



**Nassau County
Building Department**
96161 Nassau Place
Yulee, Florida 32097

**Construction Board of
Adjustments and Appeals**

January 10, 2023

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

RE: Courtesy Letter for CBAA #22-421, Case #421

Legal Description:

**54520 Jonas Drive, Callahan
Property ID # 37-1N-25-299C-0037-0000**

Dear Property Owner:

This is to verify your verbal extension has been granted and expired as of January 10, 2023. Your Construction Board of Adjustments & Appeals hearing is **February 2, 2023** due to the extension given by the Building Official. The Construction Board of Adjustment & Appeals meeting will be held at **6:00 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee.**

An inspection is required at the above referenced property. The inspection is to see if the structure has come into compliance and if we may close the two permits. It is necessary to contact you as owner, and request that you call our office for inspections.

We would appreciate a response within **ten (10) days** due to the follow up visit that is required. It is necessary to update the status of this violation in order to avoid any further action. If you have any questions regarding this matter, please contact the office by calling (904) 530-6250 or 1-800-948-3364.

Respectfully,

Charles Barr
Deputy Building Official
CBO, B.S.

CB/jw

cc: Capital One, N.A. as Collateral Assignee of TLFGY, LLC, P.O. Box 54347, New Orleans, LA 70154-4347

**YULEE
(904) 530-6250**

**TOLL FREE
1-800-948-3364**

**FAX
(904) 321-5763**

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF FIRST-CLASS MAILING

Complaint Number: 421/ Case # 22-421

Mailed Date: January 10, 2023

Owner of Property: Terry & Marilyn Eby

Property: 54520 Jonas Road, Callahan
ID # 37-1N-25-299C-0037-0000

Mailing Address: 45113 Snickers Trail, Fernandina Beach, FL 32034

Description of Document: Courtesy Letter/ Inspections Required

Description of Violation: Chapter 7, Article VII, Section 7-93 of the Nassau County
Municipal Code of Ordinances.

Prepared by: Jesica White 
NASSAU COUNTY BUILDING DEPARTMENT PERSONNEL

State of: Florida

County of: Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of Jan 2023, 2023, by Jesica white who is personally known to me or has produced _____ as identification.

Witness my hand and official seal, this 10 day of Jan, 2023


Notary Public, State of Florida

jw



Alicia L. Dunn
Notary Public
State of Florida
My Commission Expires 06/01/2026
Commission No. HH 270270



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034



US POSTAGE NEPTUNE BOWES

ZIP 32097 \$000.57⁰
02 4W
0000386242 JAN 10 2023



**Nassau County
Building Department**
96161 Nassau Place
Yulee, Florida 32097



US POSTAGE PAID PTNEY BOWES



ZIP 32097 \$ 000.57⁰
02 4W
0000386242 JAN 10 2023

Capital One, N.A.
as Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Construction Board of
Adjustments and Appeals

NOTICE OF POSTING

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

RE: NOTICE OF PUBLIC HEARING: CBAA #22-421, Case #421

Legal Description:

**54520 Jonas Drive, Callahan
Property ID # 37-1N-25-299C-0037-0000**

Dear Property Owner:

This is to verify your verbal extension has been granted for your case. The extension gives you until 01-10-2023 to bring the property into compliance. If the violation(s) has not been corrected by that date, further enforcement actions by the Building Department will be taken.

Your Construction Board of Adjustments & Appeals hearing scheduled for 12.01.2022 has been moved to **February 2, 2023** due to the extension given by the Building Official. If the property comes into compliance prior to 01.10.2023 your case will not be heard.

This letter will serve as official notification that the above referenced case has been moved to **February 2, 2023**. The Construction Board of Adjustment & Appeals meeting will be held at **6:00 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee**.

If you have any questions, please give the office a call at (904) 530-6250 or 1-800-948-3364.

Respectfully,


Keith Ellis, CBO, CEAP, MCP, CFM
Building Official / Floodplain Administrator

KE/jw

Certified: 7011 2970 0001 6086 0758

cc: Capital One, N.A. as Collateral Assignee of TLFGY, LLC, P.O. Box 54347, New Orleans, LA 70154-4347
Certified: 7011 2970 0001 6086 0741

Posted on property: November 30, 2022
Dated: November 29, 2022

YULEE
(904) 530-6250

TOLL FREE
1-800-948-3364

FAX
(904) 321-5763

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF FIRST-CLASS MAILING

Complaint Number: 421/ Case # 22-421

Mailed Date: November 30, 2022

Owner of Property: Terry & Marilyn Eby

Property: 54520 Jonas Road, Callahan
ID # 37-1N-25-299C-0037-0000

Mailing Address: 45113 Snickers Trail, Fernandina Beach, FL 32034

Description of Document: Extension & Change of Board Date

Description of Violation: Chapter 7, Article VII, Section 7-93 of the Nassau County
Municipal Code of Ordinances.

Prepared by: Jesica White

NASSAU COUNTY BUILDING DEPARTMENT PERSONNEL

State of: Florida

County of: Nassau

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Jesica White, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 30 day of November, 2022.

Alicia L. Dunn
Notary Public, State of Florida

jw



Alicia L. Dunn
Notary Public
State of Florida
My Commission Expires 06/01/2026
Commission No. HH 270270



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Capital One, N.A. as
Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347



US POSTAGE McPITNEY BOWES

ZIP 32097 \$ **000.57⁰**
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0000386242 NOV 30 2022



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Terry & Marilyn Ebby
45113 Snickers Trail
Fernandina Beach, FL 32034



US POSTAGE INTEGRITY BOWES

ZIP 32097 \$ 000.57⁰
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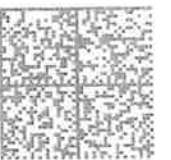


Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097



7011 2970 0001 6086 0758

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034



US POSTAGE
PTNEY BOWES
ZIP 32097 \$007.82⁰
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0000386242 NOV 30 2022

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1615042 Fernandina Beach FL 32034 USE

Postage	\$ 7.82
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

PS Form 3800, August 2005

See Reverse for Instructions

7011 2970 0001 6086 0758



**Nassau County
Building Depa**
96161 Nassau Place
Yulee, Florida 32097

CERTIFIED MAIL™



7011 2970 0001 6086 0741

Capital One, N.A. as
Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347



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02 4M
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RETURN RECEIPT REQUESTED

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1 Nassau County #4211 U.S. E

Postage	\$ 1.82	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Capital One, N.A. as
Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

PS Form 3800, August 2006

See Reverse for Instructions

7011 2970 0001 6086 0741

7011 2970 0001 6086 0756

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 20.37
Certified Fee	32
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Terry & Marilyn Eby 45113 Snickers Trail Fernandina Beach, FL 32034	
Postmark Here	

PS Form 3800, August 2006 See Reverse for Instructions



7011 2970 0001 6086 0741

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

11/26/11 / Jones, B. 4371	
Postage	\$ 7.82
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

Capital One, N.A. as
Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Capital One, N.A. as
Collateral Assignee of TLFGY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Mitchell Gordon

12-5-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

7011 2970 0001 5086 0741

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF POSTING ON PROPERTY

Complaint Number: 421/ Case # 22-421

Posted Date: November 30, 2022

Owner of Property to be posted: Terry & Marilyn Eby

Property: 54520 Jonas Road, Callahan
ID # 37-1N-25-299C-0037-0000

Description of Document: Extension & Change of Board Date

Description of Violation: Chapter 7, Article VII, Section 7-93 of the Nassau County
Municipal Code of Ordinances.

