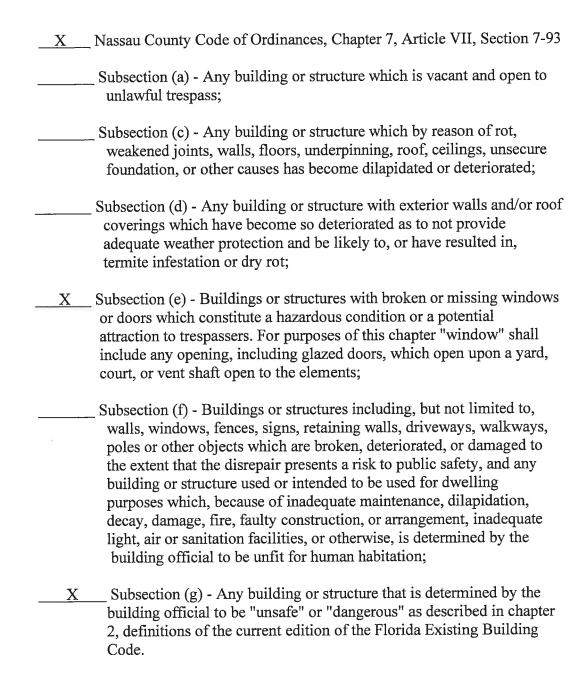
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS NASSAU COUNTY, FLORIDA

Nassau County, a political subdivision of the State of Florida, Petitioner,)(CBAA Case # 22-421)()()(Inst: 202245031450 Date: 09/12/2022 Time: 12:35PM Page 1 of 4 B: 2589 P: 1947, Doc Type: LN
vs.)(John A. Crawford, Clerk of Court, Nassau County, By: RG, Deputy Clerk)(
Terry Eby & Marilyn Eby Respondents.)()(
	CONCLUSIONS OF LAW AND R TO ABATE
THIS CAUSE came before the Cons hearing on September 8, 2022, at which time evidence, and issued its Finding of Fact, Conclu	struction Board of Adjustments and Appeals for a public the Board heard testimony given under oath, received asions of Law and Order as follows:
1. Respondents, Terry Eby & Marilyn Eby, Unsafe Building Abatement Code due to conditi	, have been cited for violating County Ordinance 7-93, ions on a structure or building located at:
54520 Jonas Road, Callahan, FL 3201	1 PIN <u>37-1N-25-299C-0037-0000</u>
With the following short legal description:	
Lot 37 in or 9	902/381 R787696 & R787697
2. Respondent was duly noticed of this hear	ring by:
X Certified Mail to:	45113 Snickers Trail Callahan, FL 32011
X Posting of the Property	20
3. Based on competent and substantial evid finds that: Terry Eby & Marilyn Eby	dence and testimony received in the record, the Board
a. X is in violation o was in violation is not/was not in	of



b.

IT IS HEREBY ORDERED THAT:

1. The Respondents must eliminate and/or cure all violations in accordance with the Florida Building Code as follows:

a.	X Repair of the building/structure in accordance with the Florida Building Code.
b.	Demolition of the building/structure having determined that repair is not possible based upon:
c.	Vacate the building/structure due to the immediate hazard to life or the safety of the public
d.	X It is further ordered that the Respondents (1) secure all ingress/egress points, (2) post the building/structure as unsafe, (3) submit plant to the Building Official regarding corrective action and (4) permit the Building Official to inspect the building/structure.
e.	X All Work shall commence on or before September 9, 2022.
f.	\underline{X} All Work shall be completed within thirty (30) days of September 9, 2022.

- 2. UPON COMPLIANCE, RESPONDENTS SHALL PROVIDE WRITTEN NOTIFICATION TO THE BUILDING OFFICIAL AT 96161 NASSAU PLACE, YULEE, FLORIDA, 32097, TELEPHONE (904)530-6268, WHO SHALL INSPECT THE PROPERTY AND NOTIFY THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS AS TO THE CORRECTION OF THE VIOLATION.
- 3. The Respondent(s) are hereby ordered to re-appear before this board on **December 1, 2022** at 6:00 PM, at which time the Construction Board of Adjustments and Appeals will hear further evidence on the issue of compliance or to authorize appropriate action be taken to remedy the unsafe condition(s).
- **4.** Take notice that any repairs or demolition performed by a contractor directed by the County shall constitute a lien against the real or personal property which you own. Your continued noncompliance may result in foreclosure, judicial sale, and possible loss of property. Therefore, if for any reason you are unable to comply within the stated time, please notify the Enforcement official immediately.
- **5.** THE RESPONDENTS ARE HEREBY FURTHER NOTIFIED TO APPEAR before this Board for such compliance hearing, at the aforesaid time and place, UNLESS THIS MATTER HAS BEEN SATISFACTORILY RESOLVED AND THE BUILDING OFFICIAL HAS BEEN DULY NOTIFIED and has acknowledged correction of the violation.

DONE AND ORDERED this **12** day of September 2022.

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS OF NASSAU COUNTY, FLORIDA

Mike Hagel, Chairman

RIGHT TO APPEAL

PLEASE BE ADVISED THAT AN AGGRIEVED PARTY HAS THE RIGHT TO APPEAL THIS ORDER TO CIRCUIT COURT, SAID NOTICE OF APPEAL SHALL BE FILED WITHIN (30) DAYS OF THIS ORDER.

STATE OF FLORIDA COUNTY OF NASSAU

I HEREBY CERTIFY that on this da	y, personally appeared before me, by means of 🕢	physical
presence or [] online notarization,	ke Hage , who is personally known to	me or who has
produced	as identification, who is the person described in an	d who executed
the foregoing instrument and who ac	nowledged before me that he/she executed the same	e for the uses
and purposes therein expressed.		

Witness my hand and official seal, this [2] day of September, 2022.

Notary Public, State of Florida

JESICA WHITE
Notary Public, State of Florida
My Comm. Expires August 29, 2024
Commission No. HH 30069