

CE-22-018

Clay County Florida - Code Enforcement Division
Lien Reduction Procedures

The Special Magistrate has the authority to recommend a reduction or release of fines and liens. The Clay County Board of County Commissioners has the authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. **An entity requesting a release of lien has no right to the reduction or release of a fine or lien.** In evaluating requests for liens to be released or reduced, the Board of County Commissioners and Special Magistrate may consider the following:

1. The length of time the property was in violation prior to the lien being placed;
2. Whether the entity requesting the reduction owns other properties in Clay County and how many have active code enforcement cases or code enforcement liens;
3. Whether the property owner, if different from the entity requesting the release, owns other properties in the County and how many have active code enforcement cases or code enforcement liens;
4. Whether the entity requesting the reduction owned the property for which the lien was placed at the time the lien was placed;
5. Whether the entity requesting the reduction acted promptly to correct the violations for which the lien was placed and the length of time taken to correct the violation(s);
6. Any other specific information which is available about the property or the entity request;
7. Any other factor which may show a hardship on the entity requesting the reduction or which may provide a reasonable basis for the requested relief.

Lien reduction requests already heard by the Special Magistrate and Board of County Commissioners will not be reheard for a 180-day period, unless the property ownership changes or unless there is sufficient documentation of new information not previously available.

To be placed on the Special Magistrate hearing agenda, an applicant makes a request by submitting the Application for Reduction of Code Enforcement Lien to the Special Magistrate Secretary, **Code Enforcement, P. O. Box 1366, Green Cove Springs, FL 32043**. A processing fee of \$25 per parcel must be paid at the time the application is submitted. Payment shall be in the form of cash, cashier's check or money order only, made payable to CCBOCC. The Special Magistrate secretary will mail a confirmation letter to the applicant confirming the meeting date and time. Staff will prepare a report which is provided to the Special Magistrate and Board of County Commissioners prior to the meeting.

Lien reduction applications should be submitted at least fifteen (15) days prior to the Special Magistrate hearing, scheduled for the first Thursday of every other month, beginning in February each year. The hearing before the Board of County Commissioners shall be scheduled by the Senior Code Enforcement Officer at least thirty (30) days prior to the Board of County Commissioners meeting. A letter will be mailed to the applicant confirming the meeting dates.



Those who have requested a lien reduction hearing but are unable to attend the scheduled meeting must notify code enforcement they need to reschedule their appearance. Otherwise, the case will be heard without the applicant being present.

Special Magistrate hearing – Applicants must check in with staff. When the case is called, staff will read its report. The applicant will be invited to speak about the request and the status of the property. The Magistrate may ask questions and will then make a recommendation only as to whether to reduce, remove or leave the lien in place.

Board of County Commissioners hearing – Applicants must check in with staff. When the case is called, staff will read its report. The applicant may speak for three (3) minutes and present information regarding the request to the Board. The applicant will need to be available to answer questions from staff or the Board. The Board will decide whether to reduce the lien or take no action, thus leaving the lien in place.

If the Board of County Commissioners approves the reduction of a lien, the applicant shall have no more than ten (10) working days from the date of the hearing to make full payment of the reduced lien. Payment shall be in the form of cash, cashier's check or money order only. If the lien is not paid within the time allowed, the lien will revert back to the original amount placed on the property by the Special Magistrate.

If the Board approves the reduction of a lien and the entity pays the reduced lien, the Special Magistrate secretary will complete paperwork to release the lien. The release-of-lien document will be mailed to the applicant. It is up to the applicant to record the release of lien at the Clay County Clerk of Court.

In accordance with the Americans with Disability Act, persons needing special accommodations or an interpreter to participate in either of the proceedings should contact the Clay County ADA Coordinator by mail at P. O. Box 1366, Green Cove Springs, FL 32043, or by telephone at (904) 269-6376, at least three (3) days prior to the date of the hearings. Hearing-impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

For additional information, contact the Code Enforcement Special Magistrate secretary at (904) 269-6310 or 284-6310.

I have read and understand the policies and procedures for requesting a lien reduction.