Posting Location: ☐Door ☐Window ☐Wall ☐Driveway ☐Other: By DRIVE way
Photograph(s): _____

Posted by: Robert Hunt R-D C
NASSAU COUNTY BUILDING DEPARTMENT PERSONNEL

State of: Florida

County of: Nassau

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Robert Hunt, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

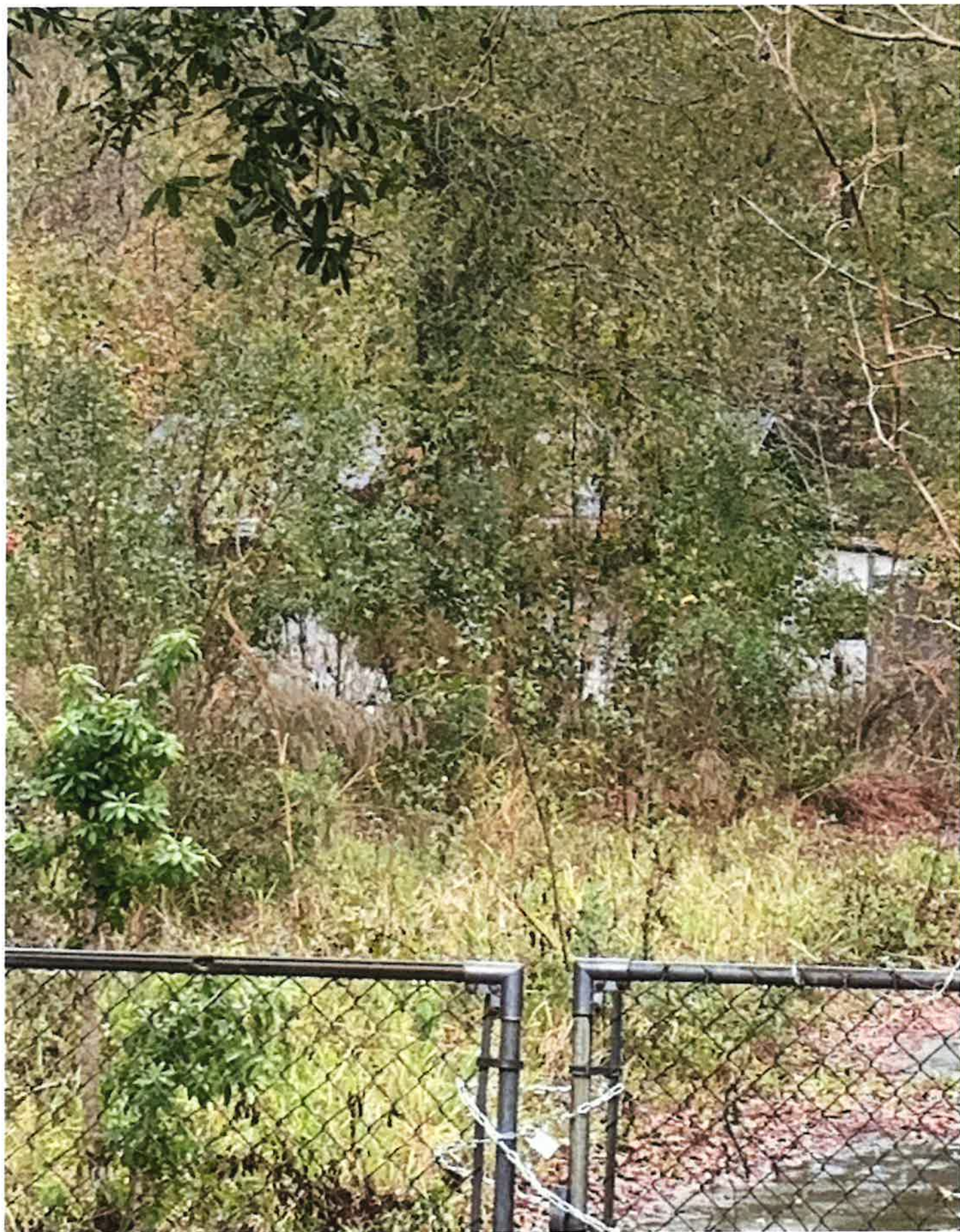
Witness my hand and official seal, this 30 day of November, 2022.

