

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: March 29, 2021 Compliant? X Yes _____ No _____

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Board of County Commissioners hearing — Applicants must check in with staff. When the case is called, staff will read its report. The applicant may speak and present information regarding the request to the Board. The applicant will need to be available to answer questions from staff or the Board. The Board will decide whether to reduce the lien or take no action, thus leaving the lien in place.

If the Board of County Commissioners approves the reduction of a lien, the applicant shall have no more than ten (10) working days from the date of the hearing to make full payment of the reduced lien. Payment shall be in form of cash, cashier's check or money order only. If the lien is not paid within the time allowed, the lien will revert back to the original amount placed on the property by the Code Enforcement Board.

If the Board approves the reduction of a lien and the entity pays the reduced lien, the Code Enforcement Board secretary will complete paperwork to release the lien. The release-of-lien document will be mailed to the applicant after it has been recorded at the Nassau County Clerk of Court.

For additional information, contact the Code Enforcement Board secretary at (904) 530-6200.

I have read and understand the policies and procedures for requesting a lien reduction.

Ldc Initials

Case Number(s) CEB #03-364	Lien Address (Property Subject to the Lien(s)) 85124 (a/k/a 1648) Avant Road, Yulee, Florida 32097
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Applicant's name: William + Lindy Cox	Phone number: 904-853-5883
Mailing Address: 85124 Avant Rd	
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: Bill & Lindy Cox	
Current owner of lien address: William + Lindy Cox	
Current owner's relationship or affiliation with entity/person named in lien(s): Husband and wife	
Other property located in Nassau County belonging to current owner – Parcel Numbers and Address: Attach a separate sheet if necessary	
What were the violations at lien address when lien(s) was/were placed? Condition of building, needed repair, over grown Flowers and trees, Ferns	
Who lived at the property when the lien(s) went into effect: William + Lindy Cox	
Reasons violations not corrected before lien(s) placed: Out of work, Financial issues, and Health of Husband, who was trying to repair property him self	

In 2003, the warehouse on the property of 85124 Avant Rd, had begun to need repairs, such as new roof, new doors, etc, . At that time my husband William (Bill) Cox was experiencing unemployment due to slow down in jobs in his industry, resulting him being out of work off and on for over three years. This unemployment led us to become significantly behind in our property taxes, which became our first financial priority. So trying to pay bills and keep up on repairs was difficult.

He then was forced to retire at age 65 due to lack of work, so the income we had went to catch up back taxes (which are now current) and basic needs. We then started living off social security which was much lower than his salary when he was working. In addition to the lack of funds to pay for repairs, Bill's health started decline over the past 5-8 years, medically and physically, limiting what he could and couldn't do. Bill is a very a very prideful man (and very stubborn), and he was insistent that he would do all the repairs himself, and not ask for help. Which lead to years of more damage/ repairs needing to be done.

Bill became incensed every time the subject (clearing the debris) was brought up, which also lead to fights, and conflict between me and family members who wanted to help. When I told my daughter and son in law they could clean up the property two years ago, and he put a stop to it, I was even called a traitor.

Since then, Bill's mental health has worsened and two weeks ago he fell, hit his head and had to be taken (by ambulance) to the hospital for emergency brain surgery. He has since been diagnosed with a small stroke, diabetes and several other long-term ailments. They are now telling me he will require 24/hour care for the rest of his life. I anticipate his medical bills will be overwhelming and insurance (Medicare) will not cover his long-term care. On top of all of this, I found out Bill has over \$20 grad in credit card debt that I'm going to have to somehow pay off. Needless to say, this is a financial hardship I will have to manage through.

All I have now is my land, so getting this lien reduced and settled is my first financial priority and will determine how I take the next step in caring for Bill, and life in general. I've not been able to work at my store since this happened which gave me enough money to buy my food, and pay my personal bills, (cell phone, gas for the car, car repairs) now I might have to close the shop if I have to be his

24/hour care giver, as the nursing home is telling me he may have to be discharged next week, because insurance won't pay for the care any longer.

In summary, I know this is not something that the County created, and you are just doing your job, but anything you can do to help me out of this nightmare situation, would be greatly appreciated.

We bought this property in our late 20's with 3 kids in tow, lots of dreams of a wonderful life out on the river. It's has not turned as I hoped and now I'm on my last ray of hope for my future and really need your support.

Sincerely, Lindy Cox.

Is money held in escrow pending the lien release hearing? Yes	No <input checked="" type="checkbox"/>
If yes, who will receive escrow money if the lien(s) is/are reduced?	

Explain why you believe a lien reduction is appropriate:

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

Has the applicant applied for lien reduction for another property before? Yes _____ No ☒
 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: \$ 249.24

Under penalty of perjury, the undersigned:

Lien Forgiveness or \$2,500.00

- 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:

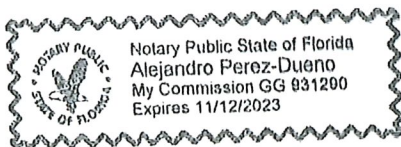
Shirley Cox

Date:

4-5-21
3-30-21

The foregoing was sworn and subscribed before me this 5th day of April
20 21. He or she is personally known to me or provided a valid FL drivers license as
identification at the time of notarization.

Stamp:



Notary Public: Alejandro Perez-Dueno

Alejandro Perez-Dueno



July 1, 2019

Bob McCallister

Blue Star Group LLC
10 Edgewood Ct.
Roseville, Ca 95678

RE: 85178 Avant Rd.

BID PROPOSAL

MTS is to clear and add 100' (feet) to the right of the existing cleared site.

All live oak trees are to remain.

There is a lot of debris that will need to be demolished and cleaned up while clearing.

These are estimated prices. Visibility of the entire lot was not applicable.

Estimated amount of fill dirt is 28 loads.

All debris is to go to the landfill.

BID PRICE-

CLEARING	\$4,800.00**
FILL PER LOAD	\$208.65*
LEVEL PER LOAD	\$50.00*
DEMO	\$15,525.00*

*The above listed prices are good for 60 days.

Sincerely,


Tony Miller

Accepted:

By: _____
Name / Title
Date: _____