ALK Initials


Reduction of Code Enforcement Lien(s) Request

Application

A request for a reduction of a Code Enforcement lien cannot be considered until the property is in full compliance. Before the application is processed, the property will be inspected to determine compliance. A request for reduction of a Code Enforcement lien also will not be considered if the applicant has any code violations on any other property they hold an interest in and is located within the unincorporated area of Clay County.

Requests are not scheduled for the Special Magistrate hearing until the application has been reviewed for completeness. Along with the application, you must prepare a statement explaining why the lien should be reduced. If you wish to address the Board of County Commissioners during its hearing for request for lien reduction, you will be allowed to present a three-minute statement to the Board. This hearing is not a re-hearing of the case. The Special Magistrate was presented evidence and heard testimony regarding the alleged violation(s) prior to issuing an Order for Non-compliance and an Order to Impose Fine. All respondents are advised of the appeal process in the "Order for Non-Compliance" and "Order to Impose a Fine," as established in Florida Statutes 162.11. There is no evidence an appeal has been filed regarding the property/properties listed in this application.

Requests for reduction of a code enforcement lien go through a two-hearing process. The Special Magistrate will hear a request and will make a recommendation only as to whether or not a lien should be reduced, released or whether any action should be taken. The Special Magistrate's recommendation and the Application Request for the Lien Reduction will then be heard by the Clay County Board of County Commissioners, who will make the final determination.

Date of last inspection: December 8, 2023

A handwritten signature in black ink, appearing to be the initials 'Ch' followed by a flourish.

Case Number(s) CE-22-018 (2021000144)	Lien Address (Property Subject to the Lien(s)) 4060 Sunnyside Dr, Middleburg, FL 32098
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Applicant's name: Ana Lourdes Kessler	Phone number: 904-571-8910
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Mailing address:
2506 Cresdale CT, Middleburg, FL 32068

Authorized representative's name:	Written and notarized authorization from owner? Yes No
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Name of owner of lien address when lien(s) were placed on the property:
Michael P. Sinclair

Current owner of lien address:
Ana Lourdes Kessler

Current owner's relationship or affiliation with entity/person named in lien(s):
NONE

Other property located in Clay County belonging to current owner – Parcel Numbers and Address: Attach a separate sheet if necessary
02-05-25-008970-004-07, 2506 Crestdale CT, Middleburg, FL 32068

28-08-23-021804-000-00, State Rd 100, no address assigned yet.

What were the violations at lien address when lien(s) was/were placed?
Junk, trash and tree debris , and over grown yard and an unsecured accessory structure.

Who lived at the property when the lien(s) went into effect:
Unknown, I was not the owner at the time.

Reasons violations not corrected before lien(s) placed:	
Unknown to me I was not the owner of the property at the time liens were placed.	
Is money held in escrow pending the lien release hearing: If yes, who will receive escrow money if the lien(s) is/are reduced?	Yes <input type="radio"/> No <input checked="" type="radio"/>

Explain why you believe a lien reduction is appropriate:

I bought the property through a county auction through a Tax Deed on Oct 12, 2023 and I did not know it had any fines/violations. The property I bought is completely fenced in so I thought all the fenced in land was what I bought but I came to find out it was actually two parcels. I then was approached by the owner of the other lot to see if I would buy it and I decided to buy it so I wouldn't have a neighbor so close to me since this why I want to move from where I now live. We signed a purchase contract and I hired a title company to do a title search. The title company was going to unify both lots for me so they researched both lots and on Nov 13, 2023, I found out my lot had violation fines/liens as well as the other lot. I am petitioning this board to remove these fines so I can move forward and build a new home on the lot. I began to clean the lot immediately ~~so~~ and on December 8, 2023, all violations were cleared. I ask that all the liens/fines be removed as this will benefit everyone since this will allow me to put the land to its best use which will beautify the area which benefits me, the neighbors and the county. The fines are also more than the land's worth and I can't afford to pay them.

Has the applicant applied for lien reduction for this property before? Yes No
If yes, when? (month/year) _____

Has the applicant applied for lien reduction for another property before? Yes No
If yes, what property and when? (month/year) _____

To obtain information on liens, contact the Clay County Clerk of Court at 904-269-6302 or 284-6302, visit the Official Records Department, Room 101, 825 N. Orange Ave., Green Cove Springs, FL 32043 or go to www.clayclerk.com.