[Signature]
Notary Public, State of Florida

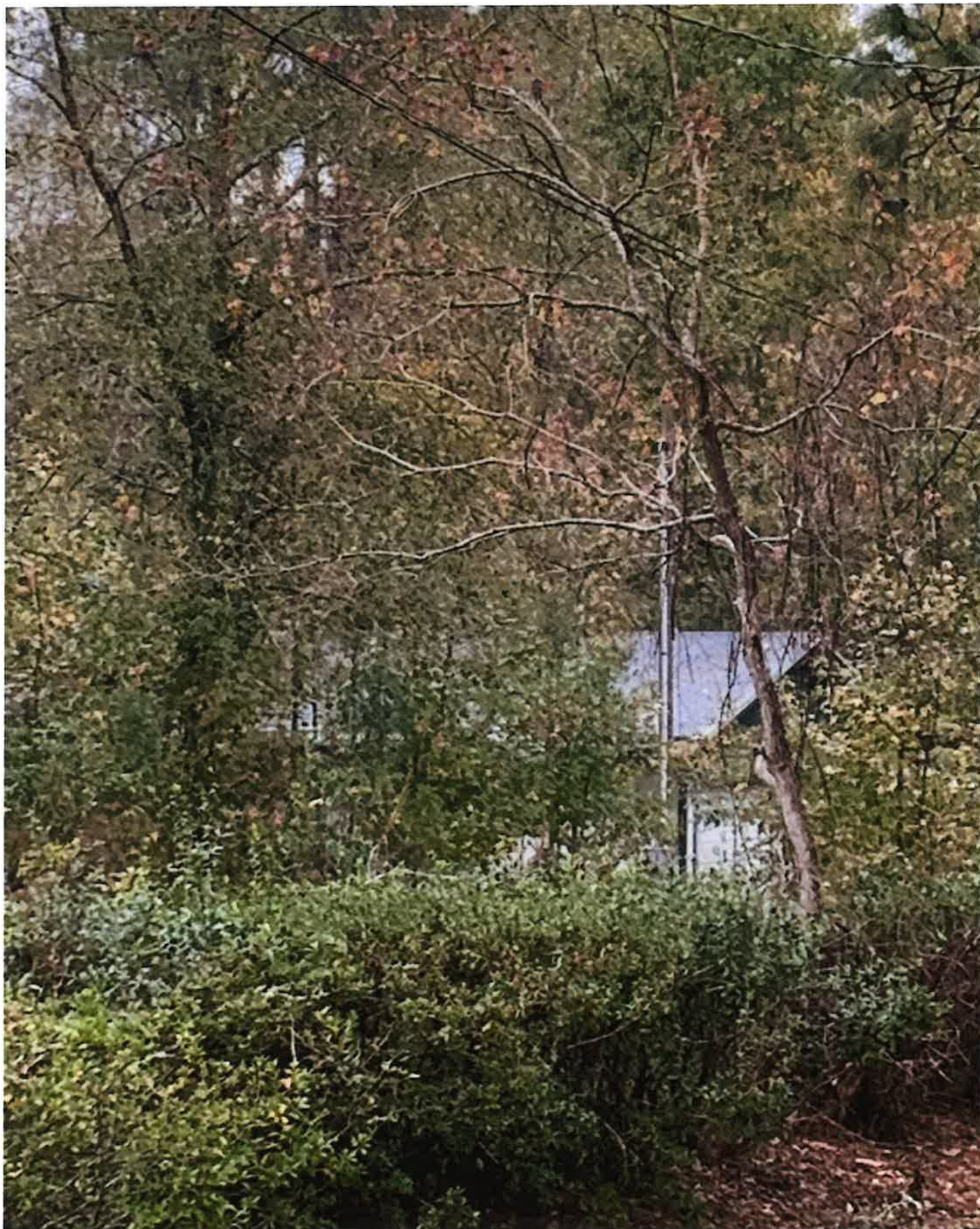
jw



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



11.30.22 R.H.



11.30.22 R.H.



11.30.22 R.H.



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Rec'd:
DEC 14 2022

CERTIFIED MAIL™



7011 2970 0001 6086 0758

PIEKSONVILLE FL 320
30 NOV 2022PM 4 L



US POSTAGE
ZIP 32097 \$007.82
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0000386242 NOV 30 2022

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

RETURN RECEIPT REQUESTED

32097862561

MIXIE 322 DE 1 0012/09/22
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 32097862561 *1738-01204-30-46



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Recvd: _____
DEC 14 2022

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

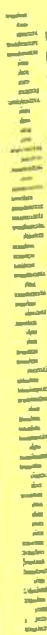
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RETURN TO SENDER
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BC: 32097862551 *1738-00617-30-44




Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Construction Board of
Adjustments and Appeals

NOTICE OF POSTING

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

RE: NOTICE OF PUBLIC HEARING: CBAA #22-421, Case #421

Legal Description:

**54520 Jonas Drive, Callahan
Property ID # 37-1N-25-299C-0037-0000**

Dear Property Owner:

On September 8, 2022, the Construction Board of Adjustments and Appeals met, heard your case and found you were in violation of the following ordinance(s):

**Chapter 7, Article VII, Section 7-93, Subsection 1 (e) & (g) of the Nassau County
Municipal Code of Ordinances – Unlawful residential, commercial, and industrial
building Nuisances**

(e) - Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements.

(g) - Any building or structure that is determined by the Building Official to be "unsafe" or "dangerous" as described in Chapter 2 Definitions of the current edition of the Florida Existing Building Code.

The Construction Board of Adjustments and Appeals has ordered repair of the building/structure in accordance with the Florida Building Code. It is further ordered that the respondents (1) secure all ingress/egress points, (2) post the building/structure as unsafe, (3) submit plan to the Building Official regarding corrective action and (4) permit the Building Official to inspect the building/structure. That the work shall commence on or before September 9, 2022 and shall be completed within thirty (30) days of September 9, 2022.

In addition, on this date the Construction Board of Adjustments and Appeals ordered the property owner 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).

YULEE
(904) 530-6250

TOLL FREE
1-800-948-3364

FAX
(904) 321-5763



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Construction Board of
Adjustments and Appeals

This letter will serve as official notification that the above referenced case has been scheduled to be heard again on **Thursday, December 1, 2022**. The Construction Board of Adjustments and Appeals meeting will be held at **6:00 PM** at the **Governmental Complex located at 96135 Nassau Place, Yulee**.

A certified copy of the Construction Board of Adjustments and Appeals Order dated September 12, 2022, is enclosed. The Order is recorded in the Public Records of Nassau County.

Nassau County Code of Ordinance Chapter 7, Article XIV, Section 7-229 — If you wish to appeal the ruling of the Construction Board of Adjustments and Appeals. It shall be in writing and signed by the owner or the duly authorized agent. The authorized agent shall have the owner execute a form provided by the building official's office. The appeal must be filed within fifteen (15) days of the decision rendered by the appropriate county official. The forms for the appeal shall be available at the clerk's office and at the county administrator's office, and the board of county commissioners shall approve the forms for the appeal. The forms shall be submitted to the building official, and he shall determine within five (5) business days of receipt of the appeal if the form is sufficient as to form, and the building official shall, within the same five-day period, request the matter be scheduled for the construction board of adjustments and appeals. The construction board of adjustments and appeals shall render a decision within thirty (30) days of receipt of the appeal. The decision shall be in writing and shall set forth the basis for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of any decision of the appropriate county official, the appropriate county official shall immediately take action in accordance with such decision. Every decision of the board shall be final subject to any remedy at law or in equity that the individual may have. No other board or commission shall have the authority to reverse the construction board of adjustments and appeals.

If you have any questions regarding this matter, please contact the office by calling (904) 530-6250 or 1-800-948-3364.

Respectfully,

Keith Ellis, CBO, CEAP, MCP, CFM
Building Official / Floodplain Administrator

KE/jw

Certified: 7021 0950 0000 2184 7996

cc: Capital One, N.A. as Collateral Assignee of TLFGY, LLC, P.O. Box 54347, New Orleans, LA 70154-4347
Certified: 7021 0950 0000 2184 8009

Posted on property: September 15, 2022

Dated: September 9, 2022

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF FIRST-CLASS MAILING

Complaint Number: 421

Posted Date: September 15, 2022

Owner of Property
to be posted: Terry & Marilyn Eby

Address of Property
in Violation: 54520 Jonas Drive, Callahan

Property ID: 37-1N-25-299C-0037-0000

Posting Location:
Description of
Document: Results of Public Hearing

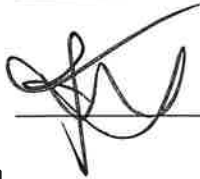
Ordinance #: 2019-15, Ch. 7, Art. VII, Sec. 7-93 of Municipal Code of Ordinances

Photograph(s): See Attached

Mailed By: Jesica White

Title of Inspector: Administrative Assistant

Signature of Sender



State of: **Florida**
County of: **Nassau**

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Jesica White, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 16 day of Sept, 2022.

