

Nassau County Code Enforcement

History

Mozella J. Brown Estate
C/O Rhonda Register
86018 Clyde Street
Yulee, FL 32097

Property ID # 51-3N-27-4860-000A-0100

Complaint #12471

- June 30, 2006 - Received phone call from the Property Appraiser's office in reference to trash, litter, debris, vehicles, RV, unsafe structure (fire damage)
The property is zoned Residential Single Family - 2 (RS-2).
- July 11, 2006 - Initial inspection by CEO Pope– there are violations on the property:
- Ordinance 2003-17, Section 3 - Unserviceable vehicles
 - Ordinance 2003-17, Section 2 – Abandoned refrigerators, iceboxes and similar items
 - Ordinance 2003-17, Section 6.01 – General nuisances affecting public health
 - Ordinance 2003-17, Section 6.03 – Discard, place trash, litter or debris
 - Ordinance 2000-26, Section 1.6 – maintenance of structure
- July 28, 2006 - Notice of Violation (NOV) for 2003-17, Section 2, Section 6.01 and Section 6.03 and 2000-26, Section 1.6 was mail certified return receipt giving the property owner fifteen (15) days to correct violations from receipt of notification.
- July 31, 2006 - Certified NOV was returned
- Aug. 9, 2006 - NOV was posted on property and mailed 1st class
- Aug. 28, 2006 - Re-inspection by CEO Pope - property still in violation; requested hearing.
- Aug. 29, 2006 - Notice of Public Hearing (BN) for September 12, 2006 was posted on property and mailed 1st class
- Sept. 1, 2006 - Re-inspection by CEO Pope – property still in violation
- Sept. 9, 2006 - Unsafe structure was referred to the Building Department
- Sept. 12, 2006 - Copy of Notice of Unsafe Structure notification from the Building Department to the property owner along with photographs from Deputy Building Official Bob Sasser.

This continues down below

Complaint #12479

- June 30, 2006 - Received phone call from the Property Appraiser's office in reference to trash, litter, debris, vehicles, RV, unsafe structure (fire damage)
The property is zoned Residential Single Family - 2 (RS-2).
- July 11, 2006 - Initial site inspection by CEO Pope - vehicles are a repeat violation. Property owner went before Code Enforcement Board on September 29, 2004 and was found in violation. A fine of \$50.00 per day was assessed. The administrative fees were waived. The property came into compliance prior to the start of the fine.
- Ordinance 2003-17, Section 3 – Unserviceable vehicles prohibited
- July 19, 2006 - Notice of Public Hearing (BN) was posted on the property and mailed 1st class for August 8, 2006. Since this was a repeat violation, did not have to issue a notice of violation.
- July 31, 2006 - 1st class mailing was returned – property was vacant.
- Re-inspection by CEO Pope
- Aug. 29, 2006 - Notice of Public Hearing for September 12, 2006 (date change) was posted on property and mailed 1st class.
- Sept. 12, 2006 - Re-inspection by CEO Pope – still in violation

Complaints #1247 & #12479 were presented as one case before the Code Enforcement Board

- Sept. 12, 2006 - Code Enforcement Board hearing – It was motioned and seconded that the property is in violation of Ordinance 2003-17, Section 2, Section 3, Section 6.01, Section 6.03 and Ordinance 2000-26, Section 1.6. The Code Enforcement Board assessed an administrative fee of \$352.06 to be paid by October 10, 2006. They also imposed a fine of \$150.00 per day to commence on October 10, 2006, if the property was still in violation.
- Sept. 15, 2006 - The results of the hearing were posted on the property and mailed 1st class.
- Oct. 11, 2006 - Office received a call from Lisa Arnold stating she was the granddaughter and didn't want to lose the house. Office personnel explained the violations and forward her information to the Building Department for the unsafe structure.
- Oct. 12, 2006 - Re-inspection by CEO Pope – property still in violation.
- Oct. 16, 2006 - Re-inspection by CEO Favors – property still in violation
- Oct. 17, 2006 - Notification that the fine commenced on October 10, 2006 and that the administrative fees were still outstanding was posted on the property, mailed 1st class and mailed certified return receipt to Lisa Arnold.