Note: The Code Enforcement Division does not perform title or lien searches but will try to identify any additional liens that may pertain to this request based on the case number(s) provided in this application. The Division is not responsible for outstanding liens omitted from this application.

Applicant is requesting the below lien(s) be reduced to: \$ 50.00

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Reduction Procedures;
- acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

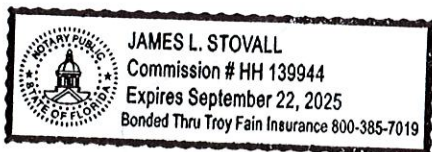
A processing fee of \$25 per lien is required at the time the application is submitted. Payment must be made in cash, by cashier's check or by money order. Each additional request on the same property with the same owner shall be an additional \$25 per request.

Applicant must provide an initialed copy of the Lien Reduction Procedures as acknowledgment of the above for application to be accepted.

Applicant's signature: _____ Date: _____

The foregoing was sworn and subscribed before me this 12/12/2023 day of December 2023. He or she is personally to me or provided FLDL K246-012-73-792-0 as identification at the time of notarization.

Stamp:



Notary Public:

James L. Stovall

2

December 11, 2023

Ana Lourdes Kessler
2506 Crestdale CT
Middleburg, FL 32068

To: Cay County Code Enforcement Division
Special Magistrate/Board of County Commissioners
P.O. Box 1366
Green Cove Springs, FL 32068

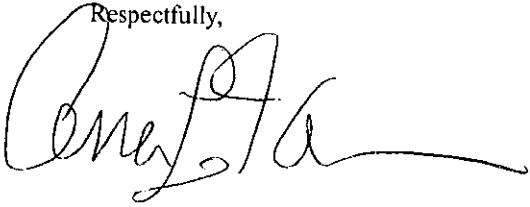
To Whom It May Concern:

I bought Lot #36-05-24-006761-108-01, address 4060 Sunnyside DR, Middleburg, FL 32068, through the county's auction on a tax deed, on October 12, 2023. At the time I purchased the property, I did not know it had fines and liens against it. Prior to the purchase, I had called the property appraisers office who put me through to permitting and I asked if there were any liens or violations against the property and was told none existed. I then proceeded to buy the property and then proceeded to begin cleaning the property up. Upon my arrival to the property the neighbors approached and told me that the property was two parcels which was quite upsetting since it was all fenced up as one piece of property but what could I do, the county wasn't going to allow me to get my money back, so I continued with the clearing of the property. A week later the property owner of the other lot approached me to see if I would buy his lot and I told him I would think about it. Two weeks later I decided that I would buy it because this would allow me to build a home on the property and get away from my crowded subdivisions that I now live in. We signed a purchase contract and I hired a title company to do the title search to ensure I was getting a clean title. The title company was going to unify both lots for me so when they did the title search, they did it on both lots. This is when they informed me that both lots had violations/liens and they instructed me to get a hold of code enforcement to see how I could clear the liens. I immediately contacted Clay County Code Enforcement and was given a sheet with all the violations that needed to be cleared. I immediately began to work on clearing the violations and on December 8, 2023, the property was cleared of the violations.

I am petition for the liens/fines, to be removed so I can move forward and build a house on the lot and put the land to its best use. This property has been in disarray for decades and the neighbors have suffered for it because it has brought down the neighborhood property values, been an eye sore, and brought in transient people who were continually trespassing on this property. I have cleaned up the lot and secured it so no one is trespassing on the land anymore. I was not the owner when these violations were imposed on the property and if I had been I would never have allowed the violation to take place in the first. The fines/liens on this property are more than the property is worth and I can't afford to pay them. If the liens/fines are not removed, I will be forced to let the property just sit there empty as I can't move forward because

no bank will lend me money to build on the property with the liens/fines on it. Removing the fines/liens, will benefit everyone involved; I benefit because I will be able to put the property to its best use and build the home I want on the land, the neighbors will benefit because their property values will go up, and the county benefits because the taxes on the property itself will also go up and it will be a win win situation for everyone. I want to thank you each for your time and consideration in this matter.