Alicia L. Dunn
Notary Public, State of Florida



Alicia L. Dunn
Notary Public
State of Florida
My Commission Expires 06/01/2026
Commission No. HH 270270

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

7021 0950 0000 2184 7996

7021 0950 0000 2184 8009

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Jes W. Unsafe Bldg 56

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

Capital One, N.A. as Collateral
Assignee of TLFGY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Capital One, N.A. as Collateral Assignee of
TLFGY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

Article Number (transfer from service label)

7021 0950 0000 2184 8009

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Address

B. Received by (Printed Name)

Michelle G. Collan

C. Date of Delivery

9/22/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

CHKA 22-421

Domestic Return Receipt



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097



7021 0950 0000 2184 8009
7021 0950 0000 2184 8009



US POSTAGE
ZIP 32097 \$008.06⁰
02 4W
0000386242 SEP 15 2022

RETURN RECEIPT REQUESTED

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Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Capital One, N.A. as Collateral
Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RETURN RECEIPT REQUESTED



7021	0950	0000	21.84	7996
7021	0950	0000	21.84	7996



US POSTAGE  HILL
ZIP 32097 \$ 008.06⁰
02 4W
0000386242 SEP 15 2022

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

POSTAL USE ONLY

_____ \$	Certified Mail Fee
_____ \$	Extra Services & Fees (check box, add fee as appropriate)
_____ \$	<input type="checkbox"/> Return Receipt (hardcopy)
_____ \$	<input type="checkbox"/> Return Receipt (electronic)
_____ \$	<input type="checkbox"/> Certified Mail Restricted Delivery
_____ \$	<input type="checkbox"/> Adult Signature Required
_____ \$	<input type="checkbox"/> Adult Signature Restricted Delivery

Postmark Here _____

Fernandina Beach, FL 32034

Terry & Marilyn Eby
45113 Snickers Trail

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

ZIP 32097 \$ 000.81⁰
02 4M
000386242 SEP 15 2022

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Capital One, N.A. as
Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347



US POSTAGE and PRIVATE BOWES

ZIP 32097 \$000.81⁰
02 4M
0000386242 SEP 15 2022

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF POSTING TO PROPERTY

Complaint Number: 421

Posted Date: September 15, 2022

Owner of Property to
be posted: Terry & Marilyn Eby

Address of Property
in Violation: 54520 Jonas Drive, Callahan

Property ID: 37-1N-25-299C-0037-0000

Posting Location:
Description of
Document: LEFT SIDE DRIVE WAY NEXT TO MAIL BOX'S
Results of Public Hearing

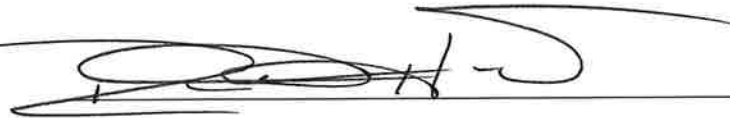
Ordinance #: 2019-15, Ch. 7, Art. VII, Sec. 7-93 of Municipal Code of Ordinances

Photograph(s): See Attached

Posted By: Robert Hunt

Title of Inspector: Senior Building Inspector

Signature of
Inspector



State of: **Florida**
County of: **Nassau**

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Robert Hunt, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 15 day of September, 2022.



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


Notary Public, State of Florida







Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097



JACKSONVILLE FL 320320
15 SEP 2022 4PM 4 L



Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

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RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 32097862561 *1738-10089-15-41



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

CERTIFIED MAIL®



YULEE, FL 32097
15 SEP 2022 PM 4



US POSTAGE
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552
Terry & Marilyn Ebby
45113 Snickers Trail
Fernandina Beach, FL 32034

RETURN RECEIPT REQUESTED

3322 DE 1
NIXIE

BC: 32097862561

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

*1738-00085-15-42

0010/02/22

D



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

**NOTICE OF HEARING
UNSAFE BUILDING ABATEMENT CODE
(Nassau County Code of Ordinances Chapter 7, Article VII, Section 7-93)**

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

**RE: Case # 421
Property ID # 37-1N-25-299C-0037-0000
54520 Jonas Drive, Callahan**

Dear Property Owner,

Your hearing date for The Construction Board of Adjustments & Appeals scheduled for August 24, 2022 has been moved to **September 8, 2022** due to lack of quorum for the August meeting. If the property comes into compliance prior to September 8, 2022 your case will not be heard.

This letter will serve as official notification that the above referenced case has been moved to **September 8, 2022**. The Construction Board of Adjustments & Appeals meeting will be held at **6:00 PM** at the **Governmental Complex located at 96135 Nassau Place, Yulee**.

The board will hear and decide if structure is in violation and may issue orders to repair or demolish structure. Failure to appear at the hearing may be deemed an admission of the acts or omissions charged in the order and notice of the Building Official, this may direct the abatement without further evidence which served as the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by Nassau County, shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees incurred.

Note: The owner will also be subject to all other penalties provided in the **Unsafe Building Abatement Code, Ordinance 2019-15** or by law if the unsafe condition is not corrected within the time required.

Respectfully,


Keith Ellis, CBO, CEAP, MCP, CFM
Building Official

Certified Mail: 7021 0950 0000 2184 7910



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

cc: Capital One, N.A. as Collateral Assignee of TLFGY, LLC, P.O. Box 54347, New Orleans, LA 70154-4347
Certified: 7021 0950 0000 2184 7927

Posted on property: August 23, 2022
Dated: August 22, 2022

7021 0950 0000 2184 7927

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE 421

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$

Postmark Here

Capital One, N.A. as Collateral
Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Capital One, N.A. as Collateral
Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

2. Article Number (Transfer from mailpiece)

7021 0950 0000 2184 7927

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0950 0000 2184 7910

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jes Bldg Vase OFFICIAL USE 921

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

Postmark
Here

Terry & Marilyn Eby 32097
45113 Snickers Trl
Callahan, FL 32011

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF FIRST-CLASS MAILING

Complaint Number: 421

Posted Date: August 23, 2022

Owner of Property
to be posted: Terry & Mrilyn Eby

Address of Property
in Violation: 54520 Jonas Drive, Callahan

Property ID: 37-1N-25-299C-0037-0000

Posting Location:
Description of
Document: Notice of Public Hearing

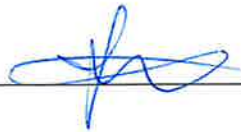
Ordinance #: 2019-15, Ch. 7, Art. VII, Sec. 7-93 of Municipal Code of Ordinances

Photograph(s): See Attached

Mailed By: Jesica White

Title of Inspector: Administrative Assistant

Signature of Sender



State of: **Florida**
County of: **Nassau**

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 23 day of August, 2022.



