DELIVERED OUT TO THIS PROPERTY TO GET ALL OF THIS DEBRIS OUT OF THE STREET AND RIGHT OF WAY. GW
<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>17-00040</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEANING OF LOTS; MAINTENANCE OF STRUCTURES</td>
<td></td>
</tr>
<tr>
<td>DATE CASE WAS OPENED:</td>
<td>04/25/2017</td>
</tr>
<tr>
<td>DATE SCHEDULED:</td>
<td>06/23/2017</td>
</tr>
<tr>
<td>ASSIGNED TO:</td>
<td>CODE COMPLIANCE OFFICER CHIP WELLS</td>
</tr>
</tbody>
</table>

**OPENING COMMENTS**

04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

**POSTING OF REQUIRED NOTICE**

**ACTION COMMENTS**

06-23-17 CERTIFIED MAIL CAME BACK UNCLAIMED. WENT TO 915 GUM ST AND OWNERS ADDRESS OF 757 KENNETH CT. AND POSTED NOV/NOH LETTERS. TK PICS. GW
CASE NUMBER: 17-00040
CLEANING OF LOTS; MAINTENANCE OF STRUCTURES

DATE CASE WAS OPENED: 04/25/2017
DATE SCHEDULED: 06/27/2017

ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

JOHN E ALLAIRE
915 GUM STREET
CENTER OF TOWN

OPENING COMMENTS
04-25-17 VERIFIED COMPLAINT OF OVG, TRASH, AND DEBRIS ON PROPERTY.

VISIT IN THE FIELD

ACTION COMMENTS
06-27-17 RECHECKED PROPERTY FOR CURRENT STATUS. 1/3 OF DEBRIS HAS BEEN PICKED UP BY STATELINE DISPOSAL. THE REST IS STILL SCATTERED IN FRONT YARD AND RIGHT OF WAY. TOOK PICTURES. GW
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Postage</td>
<td>$0.47</td>
</tr>
<tr>
<td>Certified Fee</td>
<td>$3.30</td>
</tr>
<tr>
<td>Return Receipt Fee</td>
<td>$2.70</td>
</tr>
<tr>
<td>Total Postage &amp; Fees</td>
<td>$6.47</td>
</tr>
</tbody>
</table>

**SENDERS: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Signature</td>
<td>X</td>
</tr>
<tr>
<td>B. Received by</td>
<td>Printed Name</td>
</tr>
<tr>
<td>C. Date of Delivery</td>
<td></td>
</tr>
<tr>
<td>D. Is delivery</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>address different from item 1?</td>
</tr>
</tbody>
</table>

- Enter delivery address below:

**3. Service Type**

- Certified Mail®
- Priority Mail Express™
- Registered
- Return Receipt for Merchandise
- Insured Mail
- Collect on Delivery

**4. Restricted Delivery? (Extra Fee)**

- Yes

**Article Number**

<table>
<thead>
<tr>
<th>Article Addressed to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOHN E. ALLAIRE LAND LLC</td>
</tr>
<tr>
<td>757 KENNETH COURT</td>
</tr>
<tr>
<td>FERNANDINA BEACH, FLORIDA 32034</td>
</tr>
</tbody>
</table>

**2. Article Number**

<table>
<thead>
<tr>
<th>(Transfer from service label)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7013 0600 0000 5302 6139</td>
</tr>
</tbody>
</table>

**PS Form 3811, July 2013**

Domestic Return Receipt
May 30, 2017

Cert. #: 7013 0600 0000 5302 6139

IN THE MATTER OF:

JOHN E. ALLAIRE LAND LLC
757 KENNETH COURT
FERNANDINA BEACH, FLORIDA 32034

PREMISES: 915 Gum Street A & B., Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 146 S1/2 OF LOT 5 IN OR 1718/1204 CITY OF FDNABEACH, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation of the City of Fernandina Beach Code of Ordinances and contends that the following violations exist: 42-116(A). (These can be found on the City’s website: www.fbfl.us/code). This letter specifically addresses overgrowth of yard and premises, and all debris and trash on the property.