Respectfully,

A handwritten signature in cursive script, appearing to read 'Ana L. Kessler', with a long horizontal flourish extending to the right.

Ana L. Kessler

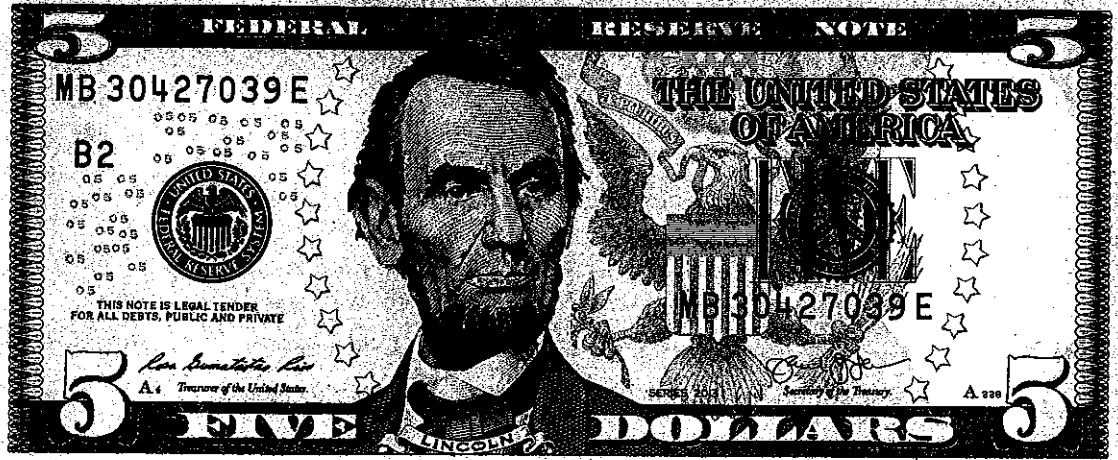
Main Report

RECEIPT (REC-020814-2023)
FOR CLAY COUNTY

BILLING CONTACT
Ana Lourdes Kessler
2506 Crestdale Ct
Middleburg, FL 32068



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
CODE_ENF-202100014 4	Code Violation Fee	Fee Payment	Cash	\$25.00
SUB TOTAL				\$25.00
TOTAL				\$25.00



RECEIVED DEC 12 2023

CODE ENFORCEMENT

FEB 03 2022

CLAY COUNTY, FLORIDA

CLAY COUNTY DIVISION
OF CODE ENFORCEMENT

vs:

Michael P. Sinclair and Susan E. Sinclair, Respondents

CASE NO. CE-22-018

CODE ENFORCEMENT
SPECIAL MAGISTRATE
CLAY COUNTY, FLORIDA

ORDER FOR COMPLIANCE

The Code Enforcement Special Magistrate of Clay County, Florida, has heard testimony and received evidence presented at the hearing of February 3, 2022, and, based on the evidence, the Code Enforcement Special Magistrate finds: On July 22, 2021, at 4060 Sunnyside Drive, Clay County, Florida, the Respondents violated Clay County Ordinances: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste; as follows: On July 22, 2021, the Respondents maintained and openly stored on their property at said location junk, trash and tree debris, an overgrown yard and an unsecured accessory structure. The Respondents were properly noticed of said violations and were given a reasonable amount of time to come into compliance with said Ordinances. A re-inspection was conducted on January 25, 2022, and the violations continued. The Respondents are in violation of Clay County Ordinances: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste.

IT IS ORDERED that

The Respondents comply with Clay County Ordinances: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste, no later than February 17, 2022. If the Respondents do not comply within the time specified, the Special Magistrate may issue an Order imposing a fine of up to \$250.00 a day for the first violation, or, in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector, and continuing each day until compliance is achieved. A certified copy of such Order shall be recorded in the public records of Clay County, Florida, and shall constitute a lien against the property upon which the violations exist and upon any other real or personal property owned by the Respondents, pursuant to Section 162.09(3), Florida Statutes. Upon complying, the Respondents shall notify Code Enforcement Officer Stacey Austin or her designee, who shall inspect the property and notify the Special Magistrate of compliance. Should a dispute arise concerning compliance, either party may request another hearing before the Special Magistrate. Either party may appeal this Order to the Circuit Court of Clay County, Florida, within thirty (30) days of rendition of this Order.