Alicia L. Dunn
Notary Public
State of Florida

My Commission Expires 06/01/2026
Commission No. HH 270270


Notary Public, State of Florida

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF POSTING TO PROPERTY

Complaint Number: 421

Posted Date: August 23, 2022

Owner of Property to
be posted: Terry & Marilyn Eby

Address of Property
in Violation: 54520 Jonas Drive, Callahan

Property ID: 37-1N-25-299C-0037-0000


Posting Location:
Description of
Document: LT SIDE DRIVEWAY next to Mail Box
Notice of Public Hearing

Ordinance #: 2019-15, Ch. 7, Art. VII, Sec. 7-93 of Municipal Code of Ordinances

Photograph(s): See Attached

Posted By: Robert Hunt

Title of Inspector: Senior Building Inspector

Signature of
Inspector: 

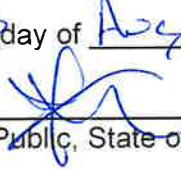
State of: **Florida**
County of: **Nassau**

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Robert Hunt, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 23 day of August, 2022.



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


Notary Public, State of Florida



54520 Jonas Drive

Board Posting

8.23.22 R.H.



**Nassau County
Building Depart**
96161 Nassau Place
Yulee, Florida 32097

CERTIFIED MAIL



7022 50 0000 2184 7910

JACKSONVILLE FL 320
AUG 2022PM 3 L



US POSTAGE
PTNEY BOWES
ZIP 32097
02 4W
\$007.82⁰
0000386242 AUG 23 2022

Terry & Marilyn Eby
45113 Snickers Trl
Callahan, FL 32011

8-25

32011-558213

EC 32097

FILE 22 CC 1 720942/22
RETURN TO SENDER
UNDELIVERABLE TO FORWARD
1630-01671-23-38



Nassau County Building Department
96161 Nassau Place
Yulee, FL 32097

*Keith Ellis, CBO, CEAP, MCP, CFM
Building Official*

**NOTICE OF HEARING
UNSAFE BUILDING ABATEMENT CODE
(ORDINANCE 2019-15, SECTION 6.4)**

July 25, 2022

Reference #: **421**

Terry & Marilyn Eby
45113 Snickers Trail
Fernandina Beach, FL 32034

Property ID: **37-1N-25-299C-0037-0000**
Location: **54520 Jonas Drive**
Callahan, FL 32011

Certified Mail: **7021 0950 0000 2184 6395**

Dear Property Owner,

A hearing date has been set for this unsafe structure case to go before the **Construction Board of Adjustment and Appeals** on August 24, 2022, at 6:00 PM, 96135 Nassau Place, Yulee, FL 32097.

The board will hear and decide if structure is in violation and may issue orders to repair or demolish structure.

Failure to appear at the hearing may be deemed an admission of the acts or omissions charged in the order and notice of the Building Official, this may direct the abatement without further evidence which served as the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by Nassau County, shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees incurred.

Note: The owner will also be subject to all other penalties provided in the **Unsafe Building Abatement Code, Ordinance 2019-15** or by law if the unsafe condition is not corrected within the time required.

Sincerely,

Keith Ellis, CBO, CEAP, MCP, CFM
Building Official

cc: Capital One, N.A. as Collateral Assignee of TLGFY, LLC
File

YULEE
(904) 530-6250

FAX
(904) 321-5763



Nassau County Building Department
96161 Nassau Place
Yulee, FL 32097

*Keith Ellis, CBO, CEAP, MCP, CFM
Building Official*

**NOTICE OF HEARING
UNSAFE BUILDING ABATEMENT CODE
(ORDINANCE 2019-15, SECTION 6.4)**

July 25, 2022

Reference #: **421**

Capital One, N.A. as Collateral Assignee of TLFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

Property ID: **37-1N-25-299C-0037-0000**
Location: **54520 Jonas Drive**
Callahan, FL 32011

Certified Mail: **7021 0950 0000 2184 6395**

Dear Property Owner,

A hearing date has been set for this unsafe structure case to go before the **Construction Board of Adjustment and Appeals** on August 24, 2022, at 6:00 PM, 96135 Nassau Place, Yulee, FL 32097.

The board will hear and decide if structure is in violation and may issue orders to repair or demolish structure.

Failure to appear at the hearing may be deemed an admission of the acts or omissions charged in the order and notice of the Building Official, this may direct the abatement without further evidence which served as the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by Nassau County, shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees incurred.

Note: The owner will also be subject to all other penalties provided in the **Unsafe Building Abatement Code, Ordinance 2019-15** or by law if the unsafe condition is not corrected within the time required.

Sincerely,

Keith Ellis, CBO, CEAP, MCP, CFM
Building Official

cc: Terry & Marilyn Eby
File

YULEE
(904) 530-6250

FAX
(904) 321-5763

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012g-CM

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	7.82
Sent To Terry & Marilyn Eby		
Street and Apt. No., or PO Box No. 45113 Snickers Trail		
City, State, ZIP+4® Callahan, FL 32011		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions.

5669 4872 0000 0560 1202



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CN-13469

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

7.82

Sent To

Capital One, N.A. as collateral Assignee

Street and Apt. No., or PO Box No.

P.O. Box 54347

City, State, ZIP+4®

New Orleans, LA 70154-4347

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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of

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7017 3040 0000 2508 8913



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MOBILITY CIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To *Capital One N.A. as collateral Assignee*
Street and Apt. No., or P.O. Box No. *P.O. Box 54347*
City, State, ZIP+4® *New Orleans, LA 70154-4347*

PS Form 3800, April 2015 PSN 7550-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL®



7021 0950 0000 2184 6395
7021 0950 0000 2184 6395

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

BIDDY-CNCIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To *Terry & Marilyn Eby*
Street and Apt. No., or P.O. Box No. *45113 Snickers Trail*
City, State, ZIP+4® *Calahan, FL 32011*

PS Form 3800, April 2015 PSN 7550-02-000-9047 See Reverse for Instructions

Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Terry & Marilyn Eby
45113 Snickers Trail
Callahan, FL 32011



9590 9402 5211 9122 6462 47


2. Article Number (Transfer from service label)

7021 0950 0000 2184 6395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Terry L. Eby

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
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| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

“NOTICE OF BUILDING VIOLATION PUBLIC NUISANCE / UNSAFE STRUCTURE”

June 6, 2022

Certified Mail: **7017 3040 0000 2508 9347**
Return Receipt Requested

Property Description: Single Family Dwelling
Property Id #: **37-1N-25-299C-0037-0000**
Location: **54520 Jonas Drive**
Callahan, FL 32011
Date of Violation: **May 27, 2022**

Capital One, N.A. as Collateral Assignee of TLGFY, LLC
P.O. Box 54347
New Orleans, LA 70154-4347

To Whom it May Concern:

This correspondence is to notify you, as a Tax Certificate holder of the above referenced property, that the structure was inspected by the Nassau County Building Inspector and based upon the results of that inspection the Building Official has declared this site to be a Public Nuisance/Unsafe Structure in accordance with Nassau County Ordinance Number 2019-15, for the following reason(s):

The box(s) checked below, indicates what the property is in violation(s) of according to Nassau County Ordinance 2019-15, to view this ordinance in its entirety go to:

<http://www.nassaucountyfl.com/DocumentCenter/View/19370/2019-15-Unsafe-Structure>

Nuisance/Unsafe Structure

Code section 4: Unlawful Residential, Commercial and Industrial Building Nuisances.