Therefore, you are hereby directed to remedy and discontinue the problems by: cutting, clearing, and cleaning of all overgrowth on this property, remove all trash and debris from property, store all items on porch and yard in proper receptacles by June 9th, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: July 6, 2017
TIME: 6:00 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
          Fernandina Beach, Florida 32034
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED $250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

George Wells
Code Compliance Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk’s office at (904) 310-3115.
OWNER NAME: JOHNE ALLAIRE LAND LLC
MAILING ADDRESS: 757 KENNETH COURT
LOCATION ADDRESS: FERNANDINA BEACH, FL 32034
SHORT LEGAL: BLOCK 165 51/2 OF LOT 5 IN OR 1718/1204 CITY OF FERNANDINA BEACH

PARCEL NUMBER: 00-00-31-1800-0146-0052
TAX DISTRICT: FERNANDINA BEACH (DISTRICT 2)
MILLAGE: 20.2467
PROPERTY USAGE: MULTI-FAMILY
DEED ACRES: 0
HOMESTEAD: N
PARCEL MAP RECORD: MAP THIS PARCEL
TAX COLLECTOR SEARCH: NASSAU TAX COLLECTOR LINK
PROPERTY RECORD CARD: LINK TO PROPERTY RECORD CARD (PDF)

JUST VALUE OF LAND: $22,500
LAND VALUE AGRICULTURAL: $0
TOTAL BUILDING VALUE: $64,412
TOTAL MISO VALUE: $533
JUST OR CLASSIFIED TOTAL VALUE: $87,445
ASSESSED VALUE: $76,852
EXEMPT VALUE: $0
TAXABLE VALUE: $76,852

Land Information

LAND USE: MULTI-FAM
LAND UNITS: 50
LAND UNIT TYPE: FF
SEC-TWN-RNG: 23-34-28

Building Information

TYPE: DUPLEX
TOTAL AREA: 1.987
HEATED AREA: 1.400
BED ROOMS: 4
BATHS: 2
AVERAGE: AVERAGE
PRIMARY EXTERIOR: CONC BLOCK
SECONDARY EXTERIOR: CONVECTION
HEATING: CONVECTION
COOLING: CONVECTION
ACTUAL YEAR BUILT: 1941
BUILDING SKETCH: SHOW SKETCH

Miscellaneous Information

DESCRIPTION: GRUT-LTN
DIMENSIONS L x W: 22 X 12
UNITS: 264
YEAR BUILT: 1980

DESCRIPTION: GRUT-LTN
DIMENSIONS L x W: 0 X 0
UNITS: 0
YEAR BUILT: 0

Sales Information

SALE DATE: 12/21/2010
BOOK / PAGE: 1718/1204
PRICE: 100
INSTRUMENT: WD
QUALIFICATION: U
IMPROVED? (AT TIME OF SALE): Y
GRANTOR: ALLAIRE JOHN E
GRANTEE: JOHN E ALLAIRE LAND LLC

SALE DATE: 07/28/2005
BOOK / PAGE: 1336/1986
PRICE: 100000
INSTRUMENT: WD
QUALIFICATION: Q
IMPROVED? (AT TIME OF SALE): Y
GRANTOR: SESSIONS GEORGIA N
GRANTEE: ALLAIRE JOHN E

SALE DATE: 03/20/1999
BOOK / PAGE: 876/385
PRICE: 100
INSTRUMENT: QC
QUALIFICATION: U
IMPROVED? (AT TIME OF SALE): Y
GRANTOR: CHATMAN SUSIE DASHER
GRANTEE: SESSIONS GEORGIA N

C# 17-00040

http://cloudapp.roktech.net/NassauSearch/GetRecentSales/NassauProperty.aspx?ParcelNumber=00-00-31-1800-0146-0052
State of Florida  
County of Nassau  

Code Enforcement Case Number: 17-00040

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;

2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and


FURTHER AFFIANT SAYETH NAUGHT.

Signature: George Wells  
(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 23rd day of June, 2017.

Signature: Angela D. Lester  
(Printed name of Notary)
NOTICE OF VIOLATION

The Code Enforcement Office of the City of Fernandina Beach has determined that the following conditions exist at the premises specified:

1. The premises at 11581 Ulsem Street, Fernandina Beach, FL 32034, do not comply with the requirements of the Fernandina Beach Zoning Ordinance and/or the Fernandina Beach Code, Series 2004-001, as amended.

2. The premises are in violation of the City of Fernandina Beach Zoning Ordinance, Article 17, and Article 50 of the Fernandina Beach Code, Series 2004-001, as amended.

Therefore, you are hereby directed to remedy and/or rectify the problems described in this notice by the dates specified.

DATE: June 29, 2017
TIME: 11:00 AM
LOCATION: Code Enforcement Office, Fernandina Beach City Hall

If you believe that the notice is inaccurate or incorrect, you may appeal the decision to the Code Enforcement Board at the date and time listed below:

DATE: June 23, 2017
TIME: 11:00 AM
LOCATION: City Commission Room, Fernandina Beach City Hall