Because of the finding herein that the above-referenced Ordinances have been violated, the Special Magistrate will enter a separate order awarding to the County the costs incurred by it in prosecuting this case pursuant to Section 162.07(2), Florida Statutes, in an amount to be determined at a subsequent hearing. A certified copy of such order imposing costs shall be recorded in the public records of Clay County, Florida, and shall constitute a lien against the property upon which the violations exist and upon any other real or personal property owned by the Respondents, pursuant to Section 162.09(3), Florida Statutes. If a fine is also imposed at such subsequent hearing for noncompliance with the requirements of this Order for Compliance, the impositions of such costs may be included in the order imposing the fine.

DONE AND ORDERED this 3rd day of February, 2022.

ATTEST:


Tonya George, Senior Code Enforcement Officer


Geraldine Hartin
Code Enforcement Special Magistrate

CFN # 2022007851
OR BK: 4567 PG: 1611 Pages 1 of 1
Recorded: 2/3/2022 12:14 PM Doc: O
Tara S. Green, Clerk and Comptroller, Clay County, FL
Rec: \$10.00
Deputy Clerk HAMPSHIRET

CODE ENFORCEMENT

APR 07 2022

CLAY COUNTY, FLORIDA

CODE ENFORCEMENT
SPECIAL MAGISTRATE
CLAY COUNTY, FLORIDA

CLAY COUNTY DIVISION OF
CODE ENFORCEMENT

CASE NO: CE-22-018

Vs.

Michael P. Sinclair and Susan E. Sinclair, Respondents

ORDER IMPOSING FINE AND COSTS

COMES NOW, the Code Enforcement Special Magistrate of Clay County, Florida, who finds:

On February 3, 2022, the Code Enforcement Special Magistrate, Clay County, Florida, issued an Order for Compliance, Book 4567, Page 1611, in the public records of Clay County, Florida, finding the Respondents were in violation of certain Clay County Ordinances. The Respondents were ordered to comply with Clay County Ordinances: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste, no later than February 17, 2022. The Respondents have failed to come into compliance with County Ordinances: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste, within the time specified. The Special Magistrate having considered factors set forth in Section 162.09(2)(b), Florida Statutes,

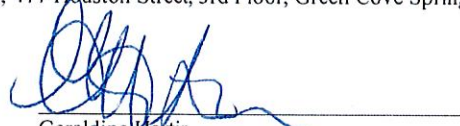
IT IS ORDERED that

The Respondents pay a fine in the amount of \$75.00 a day, beginning February 18, 2022, and said fine shall continue to accrue until the Respondents come into compliance or until judgment is rendered in a suit filed pursuant to Section 162.09(3), Florida Statutes, 2001, whichever occurs first. Pursuant to Section 162.09(3), Florida Statutes, 2001, **this Order Imposing Fine shall constitute a lien** against the land on which the violations exist, which is described as follows: **Legal Description: Lot 49 Sunnyside Farms, Parcel No. 36-05-24-006761-108-01, a/k/a 4060 Sunnyside Drive, Clay County, Florida;** and upon any other real or personal property owned by the Respondents. Said lien runs in favor of the Board of Commissioners of Clay County.

An Order for Compliance having been issued in this case, as recorded in Official Records Book 4567, Page 1611, public records of Clay County, Florida, therefore costs incurred by the County in prosecuting this case are awarded to the County pursuant to Section 162.07(2), Florida Statutes, in the amount of \$100.00. Said costs are in addition to the fine imposed above and are included in the foregoing lien.