A: Building and Structures:

☒

1. Any building or structure which is vacant and open to unlawful trespass;

☐

2. Any partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial completed work on the project for 180 days (per Florida Building Code section 105.4.1.3) from the last date of an approved inspection;

☒

3. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated;

YULEE
(904) 530-6250

TOLL FREE
1-800-948-3364

FAX
(904) 321-5763)

- ☒ 4. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to or have resulted in termite infestation or dry rot;
- ☒ 5. Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements;
- ☒ 6. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, otherwise, is determined by the building Official to be unfit for human habitation;
- ☒ 7. Any building or structure that is determined by the Building Official to be "unsafe" or "dangerous" as described in Chapter 2 Definitions of the current edition of the Florida Existing Building Code;

B. Miscellaneous.

- ☐ 1. Any other condition or use of a property that gives rise to a reasonable determination by the Building Official that such condition or use represents a threat to the health, safety and welfare of the public by virtue of its condition or use, or hazardous nature;
- ☐ 2. Except as otherwise provided herein the provisions of this chapter shall be administered and enforced by the Building Official. In the enforcement of this chapter the Building Official and designated officers may, according to law, enter upon private or public property to determine if any condition exists that may be detrimental to the public health, safety or general welfare or which constitutes a public nuisance. If entrance is denied, entrance may be obtained by every source available by Florida law;
 - The owner shall contact the Building Official within seven (7) days of the date of the violation to enter into an agreement to address the violation abate the Public Nuisance.
 - **If no contact is made within (7) days, or if the structure is not brought into compliance within the agreed timeframe (30 days minimum-120 days maximum), a hearing will be set for you to appear before the Construction Board of Adjustment and Appeals.**

Notice: You may appear before the Construction Board of Adjustment and Appeals and show cause why such condition should not be deemed a nuisance or unsafe condition and be abated as provided. To request a hearing, you will need to complete the Hearing Request form within ten (10) days of the date of the violation notice and submit to the Building Official. The hearing shall be set within thirty (30) days of receiving the request in the Building Department.

Notice: Failure to appear at either hearing may be deemed an admission of the Acts or Omissions charged in the order and the Building Official may direct the abatement without further evidence which served as

the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by the County shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees. The owner will also be subject to all other penalties provided in this Code or by Law if the Unsafe Condition is not corrected within the time required.

Note: Permits are required for Demolition, Rehabilitation and Repair work, by properly licensed contractors, unless the Owner / Builder exemption is applicable in Florida Statute 489.103(7).

We are enclosing photograph(s) that our field inspection revealed. Please contact our office within seven (7) days of the date of the violation, my direct line is 904-530-6268 or email me at kellis@nassaucountyfl.com.

Sincerely,



Keith Ellis, CBO, CEAP, MCP, CFM
Nassau County Building Official

cc: File
Michael Mullin, Nassau County Attorney

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Capital one, N.A.
P.O. Box 54347
New Orleans, LA 70154-4347



9590 9402 5211 9122 6458 44

2. Article Number (Transfer from service label)

7017 3040 0000 2508 9347

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

No Non-Ad Valorem Assessments.

Parcel Details

Owner:	EBY TERRY & MARILYN	Account	37-1N-25-299C- 0037-0000	Assessed value:	\$33,176
Owner Address:	45113 SNICKERS TRAIL CALLAHAN, FL 32011	Alternate Key	42774	School assessed value:	\$33,176
Situs:	54520 JONAS CALLAHAN 32011	Millage code	006 - Western Nassau outside city limits		
		Millage rate	15.9618		

2020 TAX AMOUNTS

Ad valorem:	\$529.54
Non-ad valorem:	\$0.00
Total	\$529.54
Discountable:	
Total tax:	\$529.54

LEGAL DESCRIPTIONLOT 37 IN OR 902/381 R787696 &
R787697 NASSAU VILLAGE 3 UNR**LOCATION**

Geo number:	25-1N-37-299C- 0037-0000
Range:	25
Township:	1N
Section:	37
Neighborhood:	8026.00
Use code:	0100

Certificate #532

This parcel has an issued certificate for 2020.

Advertised number:	743	Buyer:	Bidder number 2851116 CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFP, LLC PO BOX 54347 NEW ORLEANS, LA 70154-4347
Face amount:	\$604.70		
Issued date:	05/26/2021		
Expiration date:	05/26/2028		
		Interest rate:	0.25%

Nassau County Tax Collector
86130 License Road, Fernandina Beach, FL 32034



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

“NOTICE OF BUILDING VIOLATION PUBLIC NUISANCE / UNSAFE STRUCTURE”

May 27, 2022

Certified Mail: 7021 0950 0000 2184 6319
Return Receipt Requested
Reference #: 421

Property Id #: 37-1N-25-299C-0037-0000
Location: 54520 Jonas Drive
Callahan, FL 32011
Date of Violation: May 27, 2022

Terry & Marilyn Eby
45113 Snickers Trail
Callahan, FL 32011

Dear Property Owner:

This correspondence is to notify you, as the owner of the above referenced property, that the structure was inspected by the Nassau County Building Inspector and based upon the results of that inspection the Building Official has declared this site to be a Public Nuisance/Unsafe Structure in accordance with Nassau County Ordinance Number 2019-15, for the following reason(s):

The box(s) checked below, indicate what your property is in violation(s) of according to Nassau County Ordinance 2019-15, to view this ordinance in its entirety go to:

<http://www.nassaucountyfl.com/DocumentCenter/View/19370/2019-15-Unsafe-Structure>

Nuisance/Unsafe Structure

Code section 4: Unlawful Residential, Commercial and Industrial Building Nuisances.

A: Building and Structures:



1. Any building or structure which is vacant and open to unlawful trespass;



2. Any partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial completed work on the project for 180 days (per Florida Building Code section 105.4.1.3) from the last date of an approved inspection;



3. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated;

- ☒ 4. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to or have resulted in termite infestation or dry rot;
- ☒ 5. Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements;
- ☒ 6. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, otherwise, is determined by the building Official to be unfit for human habitation;
- ☒ 7. Any building or structure that is determined by the Building Official to be "unsafe" or "dangerous" as described in Chapter 2 Definitions of the current edition of the Florida Existing Building Code;

B. Miscellaneous.

- ☐ 1. Any other condition or use of a property that gives rise to a reasonable determination by the Building Official that such condition or use represents a threat to the health, safety and welfare of the public by virtue of its condition or use, or hazardous nature;
- ☐ 2. Except as otherwise provided herein the provisions of this chapter shall be administered and enforced by the Building Official. In the enforcement of this chapter the Building Official and designated officers may, according to law, enter upon private or public property to determine if any condition exists that may be detrimental to the public health, safety or general welfare or which constitutes a public nuisance. If entrance is denied, entrance may be obtained by every source available by Florida law;
 - The owner shall contact the Building Official within seven (7) days of the date of the violation to enter into an agreement to address the violation abate the Public Nuisance.
 - **If no contact is made within (7) days, or if the structure is not brought into compliance within the agreed timeframe (30 days minimum-120 days maximum), a hearing will be set for you to appear before the Construction Board of Adjustment and Appeals.**

Notice: You may appear before the Construction Board of Adjustment and Appeals and show cause why such condition should not be deemed a nuisance or unsafe condition and be abated as provided. To request a hearing, you will need to complete the Hearing Request form within ten (10) days of the date of the violation notice and submit to the Building Official. The hearing shall be set within thirty (30) days of receiving the request in the Building Department.

