

Reduction of Code Enforcement Lien(s) Request

Application

A request for a reduction of a Code Enforcement lien cannot be considered until the property is in full compliance. Before the application is processed, the property will be inspected to determine compliance. A request for reduction of a Code Enforcement lien also will not be considered if the applicant has any code violations on any other property they hold an interest in and is located within the unincorporated area of Nassau County.

Requests are not scheduled for the Code Enforcement Board hearing until the application has been reviewed for completeness. Along with the application, you must prepare a statement explaining why the lien should be reduced. If you wish to address the Board of County Commissioners during its hearing for lien reduction, you will be allowed to present a three-minute statement to the Board. This hearing is not a re-hearing of the case. The Code Enforcement Board was presented evidence and heard testimony regarding the alleged violation(s) prior to issuing a "Finding of Facts" as established in Florida Statutes 162. There is no evidence an appeal has been filed regarding the property/properties listed in this application.

Requests for reduction of a code enforcement lien go through a two-hearing process. The Code Enforcement Board will hear a request and will make a recommendation only as to whether or not a lien should be reduced, released or whether any action should be taken. The Code Enforcement Board's recommendation and the Application Request for the Lien Reduction will then be heard by the Nassau County Board of County Commissioners, who will make the final determination.

Date of last inspection: **April 13, 2020** Compliant? **X** Yes _____ No

Case Number(s) 19-4431	Lien Address (Property Subject to the Lien(s)) 85487 Ashley Avenue, Yulee FL 32097
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Applicant's name: William A. Napert	Phone number: 321-258-1067
Mailing Address: 85487 Ashley Ave Yulee FL 32097	
Authorized representative's name:	Written and notarized authorization from owner: Yes No
Name of owner of lien address when lien(s) were placed on the property: WM & JoAnn Davis	
Current owner of lien address: William A. Napert	
Current owner's relationship or affiliation with entity/person named in lien(s): No relationship. Never knew them.	
Other property located in Nassau County belonging to current owner – Parcel Numbers and Address: Attach a separate sheet if necessary I do not own any other property in Nassau.	
What were the violations at lien address when lien(s) was/were placed? Unserviceable vehicles and discard, place trash, litter or debris General nuisances affecting public health	
Who lived at the property when the lien(s) went into effect: WM & JoAnn Davis	
Reasons violations not corrected before lien(s) placed: Not sure! Did not know the people or own the place.	

Is money held in escrow pending the lien release hearing? Yes	No X
If yes, who will receive escrow money if the lien(s) is/are reduced?	

Explain why you believe a lien reduction is appropriate:

As the current owner, I did not create the existing violation. The subject property was purchased at tax deed sale from the clerk of courts on 02-05-2020. The subject property had occupants unlawfully detaining the property and an attorney was hired to assist in removing the occupants. Ultimately, Judge Poole ordered a final judgment, and a writ of possession was issued. On March 23rd 2020, the Sheriff's office commanded the occupants to leave. Within 10 days of having access to the property, the property was brought into compliance. On April 13, 2020 the Nassau County Code Enforcement inspected and verified that the property was compliant. With attorney fees, administrative cost, labor cost, dumpsters and equipment rental the total cost to bring the property compliant exceeded \$7000.

After removing the occupants and making the property compliant, there were multiple neighbors, some with kids stopped by to express their appreciation. Many of them telling me that this property has been a safety issue and a major nuisance to the neighborhood for years. As I continue improving the property, I kindly ask that the Code Enforcement Board to consider reducing the fees to \$ 729.61

Regards,
William A. Napert

Has the applicant applied for lien reduction for this property before? Yes _____ No **X**
If yes, when? (month/year) _____

Has the applicant applied for lien reduction for another property before? Yes _____ No **X**
If yes, what property and when? (month/year) _____

To obtain information on liens, contact the Nassau County Clerk of Court at 904-548-4600 or 800-958-3496, visit the Official Records Department, Robert M. Foster Justice Center, 76347 Veterans Way, Yulee, FL 32097 or go to www.nassauclerk.com.

Note: The Code Enforcement Department does not perform title or lien searches but will try to identify any additional liens that may pertain to this request based on the case number(s) provided in this application. The Department is not responsible for outstanding liens omitted from this application.

Applicant is requesting the below lien(s) be reduced to: **\$ 729.61**

Under penalty of perjury, the undersigned:

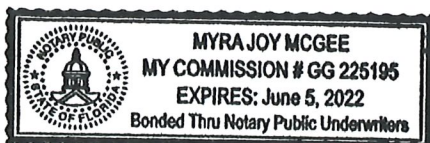
- swears or affirms that the information provided on this Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges he or she has read the Lien Reduction Procedures;
- acknowledges he or she was given an opportunity to ask questions regarding the procedures.

Applicant must provide an initialed copy of the Lien Reduction Procedures as acknowledgement of the above for application to be accepted.

Applicant's signature: [Signature] Date: 5/4/2020

The foregoing was sworn and subscribed before me this 4 day of MAY 2020. He or she is personally known to me or provided PERSONALLY KNOW as identification at the time of notarization.

Stamp:



Notary Public:

[Signature]