After three (3) months from the filing of this Order, if said lien remains unpaid, the Code Enforcement Special Magistrate may authorize the Clay County Attorney to foreclose on this lien or to sue to recover a monetary judgment for the amount of the lien plus accrued interest. The duration of this lien shall continue for no longer than 20 years after the certified copy of this Order Imposing Fine and Costs has been recorded, unless within that time an action to foreclose or a suit of a monetary judgment is commenced in a court of competent jurisdiction. Either party may appeal this Order to the Circuit Court of Clay County, Florida, within thirty (30) days of the rendition of this Order. **Payments must be made in cash, by cashier's check or by money order, made payable to CCBOCC.** If mailing, send to Code Enforcement Division, P.O. Box 1366, Green Cove Springs, Florida 32043. If paying in person, come to the Code Enforcement office, 477 Houston Street, 3rd Floor, Green Cove Springs, Florida.

DONE AND ORDERED this 7th day of April, 2022.


Geraldine Martin
Code Enforcement Special Magistrate

FILED WITH AND ATTESTED TO THIS
7th DAY OF April, 2022.


Tonya George, Senior Code Enforcement Officer

CFN # 2022022472
OR BK: 4593 PG: 1055 Pages1 of 1
Recorded: 4/7/2022 12:58 PM Doc: LN
Tara S. Green, Clerk and Comptroller, Clay County, FL
Rec: \$10.00
Deputy Clerk MADRIGALC

February 3, 2022

CE-22-018

Michael P. Sinclair and Susan E. Sinclair

Officer Austin presented this case at 4060 Sunnyside Drive, Middleburg, Florida, for the violations of junk, trash and tree debris, an unsecured accessory structure and an overgrown yard. The Clay County Ordinances involved are: Sections 101.6, 305.15 and 307.4, Standard Housing Code and Sections V and VI, Solid Waste. She stated staff recommended compliance by February 17, 2022.

The respondents were not present to testify.

Order: Based on the testimony and facts presented by Code Enforcement, Magistrate Hartin found Case No. CE-22-018, Michael P. Sinclair and Susan E. Sinclair, in non-compliance for violations of code provisions cited in the staff report and ordered the violations be corrected no later than February 17, 2022.

REQUESTS FOR LIEN REDUCTION RECOMMENDATION

CE-09-098

**William A. Duquette, as Trustee
for the Pezan's Family Trust**

Officer George presented this case at 54 Bluebell Avenue, Middleburg, Florida, stating it was active 7 months and 18 days for trash, tree debris, assorted junk, an unsecured, dilapidated mobile home, an unsafe electrical connection and an overgrown yard. A fine of \$150.00 per day beginning September 18, 2009, was imposed. As of January 19, 2010, the violations were corrected. The lien totals \$18,550.00. There were 111 documents at \$20.00 each, which equals \$2,220.00; and 10 inspections at \$100.00 each, which equals \$1,000.00. Code Enforcement staff's costs total \$3,220.00.

Trennis Miller, who resides at 46 Bluebell Avenue, Middleburg, Florida, was present and testified on his own behalf. He stated he purchased the property when he was 20 years old and unaware that there was a lien on the property. He said the gentleman he purchased the property from (John Buchanan with All American Properties) stated since the property was foreclosed on, the lien for the property would be foreclosed on as well, but would still follow the previous property owner.

Order: Magistrate Hartin recommended the \$18,550.00 lien be reduced to \$3,220.00 for CE-09-098. Her decision was based on the fact that the current property owner did not cause the violations and was unaware of the lien. He thought it was dissolved through foreclosure based on what he was told by the previous owner.

CE-15-041

Larry A. Dingman

Magistrate Hartin recommended this case be passed to the County Commissioners hearing for them to make a decision since the case was previously before them regarding

April 7, 2022

CE-22-018

Michael P. Sinclair and Susan E. Sinclair

Officer George presented this case at 4060 Sunnyside Drive, Middleburg, Florida, stating it was presented to the Special Magistrate on February 3, 2022, with compliance ordered by February 17, 2022, for the violations of junk, trash and tree debris, an overgrown yard and an unsecured accessory structure. As of March 30, 2022, the property was not in compliance. The remaining violations are junk, trash and tree debris, an overgrown yard and an unsecured accessory structure. She stated staff recommended imposing a fine of \$75.00 a day as of February 18, 2022.

The respondents were not present to testify.