Oct. 31, 2006 -	Lien was recorded: Book 01455 Page: 1184-1185
Nov. 7, 2006 -	Re-inspection by CEO Pope – still in violation
Nov. 30, 2006 -	Re-inspection by CEO Pope – still in violation
Feb 9, 2007 -	Re-inspection by CEO Favors – still in violation
March 21, 2007 -	Re-inspection by CEO Favors – still in violation
April 2, 2007 -	Notification that the fine was still accruing, and administrative fees were due was posted on the property and mailed certified return receipt
April 4, 2007 -	Certified notification was returned “unable to forward”
May 15, 2007 -	Re-inspection by CEO Walker – property still in violation
May 17, 2007 -	Notification of accruing lien was posted on property and mailed 1 st class.
May 23, 2007 -	1 st class mailing returned – “unable to forward”
June 8, 2007 -	Re-inspection by CEO Walker – property still in violation
June 13, 2007 -	Notification of accruing lien was posted on property
July 13, 2007 -	Re-inspection by CEO Walker – property still in violation
July 18, 2007 -	Notification of accruing lien was posted on property
Aug. 10, 2007 -	Re-inspection by CEO Walker – property still in violation
Aug. 21, 2007 -	Notification of accruing lien was posted on property
Oct. 12, 2007 -	Re-inspection by CEO Walker – property still in violation
Oct. 18, 2007-	Notification of accruing lien was posted on property
Nov. 29, 2007 -	Re-inspection by CEO Walker – property still in violation
Dec. 5, 2007 -	Notification of accruing lien was posted on property and mailed 1 st class
Dec. 28, 2007 -	Re-inspection by CEO Walker – property still in violation
Jan. 7, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
March 4, 2008 -	Re-inspection by CEO Favors – property still in violation
March 28, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
May 19, 2008 -	Re-inspection by CEO Favors – property still in violation
May 22, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
June 26, 2008 -	Re-inspection by CEO Favors – property still in violation

July 10, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
July 30, 2008 -	Re-inspection by CEO Favors – property still in violation
Aug. 15, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
Sept. 9, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
Sept. 30, 2008 -	Re-inspection by CEO Favors – property still in violation
Oct. 30, 2008 -	Re-inspection by CEO Favors – property still in violation
Nov. 18, 2008 -	Notification of accruing lien was posted on property and mailed 1 st class
Jan. 28, 2009 -	Re-inspection by CEO Favors – property still in violation
March 3, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
April 30, 2009 -	Re-inspection by CEO Favors – property still in violation
May 18, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
June 3, 2009 -	Re-inspection by CEO Favors – property still in violation
June 10, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
June 30, 2009 -	Re-inspection by CEO Favors – property still in violation
July 13, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
July 29, 2009 -	Re-inspection by CEO Favors – property still in violation
Aug. 5, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
Aug. 31, 2009 -	Re-inspection by CEO Favors – property still in violation
Sept. 11, 2009 -	Received notification from the clerk's office that said property was being sold at public auction for unpaid taxes on October 13, 2009
Sept. 15, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
Oct. 21, 2009 -	Re-inspection by CEO Favors – property still in violation
Oct. 27, 2009 -	Notification of accruing lien was posted on property and mailed 1 st class
Nov. 30, 2009 -	Re-inspection by CEO Favors – property still in violation
Dec. 4, 2009 -	Notification from clerk's office that there were no bidders for this parcel; so the property was deeded to the certificate holder.
Dec. 30, 2009 -	Re-inspection by CEO Favors – property still in violation
Feb. 1, 2010 -	Re-inspection by CEO Favors – property still in violation

Feb. 10, 2010 -	Property card has the property owner as: Winder VI LLC in Atlanta, GA
March 8, 2010 -	B. Rothwell (Director of CE) spoke with Mr. Hallman (Co. Attorney) to determine if tax deed sales clear the lien or if it goes with the land.
March 16, 2010 -	Re-inspection by CEO Favors – property still in violation
April 20, 2010 -	Re-inspection by CEO Favors – property still in violation
May 19, 2010 -	Notification of lien and amount mailed certified return receipt to new property owner.
May 21, 2010 -	Certified was accepted
June 1, 2010 -	Re-inspection by CEO Favors – property still in violation
June 16, 2010 -	Notification of accruing lien mailed 1 st class
Aug. 17, 2010 -	Re-inspection by CEO Favors – property still in violation
Aug. 19, 2010 -	Notification of accruing lien mailed 1 st class
Sept. 23, 2010 -	Re-inspection by CEO Favors – property still in violation
Sept. 29, 2010 -	Notification of accruing lien mailed 1 st class
Nov. 17, 2010 -	Re-inspection by CEO Favors – property still in violation
Nov. 18, 2010 -	Notification of accruing lien mailed 1 st class
Dec. 17, 2010 -	Re-inspection by CEO Favors – property still in violation
Dec. 20, 2010 -	Notification of accruing lien mailed 1 st class
Jan. 25, 2011 -	Re-inspection by CEO Favors – property still in violation
Feb. 1, 2011 -	Notification of accruing lien mailed 1 st class
March 25, 2011 -	Re-inspection by CEO Favors – property still in violation
March 28, 2011 -	Notification of accruing lien mailed 1 st class
May 5, 2011 -	Re-inspection by CEO Favors – property still in violation
June 28, 2011 -	Re-inspection by CEO Favors – property still in violation
July 6, 2011 -	Notification of accruing lien mailed 1 st class
Sept. 22, 2011 -	Re-inspection by CEO Favors – property still in violation
Sept. 23, 2011 -	Notification of accruing lien mailed 1 st class
Nov. 2, 2011 -	Re-inspection by CEO Favors – property still in violation

