

# Nassau County Code Enforcement

## History

Linda Brannan Estate (Ms. Brannan is deceased)  
86138 Brannan Way  
Yulee, FL 32097

Property ID# 51-3N-27-0000-0030-0040

### Complaint 005587

- Sept. 24, 2020 - Complaint made by Sheriff's Office  
(1) trash, litter, debris, (2) unserviceable vehicles (3) electric cords above ground (power to mobile home) and (4) unsafe structure. The property is zoned Open Rural.
- Sept. 24, 2020 - Initial inspection by Officer Favors— there are violations on the property:
1. **#2015-10, Section 6.01 (3)** – Accumulation of decayed animal or vegetable matter, trash, rubbish, garbage, rotting lumber, bedding, packing material whatsoever in which flies, mosquitoes, disease-carrying insects, rats, or other vermin may breed, **(7)** — Accumulation of cans and bottles, **(8)** — Accumulation of tires, appliances, mechanical equipment and parts.
  2. **#2003-17, Section 3** — Unserviceable vehicles prohibited
- Sept. 25, 2020 - Courtesy letter was mailed 1<sup>st</sup> class to property owner of record advising them of the violations and requesting them to contact the Code Enforcement Department within ten (10) days of receipt of notification.
- Unsafe structure report was referred to Building Department
- Nov. 2, 2020 - Re-inspection by CEO Favors. Property still in violation and issued a citation.
- Nov. 6, 2020 - Notice of Violation (NOV) for #2015-10, Section 6.01 (3) (7) & (8) and #2003-17, Section 3 was mailed certified return receipt giving the property owner thirty (30) days to correct violations from receipt of notification.
- Nov. 13, 2020 - Notice was left at residence and receipt signed by mail carrier due to COVID-19

### RESEARCH INDICATES:

- Linda D. Brannan – deceased (Sept. 24, 2016)
- Notice of Lis Pendens filed Sept. 9, 2019
- Probate has not been filed

- Jan. 27, 2021 - Re-inspection by CEO Favors. Property still in violation; requested hearing.

- Feb. 2, 2021 - Notice of Public Hearing (BN) for April 13, 2021 mailed certified return receipt to property owner and mortgage holder of record; posted on the property and mailed 1<sup>st</sup> class mail.
- Feb. 9, 2021 - USPS tracking indicated that the BN for the mortgage holder of record was left with individual in New York, NY
- Feb. 11, 2021 - Office received a phone call from “Terry” requesting we email [codecompliance@safeguardproperties.com](mailto:codecompliance@safeguardproperties.com) with:
- Photographs showing violation
  - NOV explaining the ordinances pertaining to violations
  - BN for April
- March 9, 2021 - Notice was left at residence and receipt signed by mail carrier due to COVID-19