Order: Based on the facts presented by the Code Enforcement Officer, Magistrate Hartin found Case No. CE-22-018, Michael P. Sinclair and Susan E. Sinclair, in non-compliance for the violations of code provisions cited in the staff report and imposed a fine of \$75.00 a day, beginning February 18, 2022.

REQUEST FOR COMPLIANCE

CE-22-019

Don H. Dumler and Marsha S. Dumler

Officer George presented this case at 227 Fleming Drive, Fleming Island, Florida, for the violation of an unsecured roof. The Clay County Ordinance involved is: Section 101.6 and 305.3, Standard Housing Code. She stated staff recommended compliance by April 21, 2022.

Don Dumler, who resides at 227 Fleming Drive, Fleming Island, Florida, was present and testified on his own behalf. He stated he is working with Rebuild Florida to have the roof addressed. His wife was taking care of the process before she passed away in late 2021.

Order: Based on the testimony and facts presented by Code Enforcement, Magistrate Hartin found Case No. CE-22-019, Don H. Dumler and Marsha S. Dumler, in non-compliance for violation of code provisions cited in the staff report and ordered the violation be corrected no later than June 6, 2022.

CE-22-020

Eric R. Nelson

Officer George presented this case at 865 Clay Street, Fleming Island, Florida, for the violations of junk, trash and debris and portable storage containers. The Clay County Ordinances involved are: Section 307.4, Standard Housing Code, Sections V and VI, Solid Waste and Article III, Sections 3-5 (au) and 3-17, Land Development Code. She stated staff recommended compliance by February 17, 2022.

Eric R. Nelson, who resides at 1770 Victoria Chase Court, Fleming Island, Florida, was present and testified on his own behalf. He stated he wants to reside at this residence and placed the portable storage containers on the property for storage. He said he was

February 1, 2024

REQUEST FOR LIEN REDUCTION RECOMMENDATION

CE-22-018

Michael P. Sinclair and Susan E. Sinclair

Officer George presented this case at 4060 Sunnyside Drive, Middleburg, Florida, stating it was active 2 years, 4 months and 17 days for junk, trash and debris, an overgrown yard and an unsecured accessory structure. A fine of \$75.00 per day beginning February 18, 2022, was imposed. As of December 8, 2023, the violations were corrected. The lien totals \$49,525.00. There were 60 documents at \$20.00 each, which equals \$1,200.00; and 7 inspections at \$100.00 each, which equals \$700.00. Code Enforcement staff's costs total \$1,900.00.

Ana Kessler, new property owner, who resides at 2506 Crestdale Court, Middleburg, Florida, was present and testified on her own behalf. She stated she purchased the property under a Tax Deed. She wants to build a home and reside on the property.

Order: Magistrate Hartin recommended the \$49,525.00 lien be reduced to \$1,900.00 for CE-22-018. Her decision was based on the fact that the current property owner wants to build a house on the property for her homestead and she does not have the extra funds to pay the \$49,000.00 in liens. She purchased the property under at a Tax Deed Sale and tried to ensure that there were no liens; however, she contacted the wrong department. She paid \$41,000.00 for the property and it's only worth \$45,000.00.

ADJOURN

There being no further business for consideration before the Special Magistrate, the meeting was adjourned 1:14 p.m.

