

Nassau County Code Enforcement

History

Elizabeth Ann Green a/k/a Ann Green
540671(a/k/a 2751) Lem Turner Road
Callahan, FL 32011

Property ID# 37-1N-25-299F-0069-0000

Complaint #7070

CEB #03-385

received Anonymous complaint
June 16, 2003 - CE Officer Lynn cited property for Ordinance 2003-17, Section 6.01, general nuisances affecting public health and Section 6.03, discard, place trash, litter or debris and Ordinance 2002-04, Section 104.1.1 Building Code, permits required (room addition).
June 18, 2003 - Notice of Violation was mailed certified return receipt. The certified was returned July 7, 2003.
July 17, 2003 - Notice of Violation was posted on property and mailed 1st class.
August 21, 2003 - Notice of Public Hearing for September 9, 2003 was mailed certified return receipt and was accepted.
Sept. 9, 2003 - Code Enforcement Board motioned and seconded that Elizabeth A. Green was in violation of Ordinance 2002-04, Section 104.1.1 but in compliance with Ordinance 2003-17, Section 6.01 and 6.03. Administrative fees of \$237.24 and a fine of \$50.00 per day were assessed.
Sept. 15, 2003 - Results of Public Hearing were mailed certified return receipt and accepted.
Oct. 16, 2003 - Pre-fine inspection – according to Finding of Facts compliance was to be achieved by October 14, 2003. Still in violation of building permits.
Oct. 17, 2003 - Notification of commencement of fine was mailed certified return receipt and was accepted.
Nov. 13, 2003 - A lien was placed on the property and a copy was mailed to the property owner.
Nov. 17, 2003 - Application (#03-68005) for permit turned into Building Department
Dec. 4, 2003 - Application for building permit denied.
Jan. 4, 2004 - Letter on update of fine running mailed 1st class.

Jan. 12, 2004 - Ms. Green called – couldn't understand why the fine was still accruing. Explained that her application for the permit had been denied. Transferred her to Building Department.

Per Building Department notes – permit was denied due to needing two (2) copies of energy forms. Ms. Green was to pick up the forms.

Jan. 30, 2004 - Letter on update of fine running mailed 1st class

Feb. 26, 2004 - Letter on update of fine running mailed 1st class

March 15, 2004 - Letter on update of fine running mailed 1st class

April 20, 2004 - Letter on update of fine running mailed 1st class

May 7, 2004 - Letter on update of fine running mailed 1st class

May 17, 2004 - Per Building Dept. notes on application – Ms. Green never picked up the energy forms. They will send letter stating the application will be voided if she doesn't turn in the forms. They have to give six (6) months before voiding applications.

May 27, 2004 - Letter on update of fine running mailed 1st class.

June 24, 2004 - Received copy of letter to Ms. Green from Building Dept. stating Ms. Green has 10 days to respond or application will be null and void.

July 8, 2004 - Letter on update of fine running mailed 1st class.

July 21, 2004 - Per Building Dept. notes on permit application – application voided due to expiration of time.

Aug. 3, 2004 - Letter on update of fine running mailed 1st class

Nov. 18, 2004 - Letter on update of fine running mailed 1st class

Aug. 15, 2005 - Letter on update of fine running mailed 1st class

Nov. 21, 2005 - Ms. Green called the office stating she was unaware of fine and the lien; wanted to know what needed to be done. Explained that she would need a permit for the room addition and transferred her to permitting in the Building Department.

Nov. 29, 2005 - Ms. Green came to the counter, stated she was working with the Building Dept. to get a permit and couldn't decide whether to get a building permit or a demolition permit.

Jan. 6, 2006 - Ms. Green came to the counter and received a demolition permit to demolish the addition.

Jan. 31, 2006 - Letter on update of fine running mailed 1st class

April 4, 2006 - Code Enforcement spoke with Ms. Green at the counter. She stated that the addition has been totally removed. Building inspector is to re-inspect property to close out the demolition permit. She requested a reduction of penalty form and one was given to her.