Notice: Failure to appear at either hearing may be deemed an admission of the Acts or Omissions charged in the order and the Building Official may direct the abatement without further evidence which served as



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by the County shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees. The owner will also be subject to all other penalties provided in this Code or by Law if the Unsafe Condition is not corrected within the time required.

Note: Permits are required for Demolition, Rehabilitation and Repair work, by properly licensed contractors, unless the Owner / Builder exemption is applicable in Florida Statute 489.103(7).

We are enclosing photograph(s) that our field inspection revealed. Please contact our office within seven (7) days of the date of the violation, my direct line is 904-530-6268 or email me at kellis@nassaucountyfl.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Ellis", is written over a faint, larger blue signature.

Keith Ellis, CBO, CEAP, MCP, CFM
Nassau County Building Official

cc: File

7021 0950 0000 2184 6319

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Sent To

Terry & Marilyn Eby 32034

Street and Apt. No., or PO Box No.

45113 Snickers Trail

City, State, ZIP+4®

Callahan, FL 32011

Postmark Here

MAY 27 2022

FL

7.33

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<div><div><div>■ Complete items 1, 2, and 3.</div><div>■ Print your name and address on the reverse so that we can return the card to you.</div><div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div></div><div>1. Article Addressed to:</div><div>Terry & Marilyn Eby 45113 Snickers Trail Callahan, FL 32011</div><div><div><div></div></div><div>9590 9402 7125 1251 3580 99</div></div><div>2. Article Number (Transfer from service label)</div><div>7021 0950 0000 2184 6319</div></div>	<div><div>A. Signature</div><div><div>X</div><div>Marilyn Eby</div><div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div><div>B. Received by (Printed Name)</div><div>Marilyn J Eby</div><div>C. Date of Delivery</div><div></div></div> <div><div>D. Is delivery address different from item 1?</div><div><input type="checkbox"/> Yes <input type="checkbox"/> No</div><div>If YES, enter delivery address below:</div><div></div></div>
	<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature</div><div><input type="checkbox"/> Adult Signature Restricted Delivery</div><div><input type="checkbox"/> Certified Mail®</div><div><input type="checkbox"/> Certified Mail Restricted Delivery</div><div><input type="checkbox"/> Collect on Delivery</div><div><input type="checkbox"/> Collect on Delivery Restricted Delivery</div><div><input type="checkbox"/> Insured Mail</div><div><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</div></div> <div><div><input type="checkbox"/> Priority Mail Express®</div><div><input type="checkbox"/> Registered Mail™</div><div><input type="checkbox"/> Registered Mail Restricted Delivery</div><div><input type="checkbox"/> Signature Confirmation™</div><div><input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> <u>Marilyn Eby</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><u>Terry & Marilyn Eby</u> <u>45113 Snickers Trail</u> <u>Callahan, FL 32011</u></p>		<p>B. Received by (Printed Name) <u>Marilyn J Eby</u> C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p><u>7021 0950 0000 2184 6319</u></p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail (over \$500) <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>			

9590 9402 7125 1251 3580 99

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bldg OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box and fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 7.33

Total Postage and Fees \$

Sent To Terry & Marilyn Eby 32034

Street and Apt. No., or PO Box No. 45113 Snickers Trail

City, State, ZIP+4® Callahan, FL 32011

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 2184 6319

FERNANDINA BEACH
 MAY 27 2022
 Postmark Here

Track Another Package +

Tracking Number: 70210950000021846319

Remove X

Your item was picked up at a postal facility at 4:10 pm on June 3, 2022 in CALLAHAN, FL 32011.

USPS Tracking Plus® Available ✓

✓ Delivered, Individual Picked Up at Postal Facility

June 3, 2022 at 4:10 pm
CALLAHAN, FL 32011

Get Updates ✓

Text & Email Updates

Feedback
✓
^

Tracking History

June 3, 2022, 4:10 pm
Delivered, Individual Picked Up at Postal Facility
CALLAHAN, FL 32011
Your item was picked up at a postal facility at 4:10 pm on June 3, 2022 in CALLAHAN, FL 32011.

May 31, 2022, 10:42 am
Notice Left (No Authorized Recipient Available)
CALLAHAN, FL 32011

May 31, 2022, 3:49 am
Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

May 30, 2022
In Transit to Next Facility

May 27, 2022, 8:19 pm
Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

USPS Tracking Plus®



Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

“NOTICE OF BUILDING VIOLATION PUBLIC NUISANCE / UNSAFE STRUCTURE”

March 17, 2020

Certified Mail: 7012 3460 0002 0861 3746
Return Receipt Requested

Property Description: Single Family Dwelling
Property Id #: 37-1N-25-299C-0037-0000
54520 Jonus Dr
Callahan, FL 32011
Date of Violation: March 17, 2020

Terry & Marlyn Eby
45113 Snickers Trl
Callahan, FL 32011

Dear Property Owner:

This correspondence is to notify you, as the owner of the above referenced property, that the structure was inspected by the Nassau County Building Inspector and based upon the results of that inspection the Building Official has declared this site to be a Public Nuisance/Unsafe Structure in accordance with Nassau County Ordinance Number 2019-15, for the following reason(s):

The box(s) checked below, indicate what your property is in violation(s) of according to Nassau County Ordinance 2019-15, to view this ordinance in its entirety go to:

<http://www.nassaucountyfl.com/DocumentCenter/View/19370/2019-15-Unsafe-Structure>

Nuisance/Unsafe Structure

Code section 4: Unlawful Residential, Commercial and Industrial Building Nuisances.