**SPECIAL MAGISTRATE PROCEEDING
CLAY COUNTY, FLORIDA**



July 22, 2021

4060 Sunnyside Drive

2021000144



July 22, 2021

4060 Sunnyside Drive

2021000144



July 22, 2021

4060 Sunnyside Drive

2021000144



July 22, 2021

4060 Sunnyside Drive

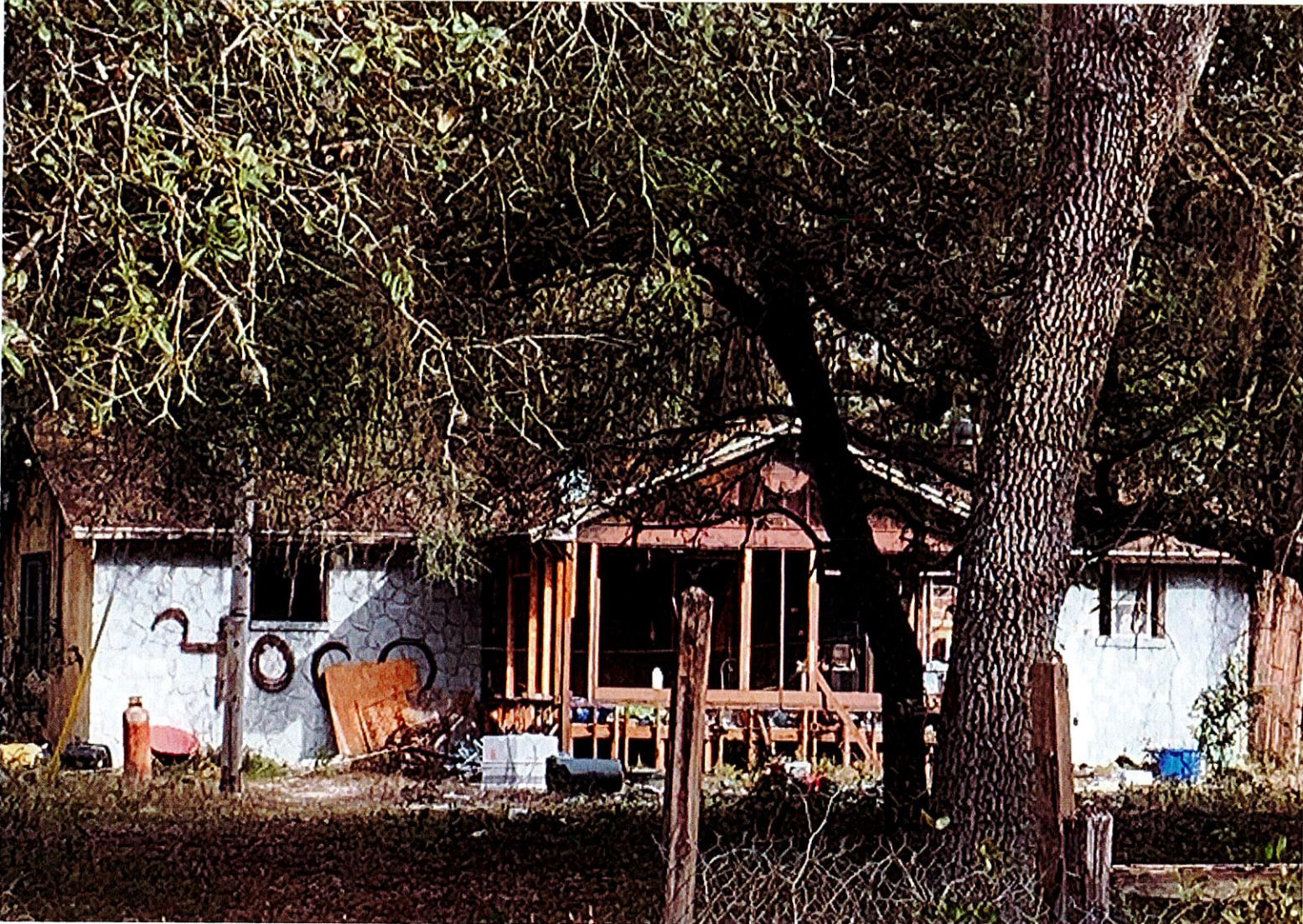
2021000144



July 22, 2021

4060 Sunnyside Drive

2021000144



January 25, 2022

4060 Sunnyside Drive

2021000144



January 25, 2022

4060 Sunnyside Drive

2021000144



January 25, 2022

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2021000144



January 25, 2022

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February 18, 2022

4060 Sunnyside Drive

2021000144



February 18, 2022

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February 18, 2022

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February 18, 2022

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February 18, 2022

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February 18, 2022

4060 Sunnyside Drive

2021000144



March 30, 2022

4060 Sunnyside Drive

CE-22-018



March 30, 2022

4060 Sunnyside Drive

CE-22-018



March 30, 2022

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CE-22-018



March 30, 2022

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CE-22-018



March 30, 2022

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CE-22-018