Nov. 4, 2011 -	Notification of accruing lien mailed 1 st class
Dec. 6, 2011 -	Re-inspection by CEO Favors – property still in violation
Dec. 7, 2011 -	Notification of accruing lien mailed 1 st class
Jan. 27, 2012 -	Re-inspection by CEO Favors – property still in violation
Jan. 30, 2012 -	Notification of accruing lien mailed 1 st class
Feb. 27, 2012 -	Re-inspection by CEO Favors – property still in violation
Feb. 29, 2012 -	Notification of accruing lien mailed 1 st class
March 29, 2012 -	Re-inspection by CEO Favors – property still in violation
March 30, 2012 -	Notification of accruing lien mailed 1 st class
May 2, 2012 -	Re-inspection by CEO Favors – property still in violation
May 17, 2012 -	Notification of accruing lien mailed 1 st class
May 29, 2012 -	Re-inspection by CEO Favors – property still in violation
May 30, 2012 -	Notification of accruing lien mailed 1 st class
July 11, 2012 -	Re-inspection by CEO Favors – property still in violation
July 19, 2012 -	Notification of accruing lien mailed 1 st class
Aug. 8, 2012 -	Re-inspection by CEO Favors – property still in violation
Aug. 16, 2012 -	Notification of accruing lien mailed 1 st class
Nov. 1, 2012 -	Re-inspection by CEO Favors – property still in violation
Nov. 2, 2012 -	Notification of accruing lien mailed 1 st class
Nov. 30, 2012 -	Re-inspection by CEO Favors – property still in violation
Dec. 3, 2012 -	Notification of accruing lien mailed 1 st class
Dec. 27, 2012 -	Re-inspection by CEO Favors – property still in violation
Jan. 2, 2013 -	Notification of accruing lien mailed 1 st class
Feb. 5, 2013 -	Re-inspection by CEO Favors – property still in violation
Feb. 6, 2013 -	Notification of accruing lien mailed 1 st class
Feb. 27, 2013 -	Re-inspection by CEO Favors – property still in violation
March 6, 2013 -	Notification of accruing lien mailed 1 st class

March 28, 2013 -	Re-inspection by CEO Favors – property still in violation
April 4, 2013 -	Notification of accruing lien mailed 1 st class
May 6, 2013 -	Re-inspection by CEO Favors – property still in violation
May 13, 2013 -	Notification of accruing lien mailed 1 st class
June 6, 2013 -	Re-inspection by CEO Favors – property still in violation
June 7, 2013 -	Notification of accruing lien mailed 1 st class
June 25, 2013 -	Re-inspection by CEO Favors – property still in violation
July 3, 2013 -	Notification of accruing lien mailed 1 st class
July 30, 2013 -	Re-inspection by CEO Favors – property still in violation
Aug. 1, 2013 -	Notification of accruing lien mailed 1 st class
Aug. 30, 2013 -	Re-inspection by CEO Favors – property still in violation
Sept. 4, 2013 -	Notification of accruing lien mailed 1 st class
Sept. 26, 2013 -	Re-inspection by CEO Favors – property still in violation
Oct. 4, 2013 -	Notification of accruing lien mailed 1 st class
Nov. 5, 2013 -	Re-inspection by CEO Favors – property still in violation
Nov. 6, 2013 -	Notification of accruing lien mailed 1 st class
Nov. 27, 2013 -	Re-inspection by CEO Favors – property still in violation
Dec. 3, 2013 -	Notification of accruing lien mailed 1 st class
Dec. 30, 2013 -	Re-inspection by CEO Favors – property still in violation
Jan. 7, 2014 -	Notification of accruing lien mailed 1 st class
Jan. 31, 2014 -	Re-inspection by CEO Favors – property still in violation
Feb. 5, 2014 -	Notification of accruing lien mailed 1 st class
March 6, 2014 -	Re-inspection by CEO Favors – property still in violation
March 12, 2014 -	Notification of accruing lien mailed 1 st class
July 1, 2014 -	Re-inspection by CEO Favors – property still in violation
July 14, 2014 -	Notification of accruing lien mailed 1 st class
Sept. 24, 2014 -	Re-inspection by CEO Favors – property still in violation