A: Building and Structures:

☒

1. Any building or structure which is vacant and open to unlawful trespass;

☐

2. Any partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial completed work on the project for 180 days (per Florida Building Code section 105.4.1.3) from the last date of an approved inspection;

- ☒ 3. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated;
- ☒ 4. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to or have resulted in termite infestation or dry rot;
- ☒ 5. Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements;
- ☒ 6. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, otherwise, is determined by the building Official to be unfit for human habitation;
- ☒ 7. Any building or structure that is determined by the Building Official to be "unsafe" or "dangerous" as described in Chapter 2 Definitions of the current edition of the Florida Existing Building Code;

B. Miscellaneous.

- ☐ 1. Any other condition or use of a property that gives rise to a reasonable determination by the Building Official that such condition or use represents a threat to the health, safety and welfare of the public by virtue of its condition or use, or hazardous nature;
- ☐ 2. Except as otherwise provided herein the provisions of this chapter shall be administered and enforced by the Building Official. In the enforcement of this chapter the Building Official and designated officers may, according to law, enter upon private or public property to determine if any condition exists that may be detrimental to the public health, safety or general welfare or which constitutes a public nuisance. If entrance is denied, entrance may be obtained by every source available by Florida law;
 - The owner shall contact the Building Official within seven (7) days of the date of the violation to enter into an agreement to address the violation abate the Public Nuisance.
 - **If no contact is made within (7) days, or if the structure is not brought into compliance within the agreed timeframe (30 days minimum-120 days maximum), a hearing will be set for you to appear before the Construction Board of Adjustment and Appeals.**

Notice: You may appear before the Construction Board of Adjustment and Appeals and show cause why such condition should not be deemed a nuisance or unsafe condition and be abated as provided. To request a hearing, you will need to complete the Hearing Request form within ten (10) days of the date of the violation notice and submit to the Building Official. The hearing shall be set within thirty (30) days of receiving the request in the Building Department.



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

Notice: Failure to appear at either hearing may be deemed an admission of the Acts or Omissions charged in the order and the Building Official may direct the abatement without further evidence which served as the basis for the order and notice.

Any repairs or demolition performed by a contractor directed by the County shall cause a lien and special assessment to be placed on the property for the total cost thereof and administrative fees. The owner will also be subject to all other penalties provided in this Code or by Law if the Unsafe Condition is not corrected within the time required.

Note: Permits are required for Demolition, Rehabilitation and Repair work, by properly licensed contractors, unless the Owner / Builder exemption is applicable in Florida Statute 489.103(7).

We are enclosing photograph(s) that our field inspection revealed. Please contact our office within seven (7) days of the date of the violation, my direct line is 904-530-6268 or email me at kellis@nassaucountyfl.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Ellis", is written over a horizontal line.

Keith Ellis, CBO, CEAP, MCP, CFM
Nassau County Building Official

cc: File
Michael Mullin, Nassau County Attorney

NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF FIRST-CLASS MAILING

Complaint Number: 421

Posted Date: March 4, 2020

Owner of Property to be posted: Terry & Marilyn Eby

Address of Property in Violation 54520 Jonas Dr

Property ID 37-1N-*25-299C-0037-0000

Posting Location: 54520 Jonas Dr

Description of Document: Notice of Violation

Ordinance # 2019-15

Photograph(s): 1

Mailed By: Ronda Oliver

Title of Inspector Administrative Assistant

Signature of Sender

State of: **Florida**
County of: **Nassau**



PERSONALLY, appeared before me, the undersigned duly authorized to administer oaths and take acknowledgements, (name of personnel doing posting) Ronda Oliver who first being duly sworn, acknowledge before me that the information contained herein is true and correct. He/she is personally known to me and did not take an oath.

Date: March 27, 2020


Notary Public

My commission expires _____



JANET S. WYLIE
Notary Public, State of Florida
My Comm. Expires May 7, 2020
Commission No. FF 972930

720



Nassau County
Building Department
96161 Nassau Place
Yulee, Florida 32097

Terry & Marilyn Eby
45113 Snickers Trl
Callahan, FL 32011

James Or

FORWARD TO POST



U.S. POSTAGE® PITNEY BOWES
ZIP 32097 \$ 000.50⁰
02 4M
0000356350 MAR 17, 2020

7012 3460 0002 0811 3746

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
	7.05



To: Terry & Marilyn Eby
45113 Snickers Trl
Callahan, FL 32011

54520 Janso

Sen
St
or F
City

PS Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Terry & Marilyn Eby
45113 Snickers Trl
Callahan, FL 32011

2. Article Number
(Transfer from service label)

7012 3460 0002 0861 3746

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

T. L. Eby

C. Date of Delivery

3-20

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Domestic Return Receipt

102595-02-M-1540



NASSAU COUNTY BUILDING DEPARTMENT
96161 NASSAU PLACE
YULEE, FLORIDA 32097

AFFIDAVIT OF POSTING

Complaint Number: 421

Posted Date: 3/17/2020

Owner of Property to be posted: Terry & Marilyn Eby

Address of Property in Violation 54520 Jonas Dr

Property ID 37-1N-25-299C-0037-0000

Posting Location: 54520 Jonas Dr

Description of Document: Notice of Violation

Ordinance # 2019-15

Photograph(s): 1

Posted By: Roosevelt Morris

Title of Inspector Deputy Building Official

Signature of Inspector



State of: **Florida**

County of: **Nassau**

PERSONALLY, appeared before me, the undersigned duly authorized to administer oaths and take acknowledgements, (name of personnel doing posting) **Roosevelt Morris** who first being duly sworn, acknowledge before me that the information contained herein is true and correct. He/she is personally known to me and did not take an oath.

Date: March 19, 2020


Notary Public

My commission expires

July 15, 2020

RONDA L. OLIVER
Notary Public, State of Florida
My Comm. Expires July 15, 2020
Commission No. FF 994926



Nassau County Building Department
96161 Nassau Place
Yulee, Florida 32097

COURTESY NOTICE

October 25, 2019

Terry & Marlyn Eby
45113 Snickers Trl
Callahan, FL 32011

RE: 54520 Jonas Dr
Parcel ID # 37-1N-25-299C-0037-0000

Dear Property Owner:

Our records indicate that you are the current owner(s) of the property at the above address. This courtesy letter is to inform you of a complaint we received that a Public Nuisance/Unsafe structure is located at the above address.

Please be informed of the violation(s) of the Nassau County Ordinance 2019-15;

Nuisance/Unsafe Structure

Code section 4: Unlawful Residential, Commercial and Industrial Building Nuisances.

A: Building and Structures:

1. Any building or structure which is vacant and open to unlawful trespass.
2. Not applicable
3. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated.
4. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to or have resulted in termite infestation or dry rot.
5. Building or structures with broken windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purpose of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court or vent shaft open to the elements.
6. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or

FERNANDINA
(904) 530-6250

TOLL FREE
1-800-948-3364

FAX
(904) 321-5763

structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, otherwise, is determined by the building Official to be fit for human habitation.

We are enclosing photograph(s) that our field inspection revealed. Please contact our office within 7 days of receipt of this letter to discuss your intent to repair, rehabilitation or demolition to abate the Public Nuisance/Unsafe structure. Your swift corrective action for code compliance, will prevent further action by our department and the Construction Board of Adjustment and Appeals.

If you have any questions regarding this matter, please call my direct line at 904-530-6268 or email me at kellis@nassaucountyfl.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Ellis", is written over the word "Sincerely,".

Keith Ellis, CBO, CEAP, MCP, CFM
Building Official

cc: File