April 5, 2006 - Demolition permit was closed as being completed by the Building Department.

Code Enforcement received Ms. Green's request for a Reduction of Penalty.

April 19, 2006 - Notification that fine has stopped accruing and collection of lien letter sent certified return receipt. Certified was accepted by Ms. Green.

May 12, 2006- Notification that Ms. Green's request for reduction of penalty will be heard on June 13, 2006 mailed certified return receipt. The notification was signed by William McCorket.

June 2006 Code Enforcement Board continued Ms. Green's case until July 11, 2006 since Ms. Green was absent.

July 11, 2006 Code Enforcement Board continued Ms. Green's case until Aug. 8, 2006 so she could gather some more information that the Board requested.

Aug. 8, 2006 - Ms. Green never appeared for her request for reduction of penalty to be heard.

Fine: 904 days x \$50.00/per day = \$45,200.00
Admin. Fees: 237.24

Total Lien #1 \$45,437.24

Complaint #22005

CEB #13-748

- received citizen complaint
- July 19, 2013 - CE Officer Walker cited property for Ordinance 2003-17, Section 6.01, general nuisances affecting public health and Section 6.03, discard, place trash, litter or debris. **THE PROPERTY IS VACANT.**
- July 26, 2013 - Notice of Violation was posted on the property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Aug. 30, 2013 - Notice of Public Hearing for Nov. 12, 2013 was posted on the property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Nov. 12, 2013 - Code Enforcement Board motioned and seconded that Elizabeth Ann Green was in violation of Ordinance 2003-17, Section 6.01 and 6.03. Administrative fees of \$276.82 and a fine of \$250.00 per day were assessed.
- Nov. 18, 2013 - Results of Public Hearing were posted on the property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Jan. 15, 2014 - Pre-fine inspection – according to Finding of Facts compliance was to be achieved by Jan. 14, 2014. Still in violation.
- Jan. 24, 2014 - Notification of commencement of fine posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Jan. 28, 2014 - A lien was placed on the property and a copy was mailed to the property owner. First class mailing was returned “not deliverable unable to forward”.
- March 14, 2014 - Letter on update of fine running posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- July 15, 2014 - Letter on update of fine running posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Oct. 3, 2014 - Letter on update of fine running posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- Jan. 16, 2015 - Letter on update of fine running posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.
- April 27, 2015 - Letter on update of fine running posted on property and mailed 1st class. First class mailing was returned “not deliverable unable to forward”.

Aug. 13, 2015 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
Nov. 12, 2015 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
Feb. 10, 2016 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
April 20, 2016 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
July 18, 2016 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
Nov. 28, 2016 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
Dec. 6, 2017 -	Letter on update of fine running posted on property and mailed 1 st class. First class mailing was returned “not deliverable unable to forward”.
April 11, 2018 -	Re-inspection still in violation.
April 30, 2018 -	Property in compliance and fine update letter did not get posted.
	Research on property indicated that the property was Quit Claim on March 29, 2018 to George A. Turner and Debra G. Turner. The deed was recorded April 2, 2018.
May 1, 2018 -	Notification mailed to new property owners informing them on the Code Enforcement liens on the property.

Fine:	1,567 days x \$250.00/per day = \$391,750.00
Admin. Fees:	<u>276.82</u>
Total Lien #2	\$392,026.82

History – Elizabeth A. Green a/k/a Ann Green
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Case #	Lien Recorded	Violation	Fine	Administrative Fees	Comments
03-385	11/13/2003	Building Permits	\$50.00 per day	\$237.24	Property came into compliance after demo permit obtained
13-748	1/28/2014	General nuisances affecting public health and trash, litter or debris	\$250.00 per day	\$276.82	Property came into compliance (April 30, 2018) after it was purchased by new owners

	Fine	Administrative Fees
Lien #1	45,2500.00	237.44
Lien #2	391,950.00	276.82
Total	\$ 436,950.00	\$514.06

Total fine and administrative fees: \$437,464.06