Oct. 1, 2014 -	Notification of accruing lien mailed 1 st class
Jan. 22, 2015 -	Re-inspection by CEO Favors – property still in violation
Feb. 3, 2015 -	Notification of accruing lien mailed 1 st class
March 4, 2015 -	Re-inspection by CEO Favors – property still in violation
March 4, 2015 -	Notification of accruing lien mailed 1 st class
July 28, 2015 -	Re-inspection by CEO Favors – property still in violation
August 4, 2015 -	Notification of accruing lien mailed 1 st class
Sept. 21, 2015 -	Re-inspection by CEO Favors – property still in violation
Oct. 6, 2015 -	Notification of accruing lien mailed 1 st class
Feb. 24, 2016 -	Re-inspection by CEO Favors – property still in violation
Feb. 29, 2016 -	Notification of accruing lien mailed 1 st class
Aug. 17, 2016 -	Re-inspection by CEO Favors – property still in violation
Aug. 22, 2016 -	Notification of accruing lien mailed 1 st class
Nov. 7, 2016 -	Re-inspection by CEO Favors – property still in violation
Nov. 21, 2016 -	Notification of accruing lien mailed 1 st class
Dec. 12, 2017 -	Re-inspection by CEO Hunt – property still in violation
Dec. 14, 2017 -	Notification of accruing lien mailed 1 st class
April 3, 2019 -	Re-inspection by CEO Favors – property still in violation
April 22, 2019 -	Notification of accruing lien mailed 1 st class
Aug. 27, 2019 -	Re-inspection by CEO Bostick – property still in violation
Sept. 10, 2019 -	Notification of accruing lien mailed 1 st class
Jan. 1, 2020 -	Re-inspection by CEO Bostick – property still in violation
Feb. 18, 2020 -	Notification of accruing lien mailed 1 st class
Feb. 20, 2020 -	Re-inspection by CEO Bostick – property still in violation
March 23, 2020 -	Re-inspection by CEO Bostick – property still in violation
April 20, 2020 -	Re-inspection by CEO Bostick – property still in violation
June 19, 2020 -	Re-inspection by CEO Bostick – property still in violation

June 22, 2020 -	Notification of accruing lien mailed 1 st class
July 28, 2020 -	Re-inspection by CEO Bostick – property still in violation
Sept. 14, 2020 -	Re-inspection by CEO Bostick – property still in violation
Sept. 21, 2020 -	Notification of accruing lien mailed 1 st class
Dec. 4, 2020 -	Re-inspection by CEO Bostick – property still in violation
Dec. 7, 2020 -	Notification of accruing lien mailed 1 st class
Jan. 21, 2021 -	Re-inspection by CEO Bostick – property still in violation
Feb. 23, 2021 -	Re-inspection by CEO Favors – property still in violation
March 8, 2021 -	Notification of accruing lien mailed 1 st class
Sept. 1, 2021 -	Re-inspection by CEO O'Reilly – property still in violation
Sept. 27, 2021 -	Notification of accruing lien mailed 1 st class
Nov. 10, 2021 -	Received notification from the clerk's office that the property was being sold at public auction on December 14, 2021
Jan. 3, 2022 -	Received notification from the clerk's office that the property sold on December 14, 2021 and there were surplus funds along with paperwork to file a notarized statement of claim as a lien holder.
Jan. 30, 2022 -	Received notification from the clerk's office they were in receipt of Tax Deed Sale Excess Proceeds Affidavit for the tax deed sale of property
Jan. 18, 2022-	The office was informed that the new owner by Tax Deed were Heuland Simpson and Basil Parris.
	Notification was mailed to them reference the active lien, the amount and that it was not extinguished by a tax deed sale
Feb. 2, 2022 -	Re-inspection by CEO O'Reilly – property still in violation
	Received phone call from Ms. Prince Esq. stating she was representing Mr. Simpson and Mr. Parris and wanted to know what the violations were at the property. Explained violations and emailed her photographs that were taken earlier that day (Feb. 2, 2022) along with spreadsheet showing how the lien accrued.
Feb. 11, 2022 -	Notification from Building Department that a demolition permit (B-220002407) had been issued to Mr. Simpson for 86018 Clyde Street

Feb.. 18, 2022 -	Received a call from Mr. Simpson informing the office that they were cleaning the property.
Feb. 22, 2022 -	Received a phone call from Mr. Simpson stating that the property was cleaned and requested an inspection
Feb. 22, 2022 -	Re-inspection by CEO O'Reilly – property is complied – fine has stopped accruing
Feb. 24, 2022 -	Notification mailed to property owners that the property was complied, the total amount of the fine and attached paperwork for Reduction of Code Enforcement Lien request as they requested

Fine \$150.00 x 5,610 days =	\$841,500.00
Administrative Fees	<u>352.06</u>
Balance Due	\$841,852.06

Staff recommends:

Fine \$ 150.00 x 70 days (new ownership) =	\$10,500.00
Administrative Fees	<u>352.06</u>
Balance	\$10,852.06