

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: 6/7/21 Compliant? ✓ Yes _____ No _____


I, Nathaniel Oliver Mabry , do hereby appoint and authorize my son, Sean Hollis Mabry , to speak and act as my representative in any and all matters regarding the property located at 54291 Marlee Road, Callahan, FL as of this day and henceforth.

Nathaniel Oliver Mabry

 DATE 11/17/21

Acknowledged

Sean Hollis Mabry

 DATE 11/17/21

Witnessed and Notarized





TANIA C. ROEHL
Notary Public, State of Florida
My Comm. Expires February 11, 2024
Commission No. GG 957362

Tania C. Roehl DATE 11/17/2021

Case Number(s) <u>CEB 13-738</u>	Lien Address (Property Subject to the Lien(s)) <u>54291 MARLEE ROAD CALLAHAN</u>
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Applicant's name: <u>Nathaniel Oliver Mabry Sr.</u>	Phone number: <u>904-947-4816</u>
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Mailing Address: <u>867 Cedar Bay Rd.</u> <u>Jacksonville, FL 32218</u>

Authorized representative's name: <u>867 Cedar Bay Rd. Jax, FL</u> <u>Sean Mabry</u> <u>904-626-3621</u>	Written and notarized authorization from owner: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Name of owner of lien address when lien(s) were placed on the property: <u>NATHANIEL O. MABRY JR</u>

Current owner of lien address: <u>Nathaniel Oliver Mabry Sr.</u>

Current owner's relationship or affiliation with entity/person named in lien(s): <u>Father</u>

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Other property located in Nassau County belonging to current owner – Parcel Numbers and Address: Attach a separate sheet if necessary

<u>N/A</u>

What were the violations at lien address when lien(s) was/were placed?
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<u>2003-17, Sec 6.01 General nuisance affecting public health</u>
<u>2003-17, Sec 6.03 Discard place trash, litter or debris</u>

Who lived at the property when the lien(s) went into effect: <u>My brother, Nathaniel Oliver Mabry Jr.</u>

Reasons violations not corrected before lien(s) placed: <u>My brother was an extremely stubborn individual who lived and operated under the misguided notion that he could do whatever he wanted with impunity, particularly on his own property and believed that if he fought or ignored the situation long enough that it would go away.</u>
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RE: Case # 13-738, Complaint #21188
54291 Marlee Road, Callahan
ID #37-1N-25-299C-0014-0000

As previously stated, the property in question was the primary residence of my brother, Nathaniel Oliver Mabry Jr. As such, he was responsible for creating the situation we are addressing. He was never a person to give much concern to the maintenance or appearance of his property, whether it was clothes, vehicles, or his home but this became worse with age and developed into what I think we can agree would be considered hoarding. He also held some strong convictions on civil liberties and freedoms which, while not without some merit in theory, were clearly exercised in opposition to several county ordinances and taken to an extreme in this case. For that, and the situation in general, I can only offer our apologies and assurance that it is a far more frustrating situation for us, as my father and I have been left to clean up my brother's mess both literally and figuratively. Following a cancer diagnosis in January, my brother declined rapidly and died in April.

Prior to his death and, in fact, up until the week after his funeral, my father and I were unaware of the situation that existed. It appears the property is still in my father's name (Nathaniel Oliver Mabry Sr.) but, being that he and my brother shared that name and neither have ever used the suffix Junior or Senior for legal documents, all of the correspondence from the county came to my brother's address and he chose to withhold that information from us, even the fact that the property taxes were in arrears 5 years and that it was soon to be auctioned. Knowing him I can see my brother ignoring the lien but I don't know why he chose to ignore the taxes and never will. In any case, this is how it landed in our laps.

After having paid out of pocket for my brother's funeral and upon seeing the massive amount of fines he had accrued we were initially resigned to let the property go, but after getting more information from the Clerk of Courts, the Tax Collector's Office, and Code Enforcement we decided to follow their suggestions and attempt to rectify the situation. First the taxes were paid and brought current. We then began cleaning up the yard to get it within code to stop the further accrual of fines, and finally we are submitting this application and asking you to consider waiving these fines. We understand there are administrative fees accrued through this process and, of course, we have no objection to paying those. The fines, however, far exceed the value of the property on its best day and neither he nor I are in any financial position to put any further money into it. We honestly were not really in the position to pay the back taxes on the property and, having no other financial stake in it, did so solely in the hopes that we would be able to clear this matter up and hopefully eventually sell it to provide something for my niece and nephew. We humbly ask therefore, for the board's understanding and clemency and we thank you for your consideration.

Respectfully,

Sean Mabry
867 Cedar Bay Road
Jacksonville, FL
904-626-3621

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: \$ 286.28 Outstanding Admin Fees

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: 11/17/21

The foregoing was sworn and subscribed before me this 11/17/2021 day of
20 . He or she is personally known to me or provided FL Driver license as
identification at the time of notarization.

Stamp:



TANIA C. ROEHL
Notary Public, State of Florida
My Comm. Expires February 11, 2024
Commission No. GG 957362

Notary Public:

[Signature] Tania C. Roehl